

EXHIBIT H: SECTIONS OF CHAPTER 33—UNIFIED DEVELOPMENT CODE

RFP NUMBER: 171116

Sec. 33-2.24. - Conditional use permit.

This section applies to certain uses that because of unique characteristics or potential impacts on adjacent and nearby land uses, are not permitted as a matter of right but which may, under appropriate standards and factors, be approved. Compliance with the generally applicable requirements may not be sufficient, and additional measures and conditions may be necessary to mitigate the impact of the proposed development. These uses shall be permitted through the issuance of a conditional use permit (CUP) within a site plan approved by the parish council after ensuring that the use can be appropriately accommodated on the specific property; that it will conform to the comprehensive plan; that it can be constructed and operated in a manner that is compatible with the surrounding land uses and overall character of the community; and that the public interest, health, safety, and general welfare will be promoted. For purposes of this Code, a special permitted use is the same as a conditional use.

- (1) *Applicability* . The conditional use permit procedures apply only to any conditional use permit authorized in this UDC. The provisions of this section apply to any application for approval of a conditional use enumerated by a "C" in the applicable use matrix. Conditional uses are those uses that may be compatible with the land uses permitted by right but that require individual review of their location, design, and configuration, and the imposition of conditions or mitigations in order to ensure the appropriateness of the use at a particular location within the zoning district.
- (2) Notwithstanding anything herein to the contrary, agricultural, timber, natural resource exploration and extraction, and other resource based uses are permitted and authorized in undeveloped areas of the U-1S without the requirement of a conditional use permit until such time as those specific areas are approved for development by the council.
- (3) *Initiation* . An owner of real property in unincorporated Jefferson Parish or the owner's authorized applicant may apply for a CUP for that property by filing an application with the planning department. The application shall include the material required for a site plan in the Appendix of the UDC and shall provide substantial competent evidence in the form of data, reports, or impact assessments to support findings related to the suitability of the use.
- (4) *Procedure and approval*. When the planning director has determined that the application is complete, she shall forward the application to the LURTC for review and comment. After LURTC review, the planning director shall make findings and a technical recommendation regarding approval of the CUP and submit her findings and recommendation to the PAB and council in accordance with the procedures of subsections A, B, C, and D of section 33-2.21.4 Decision makers of this division. Pursuant to these procedures, a CUP shall require a public hearing. The planning director and PAB may concurrently process and review the CUP and its site plan with a concept plan, rezoning, or subdivision application for the same property. The council shall make the final decision regarding approval of the CUP and may concurrently take action on related applications for concept plan, rezoning, or subdivision.
- (5) *Conditions*. In approving any CUP, the council may:
 - a. Impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this Code, or within federal or state regulations and standards if federal or state provisions allow additional or stricter application, as the Council may deem necessary to protect the public interest and welfare. Such additional standards may include, but are not be limited to:
 1. Availability and financing of adequate public facilities;
 2. Dedication or reservation of land;
 3. Impact fees;
 4. Creation of special assessment districts;
 5. Creation of restrictive covenants, easements, or servitudes;
 6. Special setbacks, yard or area requirements;

7. Increased screening, landscaping, or buffering requirements;
 8. Development phasing;
 9. Standards pertaining to traffic, circulation, lighting, hours of operation, vibration, noise, odor, dust, smoke, gas, or other performance-related impact, or protection of environmentally sensitive areas and similar characteristics; and
 10. Provision of sustainable features;
- b. Require that a performance guarantee be posted and a development agreement be entered into by the applicant to ensure continued compliance with all conditions and requirements as may be specified, in accordance with article 2 procedures, division 4 development agreements of this UDC.
- (6) *Approval criteria.* A conditional use is permitted only if the applicant demonstrates that:
- a. The proposed use shall comply with all applicable regulations of this Code;
 - b. The proposed use shall promote a high quality of development and will be compatible with existing development and development anticipated in the future, including recreational uses, public facilities, and open space resources.
 - c. The establishment, maintenance, or operation of the proposed use shall not have adverse impacts on the health, safety, comfort, or general welfare of persons living or working in the area, and shall not be injurious to property or improvements in the area. In making such a determination, consideration shall be given to:
 1. The location, type, and height of buildings, structures, or facilities;
 2. The type and extent of landscaping, screening, and buffering on the site; and
 3. Whether the proposed use is consistent with the goals, objectives, policies, or future land use or development patterns of the comprehensive plan for the area, especially ones that encourage mixed uses or densities;
 - d. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
 - e. Adequate public facilities shall be provided as set forth in article 7, adequate public facilities required of this UDC;
 - f. Adequate measures shall be taken to provide ingress, egress, and interior circulation so designed as to minimize traffic hazards and congestion on the public streets and facilitate safe and convenient multi-modal transportation for vehicles, pedestrians, and cyclists;
 - g. The proposed use shall not impede the orderly development and improvement of surrounding property or the area;
 - h. The public interest and welfare supporting the proposed use shall be sufficient to outweigh the individual interests that may be adversely affected by the establishment of the proposed use.
- (7) *Subsequent applications.* An application for CUP may be withdrawn at any time. If the application has been advertised for public hearing in compliance with the procedures of this UDC, an application requesting substantially the same use on all or part of the same described land shall not be reconsidered within one (1) year of withdrawal. No application for a CUP for any lot or parcel that requests the same use and same conditions shall be considered within one (1) year of a final decision denying the application.
- (8) *Amendments.* An amendment is a request for any enlargement, expansion, increase in intensity or density, relocation, or modification of any condition of a previously approved and currently valid CUP. Unless otherwise provided, amendments shall be processed as follows:

- a. *Minor amendment* . After review and comment from LURTC the planning director may approve a shift of five (5) percent or less, calculated cumulatively over what was approved in the initial CUP application, in the width, length, depth, or diameter of the location of a building, structure, or impervious surface to meet a foundation or similar study or accommodate a condition discovered during construction; or a five (5) percent or less increase in either building footprint, gross floor area, or impervious surface calculated cumulatively over what was approved in the initial CUP application; provided that such minor changes comply with the following criteria:
 1. No previous minor modification has been granted pursuant to this section;
 2. There will be no detrimental impact on any adjacent property caused by significant change in appearance or use of the property or any other contributing factor;
 3. The change does not involve the storage of hazardous, flammable, or toxic materials as determined by the fire director or chief;
 4. Nothing in the currently valid CUP precludes or otherwise limits such expansion or enlargement; and
 5. The proposal conforms to the requirements of this UDC, complies with all regulations of this Code, and is in keeping with the intent of the comprehensive plan.
 - b. *Major amendment*. Any proposed amendment other than those provided in this section for minor amendment are considered a major amendment and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the initial development approval.
- (9) *Nonconforming uses*. For an existing and currently valid conditional use that is no longer allowed as a conditional use in the zoning district in which it is located, the parish council, upon receipt of an application forwarded by the planning director, may review and approve an amendment to said development approval, provided that such amendment does not allow the use to be enlarged, expanded, increased in intensity, relocated, or continued beyond any limitation specified in the existing use development approval or established in Chapter 40, zoning, Article XXXVII nonconforming uses of this Code.
 - (10) *Recordation*. A copy of all plans, agreements, ordinances, resolutions, or other documents associated with the authorization of a conditional use pursuant to this section shall be recorded at the expense of the applicant in the name of the property owner in the office of the Jefferson Parish Clerk of Court, pursuant to the procedures of section 33-2.25.4 Recordation of approved site plan of this UDC.
 - (11) *Renewal*. Unless excepted in a zoning district or specific use standard, or otherwise provided, a conditional use shall be renewed every two (2) years subject to the provisions of section 40-764 Renewal of special permitted use in Article XL. special permitted uses of Chapter 40 zoning of this Code.

(Ord. No. [24989](#), § II, 8-12-15; Ord. No. [25020](#), § III, 10-7-15)

Sec. 33-2.25. - Site plan.

Editor's note— See subsequent sections, §§ 33-2.25.1—33.2.25.3, for provisions pertaining to site plans.

Sec. 33-2.25.1. - Purpose.

Site plans are intended to provide detailed information about the location, design, and configuration of proposed buildings, parking, access ways, landscaping, yards, and other features of site development. This

information is needed to demonstrate compliance with applicable requirements for the location and type of development and is vital to ensure the continued health, safety, and welfare of the general public. Recognizing that administrative staff is capable of evaluating site plans as a matter of course in the review of development permits, that the land development regulations are specific in terms of their requirements, including which uses are subject to site plan review and in which zoning districts site plan review shall occur, that the need for a public hearing is reduced for most projects, and in accordance with law, the parish establishes a ministerial or staff procedure for site plan approval and provides a ministerial/quasi-judicial procedure and a legislative procedure for site plans that require a public hearing and action by the board of zoning adjustments or the parish council.

(Ord. No. [24989](#), § II, 8-12-15)

Sec. 33-2.25.2. - Applicability.

Site plans shall be required for development approvals as described in Table 33-2.25.2-1. and provided in the standards for each zoning district of this UDC or in this Code for a specific use, building type, or development pattern. In addition to establishing site plan applicability standards, zoning district standards may modify site plan review procedures and submittal requirements.

Table 33-2.25.2-1: Development Approvals Requiring Site Plan Review, by District

Zoning District	FC-1	FC-2	FC-3	OBM-1	OBM-2	U-1S	CPZ-Ped
New Development	✓	✓	✓	✓	✓	✓	✓
Change in Use Resulting in Increase in Required Parking						✓	
Renovation Cost Exceeding 50% of Market Value						✓	
Addition Exceeding 25% of Building Size						✓	
All Changes With Exceptions Noted in District Regulations	✓	✓	✓	✓	✓		✓
Parking Lot (LBCS Function Code 2641)	✓	✓	✓			✓	

(Ord. No. [24989](#), § II, 8-12-15; Ord. No. [25041](#), § 3, 11-4-15)

Sec. 33-2.25.3. - Development review process.

Unless otherwise provided in this Code, site plans shall be submitted to the planning department. The planning director shall forward the site plan to the LURTC for review and comment prior to action. Lack of findings from LURTC within ten (10) days shall be construed as no objection to approval. After evaluating

LURTC comments and the site plan's compliance with applicable development standards, the planning director shall render a decision: 1) the application qualifies for ministerial development approval; 2) the application qualifies for ministerial/quasi-judicial development approval; or 3) the application is subject to legislative development approval.

- (1) *Ministerial development approval.* Unless otherwise provided in this Code, the planning director shall approve the site plan if it fully complies with the criteria and standards set forth in the applicable zoning district and other applicable sections of this UDC, or chapters of this Code.
- (2) *Ministerial/quasi-judicial development approval.* If the standards of the zoning district or in other applicable sections of this Code authorize the board of zoning adjustments (BZA) to grant a variance or exception for criteria and standards and the applicant requests this quasi-judicial action, the planning director shall forward the application with a recommendation regarding approval to the BZA and shall withhold approval of the site plan until the BZA takes final action.
- (3) *Legislative development approval.* If the standards of the zoning district or in other applicable sections of this Code authorize the parish council to approve a concept or development plan, or grant a variance, waiver, or exception for criteria and standards and the applicant requests this legislative action, the planning director shall forward the application with a recommendation regarding approval to the Old Metairie Commission or the planning advisory board, as applicable, for a public hearing and recommendation and to the council for final action.
- (4) *Submittal requirements.* The application for site plan review shall include the information listed in the appendix of this UDC, unless additional information is required by the zoning district standards or other applicable sections of this Code, or the planning director finds, in writing, that specific information is not required or additional information is required to evaluate compliance with applicable development standards.
- (5) *Effect of approval.*
 - a. Until a site plan is approved and recorded, no building or structure shall be erected, added to, or structurally altered, and no building permit, certificate of completeness, or zoning clearance shall be issued.
 - b. Final site plan approval, as indicated by the dated signature of the council chairman or planning director, as applicable, shall be valid for a period of one (1) year, except that a phasing plan approved by the council or planning director, as applicable, may provide for approval of discreet project phases over a period of up to three (3) years. Site plan approvals of longer than three (3) years may be authorized through parish council approval of a development agreement as provided in Division 4, Development agreements, in this article.

(Ord. No. [24989](#), § II, 8-12-15; Ord. No. [25041](#), § 4, 11-4-15)

Sec. 33-2.25.4. - Recordation of approved site plan.

- (a) For ministerial approval of a site plan, the applicant shall submit one (1) original of the final site plan to the planning department for the planning director's dated signature, which shall indicate final approval. Within three (3) days of the submittal of the plan, the planning department shall notify the applicant that the director has signed the plan. The applicant shall return the original and five (5) copies of the signed site plan to the planning department. Within ten (10) days of receipt of the original and copies from the applicant, the planning director shall convey the approved site plan to the clerk of court for recordation and two (2) copies of the recorded plan to the department of inspection and code enforcement. Recordation of the approved site plan shall be initiated by the planning department rather than the applicant, and shall be withheld until the requested number of site plans has been received by the planning department.
- (b) When the council approves the site plan, the applicant shall submit to the planning department one (1) original and five (5) copies of the final site plan of the project as approved by the council. After certification by the planning director that the submitted plans conform to the approval of the council,

as indicated by the dated signature of the planning director, the planning department shall submit the original and four (4) copies of the certified site plan to the clerk of council who shall submit the site plans to the clerk of court for recordation with the council ordinance or resolution that approved the project, within sixty (60) calendar days of the effective date of the ordinance, resolution, or certification by the planning director that the site plan conforms to the approval of the council, whichever is later. After recordation, the clerk of council shall convey the original to the planning department and two (2) copies of the recorded site plan to the department of inspection and code enforcement, and shall file one (1) copy of the recorded site plan with the clerk of court and one (1) copy with the clerk of council.

- (c) The department of inspection and code enforcement shall not issue a building permit until it receives the recorded site plan from the planning department or clerk of council, as applicable. The site plan indicating the recordation shall be retained by the clerk of council, if applicable, and by the planning department and the department of inspection and code enforcement, which shall flag properties subject to site plans in its records. If approval of the site plan lapses because no building permit has been issued or the building permit lapses and has not been reactivated, then the recorded site plan shall be deemed null and void. All approved site plans shall make reference to such conveyance cancellation on the plans prior to recordation.
- (d) Upon notification in writing from the director of inspection and code enforcement that site plan approval has lapsed for a property flagged for site plan approval, the planning director shall notify, if applicable, the council in writing that an act of release with the clerk of court is necessary to provide inscription that releases the property from the recorded site plan. The council shall authorize an act of release by resolution directing the clerk of council to file such act with the clerk of court. The planning director or clerk of council, as applicable, shall provide a copy of the recorded release to the planning department and the department of inspection and code enforcement.
- (e) Unless an act of release is filed, the recorded site plan shall thereafter be binding upon the applicants, their heirs, successors, and assigns; shall limit and control the issuance and validity of permits and certificates; and shall restrict and limit the use and operation of all land and structures within the area designated in the site plan and approval thereof. The initial application for site plan review shall include filing fees for recordation and release.

(Ord. No. [24989](#), § II, 8-12-15)

Sec. 33-2.26. - Zoning variances.

For procedures of the board of zoning adjustments for zoning variances under its purview, see Article XLII board of zoning adjustments in Chapter 40 zoning of this code.

(Ord. No. [24989](#), § II, 8-12-15)

Sec. 33-3.58. - Unrestricted Suburban (U-1S).

Editor's note— See subsequent sections, §§ 33-3.58.1—33-3.58.5, for provisions pertaining to Unrestricted Suburban (U-1S).

Sec. 33-3.58.1. - Purpose.

The Unrestricted Suburban District implements the following policies:

- (1) Encourage patterns of development that provide a full range of housing and business choices and promote the efficient provision of infrastructure;

- (2) Provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with design standards or an approved plan that protects adjacent properties;
- (3) Accommodate well-designed development sites that provide transportation access, make the most efficient use of infrastructure, and provide for orderly transitions and buffers between uses of different intensities or densities;
- (4) Ensure that proposed land uses and development are compatible in their use, character, and size to the site and the surrounding areas;
- (5) Promote development that complements existing development and protects public and private investments in the district;
- (6) Allow for market and design flexibility while preserving neighborhood character;
- (7) Encourage economic development activities that will strengthen the community, provide educational, training, and employment opportunities, and provide necessary support services;
- (8) Facilitate the development and expansion of targeted industries, including light manufacturing and assembly, research, high technology, regional distribution, and business incubator facilities;
- (9) Provide for a mix of light manufacturing, office park, flex space, recreational, retail, and service uses with proper screening and buffering to ensure compatibility with adjoining uses;
- (10) Encourage the preservation and enhancement of natural amenities, cultural resources, and the natural features of a site that relate to its topography, shape, and size;
- (11) Promote walkable, pedestrian-scale streetscapes; and
- (12) Promote and protect the health, safety, and welfare of the public by creating an environment that is aesthetically pleasing and promotes economic development through enhanced quality of life.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.58.2. - Generally.

- (a) For the purposes of this district, development shall be categorized as follows:
 - (1) *Residential uses or development* shall mean land, buildings, or structures devoted primarily to residential use, including LBCS function codes 1100 and 1200. Residential districts shall mean: Suburban S1, Single-family Residential R1A, Suburban Residential R1B, Rural Residential R1C, Rural Residential R1D, Manufactured Home R1MH, Two-family Residential R2, Three- and Four-family Residential RR3, Townhouses RTH, and Multiple-family Residential R3;
 - (2) *Institutional uses or development* shall mean land, buildings, or structures devoted primarily to institutional use, including LBCS function code 6000;
 - (3) *Commercial uses or development* shall mean land, buildings, or structures devoted primarily to commercial use, including LBCS function codes 1300, 2000, 4170, 4200, and 5000;
 - (4) *Industrial uses or development* shall mean land, buildings, or structures devoted primarily to industrial use, including LBCS function codes 3000; 4000, excluding 4170, 4200, and 4300 except public infrastructure or utility services such as electric power, natural gas, water supply, and sewage removal; 7000; 8000; and 9000, except for noncommercial agriculture, forestry, fishing, and hunting.
- (b) Where the applicant chooses to develop pursuant to the standards and procedures of a development pattern established in Article 5 Supplemental conditions of this UDC and permitted in this district, the regulations and standards of the development pattern that is approved shall govern.

- (c) Standards not specifically addressed in this district shall be governed by the applicable provisions of this UDC or in Chapter 40 Zoning of this Code.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.58.3. - Authorized uses.

- (a) *Use Matrix* . See Table 33-3.50-1, Authorized Land Uses for Mixed-Use Base Zoning Districts of this UDC for authorized uses.

(1) *Interpretation* .

- a. A "P" indicates that the listed use is allowed by-right within the respective zoning district; however, a use indicated with a "P" in the U-1S district shall require a conditional use permit if the criteria described in section 33-3.58.3(a)(2) (below) apply to the use.
- b. An "S" indicates that the listed use is allowed subject to the supplemental use regulations established in the zoning district standards, in Article 5 of this UDC, or elsewhere in the Jefferson Parish Code of Ordinances. Supplemental use regulations may require a conditional use permit in addition to any supplemental conditions established for the specific use.
- c. A "C" indicates that the listed use is allowed only after review and approval of a conditional use permit by the parish council in accordance with section 33-2.24 Conditional use permit, except that the two-year renewal requirement for conditional uses shall not apply.

(2) *Conditional use permit required* .

- a. Residential districts, dwellings, or housing services located less than three thousand (3,000) feet from the nearest portion of the NOLA Motorsports main track, excluding the cart track, in operation at the time of adoption of Council Ordinance No. [25020](#), on October 7, 2015;
 - b. Single-, two-, three-, and four-family developments exceeding ten (10) lots or two (2) acres;
 - c. Multi-family developments and housing services exceeding forty (40) dwelling units or on a development site exceeding thirty thousand (30,000) square feet;
 - d. Any addition of dwelling lots, or acreage on any property adjacent to the same subdivision or development site that causes the building, site, or development to exceed ten (10) lots or two (2) acres, or forty (40) dwelling units or thirty thousand (30,000) square feet, as applicable; or
 - e. Commercial buildings or uses alone or in the aggregate exceeding twenty-five thousand (25,000) square feet of gross floor area or on a development site exceeding one (1) acre.
- (b) *Development patterns* . The following development patterns are permitted in the U-1S district subject to the supplemental standards in Article 5 Supplemental conditions, Division 2 Development patterns of this UDC:
- (1) Mixed-use buildings, except that a building containing a residential component that exceeds forty (40) dwelling units, or on a development site that exceeds thirty thousand (30,000) square feet, or a building containing a commercial component that exceeds twenty-five thousand (25,000) square feet of gross floor area or on a development site exceeding thirty thousand (30,000) square feet shall be a conditional use;
 - (2) Mid-rise to high-rise buildings, except that any application to exceed height allowed by right shall require a conditional use permit.
- (c) *Accessory uses or structures* . Accessory uses or structures are allowed in accordance with section 33-5.3.1, Accessory uses in a dwelling, and section 33-5.3.2, Accessory buildings, structures, and uses, in Article 5 Supplemental Conditions, of this UDC.

- (d) *Home occupations* . Home occupations are allowed in accordance with section 33-5.3.8. Home occupations in Article 5 Supplemental conditions, of this UDC.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.58.4. - Supplemental conditions for specific uses.

A bar or drinking place, including a drive-through alcoholic beverage service (LBCS function code 2540 or 2541) shall be located at least three hundred (300) feet measured radially from the property line of the bar or drinking place to the property line of any residential district, dwelling, nursery or preschool (LBCS function code 6110), grade school (LBCS function code 6120), social assistance, welfare, or charitable service (LBCS function code 6560), religious institution (LBCS function code 6600), or public recreational day camp, park, or playground.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.58.5. - Dimensional standards.

The dimensional standards within the U-1S district are provided in Tables 33-3.58.5-1 and 33-3.58.5-2.

Table 33-3.58.5-1. U-1S Lot Area Requirements

	Minimum Lot Area Requirements		
Use	Lot Area (sq. ft.)	Lot Width (ft.)	Lot Depth (ft.)
Nonresidential	10,000	75	100
Single-family dwelling	5,000	50	
Two-family dwelling	6,000		
Three-family dwelling	7,200		
Four-family dwelling	8,000		
Town home	1,350	18	75
5 dwelling units	1,200 per unit	50	N/A
6-12 dwelling units	1,000 per unit		
13 dwelling units	12,300 per unit		

14-20 dwelling units	900 per unit		
21-22 dwelling units	18,200 per unit		
23-39 dwelling units	800 per unit		
40-43 dwelling units	31,500 total area		
44+ dwelling units	700 per unit		

Table 33-3.58.5-2. U-1S Building Requirements

	Development type		
Building Requirements	Nonresidential buildings, buildings other than 1-4 family residential	1-4 family residential	Townhome
Front Setback (ft.)	N/A	20 ft. or avg. front setback along the block within U-1S, min. 10 ft. Front yard setback required on both streets for through lots.	
Side Setback (ft.)	Min. 10 ft. abutting a residential zoning district or use	Minimum combined width of 20% of lot width, min. 5 ft. on each side, max. 15 ft. combined width.	Minimum combined width of 20% of lot width, max. 15 ft. combined width, interior dwelling units not subject to side yard setback, min. 10 ft. abutting a detached single-family dwelling in a residential zoning district.
Corner Lot Side Setback (ft.)	Must provide clear vision area	10 ft.	
Rear Setback (ft.)	Min. 15 ft. abutting a residential zoning district or use	20% of lot depth, min. 15 ft., max. 25 ft.	20% of lot depth, min. 15 ft., max. 25 ft., min. 10 ft. abutting a detached single-family dwelling in a residential zoning district.

Building Height/Area	Max. 65 ft. height Restaurants, retail, and service establishments must be a minimum of 800 sq. ft.
Additional Setbacks	Min. 20 ft. if building height exceeds 65 ft. and abuts a residential district or use Min. width of a required buffer if more restrictive 10 ft. for accessory structures in the side or rear yard abutting a reverse corner lot

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.58.6. - Development standards.

Editor's note— See subsequent section, §§ 33-3.58.6.1—33-3.58.6.6, for provisions pertaining to development standards.

Sec. 33-3.58.6.1. - Development standards by development type.

In addition to the general development standards of this UDC, the following standards shall apply to each development type. Where there is a conflict, the following standards shall govern.

(1) *Residential development* .

- a. *Multiple family developments (LBCS function code 1150) and housing services (LBCS function code 1200)* . Where exceeding forty (40) dwelling units or on a development site exceeding thirty thousand (30,000) square feet, multi-family developments and housing services shall be conditional uses subject to the following development standards:
 1. Facades greater than one-hundred (100) feet in length, measured horizontally, or that face single-family dwellings shall incorporate wall plane projections or recesses to create articulated exterior form at intervals of not more than one-hundred (100) feet;
 2. Buildings shall be arranged so that they face a sidewalk or common open space such as a courtyard, green, square, or plaza;
 3. Sidewalks shall be constructed within the development to link residential buildings with other destinations, such as, but not limited to, parking, adjoining streets and sidewalks, mailboxes, trash disposal, or greenways and any other amenities such as recreation areas; and
 4. Outdoor lighting shall be provided for security and shall be oriented downward so that light is not directed into dwelling units on or adjacent to the multi-family site.

(2) *Commercial development* . Commercial development shall be subject to the following provisions:

- a. All commercial uses or development shall comply with the following standards:
 1. Exterior wall material including brick, stone, architectural block, stucco, glass, wood, fiber-cement siding, and vinyl siding, and excluding prefabricated or corrugated metal panels and mirrored glass shall apply to all building sides that face a street, and to the entire building where located within one hundred fifty (150) feet measured radially from the property line to a residential district or a residential subdivision of at least ten (10) lots;
 2. Awnings are encouraged at the entrance or along the street facing side of any building;

3. Service yards or loading/unloading areas shall be located behind the front building line as seen from any street view and shall be set back and screened from an adjacent institutional development or residential district, dwelling, or development in accordance with section 33-3.58.6.5(b) Buffers of this district;
 4. Solid or bulk waste containers shall be located at least ten (10) feet from the property line abutting an institutional development or a residential district, dwelling, or development and screened in accordance with section 16-4 Bulk waste containers in Chapter 16 Garbage and other solid waste of this Code and section 33-3.58.6.5(b) Buffers of this district;
 5. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view at the front property line or side property line on a corner lot.
- b. Commercial buildings or uses alone or in the aggregate not exceeding twenty-five thousand (25,000) square feet of gross floor area, a standard that distinguishes neighborhood and general commercial in Chapter 40 Zoning of this Code, or on a site not exceeding one (1) acre shall be subject to the following standards:
1. The principal entrance shall open onto a square, plaza, or walkway connected to a sidewalk in the public right-of-way;
 2. The ground floor of all buildings shall be designed to encourage and to complement pedestrian-scale activity. Uses on the ground floor shall be visible from and accessible to the street through the use of windows and doors on at least fifty (50) percent of the length of the first-floor street frontage. Where windows are used they shall be transparent, meaning that the window is constructed of non-reflective, clear, or lightly tinted glass; and
 3. Parking shall be located to the rear or side of the principal building or principal use, and shall not extend in front of the front building line or, on a corner lot, in the area between the street right-of-way and the side building line, except that one (1) aisle providing access to one (1) or two (2) rows of parking stalls may be located in front of the front or in the area between the street right-of-way and the side building line on a corner lot. When the front or side building line is not uniform, for these purposes the building line is the portion of the building closest to the street. The board of zoning adjustments shall not grant setback or parking variances to allow parking in front of the front building line or in the area between the street right-of-way and the side building line on a corner lot in excess of this one (1) aisle allowed by right.
- (3) *Industrial development* . Industrial development shall be subject to the following development standards:
- a. All manufacturing, processing, testing, assembling, finishing, and transforming of materials, substances, or components shall be contained and conducted completely within buildings or structures;
 - b. The storage of materials, substances, or components, except for hazardous, flammable, or toxic materials as defined in Chapter 13 Fire prevention and protection; emergency services and communication; and hazardous materials, section 13-121 Hazardous material of this Code, and heavy equipment associated with construction-related uses (LBCS function code 7000), may occur in open areas outdoors, subject to the requirements of section 33-3.58.6.5(b) Buffers of this district;
 - c. Authorized storage in open areas outdoors excludes sand yards, gravel yards, coal yards, lime yards, gypsum yards, railroad yards, automobile wrecking yards, junkyards, scrap metal or recycling yards, waste storage yards; or yards that store any chemicals defined in Chapter 13, Fire prevention and protection; emergency services and communication; and hazardous materials, section 13-121 Hazardous material of this Code. Any area that stores cement, concrete, or similar material as a powder shall be designed and maintained to minimize the

emission of dust into the air, and roads providing access to the area shall be maintained in a dust-free condition by surfacing or treatment on a regular basis as may be specified by the Parish Environmental Affairs Department;

- d. See Chapter 16 Garbage and other solid waste of this Code for regulations pertaining to solid or bulk waste storage. Solid or bulk waste storage shall be set back from any adjacent residential district, dwelling, or institutional development by a buffer a minimum width of thirty (30) feet pursuant to section 33-3.58.6.5(b) Buffers of this district.
- e. Noise, unshielded light, smell, dust, or any other airborne nuisance shall not be perceptible beyond the property line of the industrial development site;
- f. There shall be no emission of any fume, vapor, or gas of a noxious, toxic, or corrosive nature that can cause damage or irritation to humans, animals, vegetation, or to any form of property; see Chapter 17 Health and sanitation Article III Air pollution control of this Code for prohibitions and limitations on emissions and escapes into the air;
- g. See Chapter 27 Water, sewerage and drainage of this Code for prohibitions and limitations on discharges into the water, sewer, and drainage systems;
- h. Landscaping and buffers are required pursuant to section 33-3.58.6.5. Landscaping of this district;
- i. Exterior wall material including brick, stone, architectural block, stucco, glass, wood, fiber-cement siding, and vinyl siding, and excluding prefabricated or corrugated metal panels and mirrored glass, shall apply to all building sides that face a street and to all building facades where located within one hundred fifty (150) feet measured radially from the property line to a residential district or to a residential subdivision of at least ten (10) lots;
- j. Heliports and helistops shall meet all applicable federal, state, and local regulations and be located at least three thousand (3,000) feet from any residential district, dwelling, or institutional development, except that a hospital (LBCS function code 6530) may have accessory helistops.

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.58.6.2. - Utilities and utility services.

Utilities and utility services shall be subject to the provisions of section 40-748, Regulations for public utility structures in Chapter 40 Zoning of this Code, except that transmission lines for any utility shall require a conditional use permit. Production of electric power from sources including alternative sources such as solar or wind is permitted as an accessory use or structure, except that nuclear sources are prohibited.

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.58.6.3. - Outdoor storage.

The keeping, in an unenclosed area of a commercial or industrial development, of any goods, material or merchandise in the same place for more than twenty-four (24) hours shall comply with the following standards:

- (1) All outdoor storage areas shall be located in the rear or side of the property and screened from adjacent properties in accordance with section 33-3.58.6.5(b) Buffers of this district;
- (2) All storage areas shall be completely screened from the public street view to a height of at least six (6) feet by landscaping, fencing, or combination thereof, or to a height sufficient to obscure the storage area as determined by the planning director.

- (3) Outdoor storage of hazardous, flammable, or toxic substances as defined in Chapter 13 Fire prevention and protection; emergency services and communication; and hazardous materials, section 13-121 Hazardous material of this Code, is prohibited, except as an accessory use in a completely enclosed accessory structure, subject to the requirements of Chapter 13 of this Code. As approved by the fire director or chief, accessory chemical and fuel tanks shall be built to industry safety standards and shall include containment, and accessory fuel tanks that qualify as bulk storage shall be completely enclosed in a double-walled tank.
- (4) The unenclosed or unsheltered storage or keeping of any old, stripped, wrecked, partially dismantled, or otherwise non-operating vehicles, machinery, implements, equipment, building materials, or personal property of any kind, which is no longer in good operating condition or safely usable for the purposes for which it was manufactured is prohibited, pursuant to Article III Trash, vegetation and property maintenance in Chapter 19 Nuisances of this Code.

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.58.6.4. - Outdoor lighting.

Outdoor illumination of any building, yard, parking or loading area, seating area, plaza, courtyard, landscaping, or similar purpose shall not be aimed, directed, or reflected, focused, or mounted to cause direct light from the luminaire to be directed toward residential uses, or to create up light, spill light, or glare perceptible to persons operating motor vehicles on public ways. The installation of any mercury-vapor fixture or lamp for use as outdoor lighting is prohibited. If any luminaire is aimed, directed, reflected, focused, or mounted to cause direct light from the luminaire to be directed toward a residential district, dwelling, or institutional development, or to create up light, spill light, or glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or relocated, its height remounted, or its light output and illumination levels controlled as necessary and determined by the department of property maintenance/zoning to eliminate such conditions.

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.58.6.5. - Landscaping.

- (a) *Generally* . Where landscaping is required, the applicant shall submit a landscaping plan to the planning department that shows compliance with the buffer and landscape standards of this section to address each applicable site condition or development. The landscaping plan may be incorporated into a site plan required by this district. The list of acceptable plant materials, standards for landscape maintenance, and other specifications are available from the planning department. The planning director may approve alternative approaches to the design, installation, and maintenance of landscaping so long as the approach meets the purpose of this section to:
 - (1) Protect the health, safety, and general welfare of the public;
 - (2) Improve the appearance of the district;
 - (3) Protect public and private investment;
 - (4) Encourage preservation of existing trees and other significant vegetation;
 - (5) Reduce negative environmental effects of development while protecting and enhancing the value of developed areas and the surrounding area;
 - (6) Reduce soil erosion and increase infiltration in permeable land areas essential to stormwater management;
 - (7) Mitigate air, dust, noise, heat, chemical pollution and glare, and other adverse environmental effects of development;

- (8) Reduce the heat-island effect of impervious surfaces, such as parking lots, by cooling and shading the surface area and breaking up large expanses of pavement;
 - (9) Screen unsightly equipment or materials from the view of persons on public streets or abutting properties; and
 - (10) Promote innovative approaches.
- (b) *Buffers* . A buffer yard is required in accordance with the following standards:
- (1) Where commercial development is adjacent to a residential district, dwelling, or institutional development, the buffer yard shall be located on the commercial property and be a minimum width of ten (10) feet and planted with one (1) class A tree, one class B tree, and ten (10) shrubs for each fifty (50) linear feet or fraction thereof.
 - (2) Where industrial development is adjacent to commercial development, the buffer yard shall be located on the industrial property and be a minimum width of twenty (20) feet and planted with one (1) class A tree, one (1) class B tree, and ten (10) shrubs for each fifty (50) linear feet or fraction thereof.
 - (3) Where industrial development is adjacent to a residential district, dwelling, or institutional development, excluding the residences of industrial-related caretakers or personnel employed upon the premises and their families, the buffer yard shall be located on the industrial property and be a minimum width of thirty (30) feet and planted with one (1) class A tree, two (2) class B trees, and twelve (12) shrubs for each fifty (50) linear feet or fraction thereof.
 - (4) All required shrubs shall be evergreen and a minimum height of 24 inches at planting. Required trees shall be a minimum caliper of two (2) inches and a minimum height of twelve (12) feet at planting, and fifty (50) percent of required trees shall be evergreen.
 - (5) In addition to the required landscaping, an opaque wood, brick, or masonry fence or wall with a minimum height of seven (7) feet and maximum height of eight (8) feet shall be constructed along the common lot line of the commercial or industrial development and the abutting district, use, or development, as applicable; except where adjacent to a residential district, dwelling, or institutional development, this opaque barrier shall be a wall. A berm may substitute for the fence or wall where industrial abuts commercial and approved by the planning director. No fence or wall is required if an existing fence or wall provided on an abutting property meets the requirements. Only one (1) of the following shall be required along the common side or rear lot lines of two (2) abutting industrial properties or two (2) abutting commercial properties:
 - a. A fence or wall with a minimum height of seven (7) feet and a maximum height of eight (8) feet or
 - b. A landscaped buffer area with a minimum screening height of at least six (6) feet.
 - (6) The buffer yard shall be provided continuously along the side or rear lot lines of the commercial or industrial development, as applicable, and may comprise new plant materials or existing plant materials that meet the requirements of this section and as identified on the approved plant list. Where utility lines, wall footings, or similar underground or overhead encumbrances conflict with class A trees, class B trees may substitute as approved by the planning director;
 - (7) The buffer area may be located in a required building setback;
 - (8) No outdoor storage, service yard, bulk or solid waste storage, parking, or structures, except for necessary utility boxes and equipment, shall be located within the buffer area;
 - (9) The board of zoning adjustments shall not grant a variance to these buffer requirements for commercial or industrial development where adjacent to a residential district, dwelling, or institutional development, including the application of these requirements in other sections of this district.
- (c) *Streetscape landscaping* . All commercial or industrial development, and all multiple-family residential dwellings or housing services exceeding forty (40) dwelling units or on a development site exceeding

thirty thousand (30,000) square feet, shall provide one (1) class A tree or two (2) class B trees, a minimum caliper of two (2) inches and height of twelve (12) feet at planting, for each fifty (50) linear feet or fraction thereof along a street or roadway behind the right-of-way line or, in accordance with the provisions of Chapter 37 of this code, between a sidewalk and the edge of the paved surface of a roadway, subject to the approved plant list and the following conditions:

- (1) If a building is set back less than ten (10) feet from the front lot line or side lot line on a corner lot, or if existing or proposed utility lines along the right-of-way prevent the planting of trees on the development site or in the right-of-way, the planning director may approve the substitution of other permanent plant materials, if practical, for the trees, and shall require the planting of ornamental shrubs and plants if a planting area at least three (3) feet wide is available;
- (2) A parking lot with five (5) or more parking spaces that is not completely obscured from view of a public street by a building shall be screened from view of the street by a planting area a minimum width of ten (10) feet and planted with one (1) class A tree or two (2) class B trees, a minimum caliper of two (2) inches and height of twelve (12) feet at planting, for each fifty (50) linear feet of street frontage or fraction thereof and one of the following:
 - a. A continuous evergreen hedge a minimum height of twenty-four (24) inches at planting, or
 - b. An earth berm installed along the perimeter of the parking area with a minimum height of two (2) feet constructed on the planting area. The berm shall be landscaped with a continuous hedge a minimum of eight (8) inches at planting and grass, ground cover, or other landscaping. Trees are identified on the approved plant list and may be planted in front of, behind, or within the hedge.
- (3) Grouping or clustering of street trees is permitted where utilities or public facilities conflict or required clear vision areas prevent the minimum spacing requirements.
- (d) *Parking lot landscaping* . A parking lot with ten (10) or more parking spaces shall have one (1) island a minimum area of ninety (90) square feet for each ten (10) parking spaces or fraction thereof and planted with one (1) class A tree or two (2) class B trees, a minimum caliper of two (2) inches and height of twelve (12) feet at planting, as identified on the approved plant list. No parking space shall be separated from a tree by more than ninety (90) feet; perimeter landscaping may be used to meet this requirement. Distance may be increased by combining or grouping interior islands up to a maximum of one hundred eighty (180) feet.
- (e) Existing natural vegetation may be used to meet the requirements for a landscape planting area if it provides complete visual screening and equivalent planting units as determined by the parish landscape architect;

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.58.6.6. - Parking, loading, and clear vision areas.

See Article XXXV, Off-street parking, loading, and clear vision area regulations in Chapter 40, Zoning of this Code.

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.58.7. - Signs.

- (a) *Generally* . Article XXXVI, General sign regulations in Chapter 40 Zoning of this Code shall supplement these standards and apply for any standards that are not provided in this section. To the extent of any inconsistency between the regulations in Chapter 40 and the standards in this section, this section shall govern. For these purposes, business shall mean LBCS function codes 1200, 1330, 2000, 3000, 4100 except 4171, 4200, 5100-5400, 6130, 6140, 6510-6540, 6700, and 7000.

- (b) *Detached signs* . Each development site upon which a business is located may have one (1) detached sign, subject to the following standards.

(1) *Generally* .

- a. A detached sign may include an electronic variable message (EVM) sign not exceeding fifty (50) percent of the allowable detached sign area or one hundred (100) square feet, whichever is less, in accordance with EVM sign regulations in Article XXXVI General sign regulations in Chapter 40 Zoning of this Code, except that an EVM sign shall be located a minimum of one hundred fifty (150) feet from any one-, two-, three-, or four-family residential zoning district or use and only one (1) detached EVM sign shall be permitted on a development site.
- b. A detached sign shall be located in a landscape area of one hundred (100) square feet, except that the planning director may reduce this area to meet requirements for parking or clear vision area.
- c. A business located on a corner lot may have a second detached sign on the secondary frontage, provided that the second sign shall not exceed one-half (.5) the allowable sign area of the primary sign.
- d. A development site that exceeds four hundred (400) linear feet of frontage along a street classified as a minor arterial or higher on the Jefferson Parish Thoroughfare Plan and has a building or buildings with multiple tenants may have one (1) additional detached sign for each additional four hundred (400) linear feet or fraction thereof of street frontage, on condition that a minimum distance of four hundred (400) feet measured radially is provided between the detached signs and no sign exceeds one hundred (100) square feet.
- e. No detached sign shall be located within seventy-five (75) feet of a residential district or use.

- (2) *Monument* . One (1) monument sign not exceeding twelve (12) feet in height and one (1) square foot per linear foot of street frontage up to a maximum of one hundred (100) square feet in area is allowed per development site on a street classified as a minor arterial or higher on the Jefferson Parish Thoroughfare Plan. On other streets, a monument sign shall be limited to ten (10) feet in height and fifty (50) square feet.

- (3) *Pole* . Instead of a monument sign, development sites that front on U.S. Highway 90 may have one (1) pole sign not exceeding twenty (20) feet in height and one (1) square foot per linear foot of street frontage up to a maximum of two hundred (200) square feet in area. The sign shall be set back a minimum of ten (10) feet from a property line, except that for each foot of setback greater than ten (10) feet measured from the front property line, the height of the sign may increase by one (1) foot but shall not exceed a total height of thirty (30) feet. The area of a sign for a multi-tenant retail or services use may increase by an additional twenty (20) square feet for each tenant over ten (10) tenants.

- (c) *Attached signs* . Each business may have attached signs, subject to the following standards:

- (1) *Wall, projecting, hanging, or awning* . Each business having a direct entry to a sidewalk or exterior walkway may have the following signs attached to the building:

- a. One (1) wall or projecting sign not exceeding one (1) square foot per linear foot of building width, or unit width for a multi-tenant building, along a street frontage per development site, but shall not exceed one hundred (100) square feet of sign area. A projecting sign may extend up to ten (10) feet from a building but shall not create a hazard for pedestrians.
- b. One (1) hanging sign limited in area to six (6) square feet is allowed to hang from the underside of a balcony or arcade. Hanging signs must be located at least eight (8) feet above ground level measured from the bottom of the sign to the surface of the sidewalk or exterior walkway.
- c. Awnings are encouraged to provide shade and protection from rain. In addition to a wall or projecting sign, one (1) awning sign is allowed not exceeding twenty (20) square feet and not located more than eight (8) feet above ground level measured from the bottom of the

sign to the surface of the sidewalk or exterior walkway. If an awning sign is used in place of a wall or projecting sign, the area shall not exceed the lesser of the allowable wall or projecting sign area or forty (40) percent of vertical area of the awning on which the sign is located.

- d. A business located on a corner lot or within the corner unit of a multi-tenant building may have a total of two (2) wall, projecting, or hanging signs provided that:
 - 1. The total area of all wall, projecting, and hanging signs shall not exceed one hundred fifty (150) percent of the allowable sign area measured along the building face that contains the main entrance of the business;
 - 2. No more than one (1) wall, projecting, or hanging sign shall be located on each street-facing building facade;
 - 3. Neither wall or projecting sign shall exceed one hundred (100) square feet of total sign area and neither hanging sign shall exceed six (6) square feet of total sign area; and
 - 4. When the main entrance of the building is located on a building corner, the permitted sign area shall be measured along the building face associated with the building address.
- (2) *Canopy* . A canopy as defined in this chapter may have one (1) sign not exceeding twenty (20) square feet on each side facing a street, not to exceed two (2) signs.
- (3) *Window* . Window signs may be etched in or applied to the glass or hung inside the building, provided that no window sign shall occupy more than twenty-five (25) percent of a window opening. Any sign etched into, applied to, or hung within four (4) feet of the inside pane of a window shall be considered a window sign.
- (4) *Building directory* . For buildings with multiple businesses lacking direct entry from a sidewalk or exterior walkway at ground level, a single building directory sign not exceeding six (6) square feet in area may be attached to a wall within eight (8) feet of the building's primary entry.
- (5) *Address and building name* . Addresses shall comply with section 8-3-108 Survey and street address in Article III Preliminary and other building requirements of Chapter 8 Buildings and building regulations of this Code, and shall not be considered part of a sign unless the address is a portion of a business name. The name of the building may be built into or attached to the wall of the building or may be a part of a monument sign, but not both wall and monument, and shall not exceed eight (8) square feet in area, which shall not be included in the computation of sign area.
- (6) *Directional* . Directional signs, limited in area to six (6) square feet each, giving directions to motorists, bicyclists, or pedestrians regarding the location of parking areas, access, or ingress or egress, shall be allowed as accessory signs and not included in computation of allowable sign area. A free-standing directional sign shall not exceed six (6) feet in height.
- (7) *Menu* .
 - a. A restaurant or snack bar may have a single portable menu sign measuring four (4) square feet or less but such sign shall not obstruct pedestrian access.
 - b. Drive-through food services may have one (1) menu board per drive-through lane, and each menu board shall not:
 - 1. Exceed forty-eight (48) square feet in area and eight (8) feet in height;
 - 2. Be located within twenty (20) feet of a property line abutting a residential use or district or within the first twenty (20) feet of the front of the development site;
 - 3. Be visible from the street upon which the primary access to the building is located; and

4. Have a sound system that produces noise that intrudes into surrounding development, in accordance with section 20-102 Noise in Chapter 20 Offenses and miscellaneous provisions, Article V Offenses against public peace, of this Code.
- (d) *Signs for other uses* . For sign standards for religious, educational, public, and institutional uses (LBCS function codes 1321-1323, 4171, 5500, 6121-6126, 6200, 6300, 6400, 6561-6568, 6600, and 6800), see section 40-80 Sign regulations in Chapter 40 of this Code.
- (e) *Prohibited signs* . The following signs shall be prohibited:
- (1) Flashing signs and signs with animated and scintillating lights;
 - (2) Off-premise signs.

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.58.8. - Development approval.

- (a) *Site plan required* . In accordance with Article 2, section 33-2.25. Site Plan of this UDC, a site plan is required where the application:
- (1) Requires a conditional use permit;
 - (2) Requires landscaping or buffering;
 - (3) Requests approval of a new commercial or industrial development;
 - (4) Requests approval of a commercial or industrial building existing at the effective date of this ordinance that entails: a land use change resulting in an increase in required parking; an exterior renovation that costs fifty (50) percent or more of the market value of the existing building; an addition exceeding twenty-five (25) percent of the gross floor area; or the expansion or reconfiguration of a parking lot. Existing development shall meet the requirements of this district to the maximum extent practical, as determined by the planning director; and
 - (5) Requests approval of a development pattern in accordance with Division 2, Development patterns in Article 5, Supplemental conditions of this UDC. A concept or master site plan is the same as a site plan for these purposes.
- (b) *Amendments* .
- (1) *Minor amendments* . Minor amendments to an approved site plan, except for a conditional use, include adjustments to achieve greater compliance with this UDC, technical codes, or other applicable regulations or best practices, but do not:
 - a. Increase land area; the number of parking spaces by more than five (5) spaces, number of curb cuts and driveway aprons, number of lots, or number of dwelling units; either building footprint or gross floor area by more than five (5) percent; all numbers calculated cumulatively over what was approved in the initial site plan application;
 - b. Introduce different land uses that result in an increase in required parking, setbacks, or similar land use impact;
 - c. Conflict with adopted technical codes;
 - d. Request greater variance than that granted by the board of zoning adjustments;
 - e. Allow any diminution in required buffers or transition areas; reduction in parking, clear vision areas, landscaping, or yards required by this UDC; or any change in the design characteristics or materials required in construction of the structures; or
 - f. Result in shifts greater than five (5) percent calculated cumulatively over what was approved in the initial site plan application, in the width, length, depth, or diameter of the location of on-site improvements; and

- g. Require re-submittal of a site plan application to the planning department and approval of the planning director.
- (2) *Major amendments* . All other revisions shall be classified as major amendments and shall be processed in the same manner as the initial site plan submittal.
- (c) *Approval* . For applications not requiring legislative approval, if the planning director determines that the U1-S regulations or development pattern regulations, as applicable, are fully met, and variances have been granted by the board of zoning adjustments (BZA) if applicable, the planning director may grant approval and the development may proceed to the building permit process.
- (d) *Variances or exceptions* . The council may authorize variances from the standards of the U-1S district and the Fairfield Overlay District (FOD).

(Ord. No. [25020](#), § VII, 10-7-15)

Sec. 33-3.69. - Fairfield Overlay District (FOD).

Editor's note— See subsequent sections, §§ 33-3.69.1—33-3.69.9, for provisions pertaining to the Fairfield Overlay District (FOD).

Sec. 33-3.69.1. - Purpose.

The purpose of the Fairfield Overlay District (FOD) is to realize the vision and implement the goals, objectives, and policies of the strategic plan for Fairfield, the area of the West Bank of Jefferson Parish bounded by U.S. Highway 90 on the north, the Lake Cataouatche levee on the south, Segnette Boulevard and Bayou Segnette State Park on the east, and the Jefferson/St. Charles parish line on the west, and to achieve the following general policies:

- (1) Encourage patterns of development that provide a full range of housing and business choices and promote the efficient provision of infrastructure;
- (2) Provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with design standards or an approved plan that protects adjacent properties;
- (3) Accommodate well-designed development sites that provide transportation access, make the most efficient use of infrastructure, and provide for orderly transitions and buffers between uses of different intensities or densities;
- (4) Ensure that proposed land uses and development are compatible in their use, character, and size to the site and the surrounding areas;
- (5) Promote development that complements existing development and protects public and private investments in the district;
- (6) Allow for market and design flexibility while preserving neighborhood character;
- (7) Encourage economic development activities that will strengthen the community, provide educational, training, and employment opportunities, and provide necessary support services;
- (8) Facilitate the development and expansion of targeted industries, including light manufacturing and assembly, research, high technology, regional distribution, and business incubator facilities;
- (9) Provide for a mix of light manufacturing, office park, flex space, recreational, retail, and service uses with proper screening and buffering to ensure compatibility with adjoining uses;
- (10) Encourage the preservation and enhancement of natural amenities, cultural resources, and the natural features of a site that relate to its topography, shape, and size;
- (11) Promote walkable, pedestrian-scale streetscapes;

- (12) Promote and protect the health, safety, and welfare of the public by creating an environment that is aesthetically pleasing and promotes economic development through enhanced quality of life; and
- (13) Achieve the goals, objectives, and policies of the comprehensive plan.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.69.2. - Generally.

- (a) For the purposes of this district, development shall be categorized as follows:
 - (1) Residential uses or development shall mean land, buildings, or structures devoted primarily to residential use, including LBCS function codes 1100 and 1200. Residential districts shall mean: Suburban S1, Single-family Residential R1A, Suburban Residential R1B, Rural Residential R1C, Rural Residential R1D, Manufactured Home R1MH, Two-family Residential R2, Three- and Four-family Residential RR3, Townhouses RTH, and Multiple-family Residential R3;
 - (2) Institutional uses or development shall mean land, buildings, or structures devoted primarily to institutional use, including LBCS function code 6000;
 - (3) Commercial uses or development shall mean land, buildings, or structures devoted primarily to commercial use, including LBCS function codes 1300, 2000, 4170, 4200, and 5000;
 - (4) Industrial uses or development shall mean land, buildings, or structures devoted primarily to industrial use, including LBCS function codes 3000; 4000, excluding 4170, 4200, and 4300 except public infrastructure or utility services such as electric power, natural gas, water supply, and sewage removal; 7000; 8000; and 9000, except for noncommercial agriculture, forestry, fishing, and hunting.
- (b) Where the applicant chooses to develop pursuant to the standards and procedures of a development pattern established in Article 5 Supplemental conditions of this UDC and permitted in this district, the regulations and standards of the development pattern that is approved shall govern.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.69.3. - Authorized uses.

Permitted uses in the FOD are those uses permitted in the underlying zoning district, except that the following modifications shall apply where uses described in this section are authorized in the underlying zoning district:

- (1) *Conditional use permit required* . Any use that requires a conditional use permit in the U-1S district shall require a conditional use permit in the FOD in accordance with section 33-2.24. Conditional use permit of this UDC. See Table 33-3.50-1. Authorized Land Uses for Mixed-Use Base Zoning Districts, and section 33-3.58.3. Authorized uses of this UDC for uses that require a conditional use permit the U-1S district. Any type of development meeting the criteria listed in section 33-3.58.3(a)(2) shall require a conditional use permit in the FOD.
- (2) *Prohibited uses* . Any use prohibited in the underlying zoning district or in the U-1S district shall be prohibited in the FOD.
- (3) *Development patterns*. The following development patterns are permitted in the Fairfield Overlay District subject to the supplemental standards in Article 5 Supplemental conditions, Division 2 Development patterns of this UDC:
 - a. Mixed-use buildings, except that a building containing a residential component that exceeds forty (40) dwelling units or on a development site that exceeds thirty thousand (30,000) square feet, or a building containing a commercial component that exceeds twenty-five

thousand (25,000) square feet of gross floor area or on a development site exceeding thirty thousand (30,000) square feet shall be a conditional use;

- b. Mid-rise to high-rise buildings, except that any application to exceed height allowed by right shall be a conditional use.
- (4) *Accessory uses or structures* . Accessory uses or structures are allowed in accordance with section 33-5.3.1, Accessory uses in a dwelling, and section 33-5.3.2, Accessory buildings, structures, and uses, within Article 5. Supplemental conditions of this UDC.
- (5) *Home occupations* . Home occupations are allowed in accordance with section 33-5.3.8. Home occupations in Article 5 Supplemental conditions, of this UDC.
- (6) Notwithstanding anything herein to the contrary, agricultural, timber, natural resource exploration and extraction, and other resource based uses are permitted and authorized in undeveloped areas of the U-1S and/or FOD without further approval until such time as those specific areas are approved for development by the council.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.69.4. - Supplemental conditions for specific uses.

All supplemental criteria for specific uses listed in section 33-3.58.4. for the U-1S district shall apply to those uses when located in the FOD.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.69.5. - Dimensional standards.

The dimensional standards of the underlying zoning district shall apply, except that minimum setbacks required for commercial or industrial development to provide landscaping and buffering shall be those requirements of the Unrestricted Suburban District, section 33-3.58.6.5. Landscaping of this UDC.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.69.6. - Development standards.

The development standards of the Unrestricted Suburban District, section 33-3.58.8. and in Article 6, General development standards of this UDC shall apply.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.69.7. - Signs.

The sign regulations of the Unrestricted Suburban District, section 33-3.58.7. Signs shall apply. Off-premise signs are prohibited.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.69.8. - Stormwater management.

Supplemental to stormwater management provisions in Article VII. Adequate public facilities required, section 33-7.4. Stormwater of this UDC, applications for subdivision plat or site plan approval are encouraged to provide an analysis of integrated, low-impact stormwater management design that uses

green infrastructure as described in the Fairfield strategic plan to minimize the impact of development on the existing drainage system, reduce flooding, subsidence, and infrastructure costs over time, enhance water and air quality, and provide neighborhood amenities such as water features and greenways.

(Ord. No. [25020](#), § VIII, 10-7-15)

Sec. 33-3.69.9. - Development approval.

The provisions in the Unrestricted Suburban District, section 33-3.58.8. Development approval of this UDC shall apply in the FOD. The council may authorize variances from the standards of the U-1S district and the FOD. Where there is a conflict between the underlying zoning district and the FOD regarding development approval, the FOD shall govern.

(Ord. No. [25020](#), § VIII, 10-7-15)

ARTICLE XXXV. - OFF-STREET PARKING, LOADING, AND CLEAR VISION AREA REGULATIONS[\[7\]](#)

Footnotes:

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Editor's note— Ord. No. 23330, § XXXVI, adopted June 11, 2008, amended the title of Art. XXXV to read as herein set out. See also the Code Comparative Table.

Sec. 40-661. - General requirements.

(a) Location of required parking spaces except as may otherwise be provided in this section, shall be located as provided below.

(1) *Off-street parking facilities for :*

- a. One-family, two-family, three-family, four-family dwellings, condominiums and townhouses shall be located on the same lot as the principal use and shall not be located in the required front yard area, except as provided in (j) below.
- b. In cases where the residential use fronts a street with a right-of-way less than fifty (50) feet in width, the off-street parking facilities shall be located no less than forty-five (45) feet from the centerline of the street, except as provided in (j) below.

(2) *Permitted non-residential uses in residential districts.* Required parking spaces shall not be located in the required front yard and must conform to the parking requirements provided for in the appropriate residential zoning district. Off-site parking shall be located on the same lot as the principal use or on land within three hundred (300) feet of the lot line of the principal use and the zoning classification of such land is the same as, or less restrictive than the classification of the lot upon which the principal use is located except as hereinafter provided. Off-site parking shall be in accordance with section 40-661, General Requirements, paragraph (a), (3), subsections b., d., and e.

(3) Non-residential uses in non-residential districts. All other uses except one-family, two-family, three-family, four-family dwellings, condominiums, and townhouses may have off-site parking facilities in non-residential districts. Required parking spaces for GO-2 General Office District, GO-1 General Office District, H-1 Medical Service District, H-2 Medical Service District, BC-1

Business Core District, C-1 Neighborhood Commercial District, BC-2 Business Core District, C-2 General Commercial District, OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-3 Industrial District, U-1R Unrestricted Rural District, U-1 Unrestricted Suburban District U-1S, P-1 Penal and Criminal Correctional Institution District, MUCD Mixed Use Corridor District, and GED Gaming District shall be located on the same lot as the principal use or on land within 300 feet of the lot line of the principal use and not separated by a street, utility right-of-way or public right-of-way, provided that any such off-site parking complies with the following requirements:

- a. Such off-site parking spaces are located within a district which would permit the use to which such parking is accessory, and not within an S-1 Suburban District, R-1D Rural Residential District, R-1C Rural Residential District, R-1B Suburban Residential District, R-1A Single-Family Residential District, R-1MH Manufactured Home District, R-2 Two-Family Residential District, RR-3 Three-and Four-Family Residential District, R-3 Multiple-Family Residential District, R-1TH Townhouses or R-1CO Condominium District.
 - b. Dedication of required parking spaces.
 1. That such off-site parking space(s) shall be established by a recorded dedication, a stamped copy of which shall be provided to the department of inspection and code enforcement before said plan shall be approved.
 2. That if such off-site parking space(s) are to be shown on a plan which is required to be recorded in the conveyance records of the parish (such as a MUCD or CPZ approval by the parish council or a major or minor resubdivision) and only with the consent of the department of inspection and code enforcement, then said parking space(s) can be established by proper language on the plan as well as in the ordinance adopting said plan, if an ordinance is required; if there is an ordinance, the plan may simply note that there are reserved parking spaces and that one should see the ordinance adopting said plan for details.
 3. Dedication of off-site parking space(s) under sections 1. and 2. shall contain a clause stating that said dedication shall be valid until revoked in writing by the director of inspection and code enforcement.
 - c. That frontage of the property to be used for off-site parking must face a street that also provides frontage to the property it serves. Access to the property to be used for off-site parking will be provided only through non-residentially zoned property.
 - d. That the presence of a continuous sidewalk or path system serving the off-site parking area be in place.
 - e. The director of inspection and code enforcement certifies that all above requirements are satisfactorily contained on a plan submitted by the applicant.
- (b) On any residential site, school buses may be parked on private property subject to the following conditions:
- (1) Only school buses shall be allowed to park on a residential site. No other type of bus shall be permitted to park on a residential site.
 - (2) A school bus must be registered to a resident of the residential site on which the school bus is parked. No more than one (1) registered school bus shall be parked on the residential site. Households with two (2) school bus drivers, each with a registered school bus functioning as of the effective date of this ordinance, shall be allowed to continue to park a maximum of two (2) school buses per residential site in accordance with the following regulations.
 - (3) Each school bus shall be parked outside of the front yard area within the rear or side yard area only, excluding the side yard of corner lots on the side of the residential site abutting the side street. A side yard of an interior lot that is used to accommodate the parking of a school bus shall be at least nine (9) feet.

- (4) Parking of the school buses shall not occupy the required off-street parking space on a residential site.
- (5) Each school bus must be screened by an opaque wood, brick, masonry, or living fence with a minimum height of seven (7) feet.
- (6) No junked, derelict, or inoperable school buses shall be parked on a residential site.
- (7) School buses shall not be parked on any street immediately adjacent to any residential site in accordance with section 36-161 of the Jefferson Parish Code of Ordinances.
- (8) Minor repairs and maintenance shall be screened so as not to be visible from the street and shall only be conducted in the side or rear yard outside of the area between the front property line and the front line of the main building. Any repairs and maintenance shall be conducted so as not to cause excessive noise or odor, and shall only be conducted between the hours of 6:00 a.m. and 8:00 p.m. Only the following minor repairs and maintenance may be conducted by residents on school buses authorized to be parked on a residential site:
 - a. Exterior and interior cleaning of the bus;
 - b. Replacing of windshield wiper blades;
 - c. Replacing of light bulbs or other signaling devices;
 - d. Replacing of batteries and belts;
 - e. Changing or topping off of fluids, in compliance with section 16-10.2 of the Jefferson Parish Code of Ordinances, which prohibits the dumping of trash, debris, greases and oils into catch basins and drainage culverts;
 - f. Changing of tires, not to include breaking down or repair of tires; and
 - g. Replacement of brake shoes and pads.
- (9) For the purpose of this section, the term "residential site" shall mean a single lot or parcel of land, under single ownership with continuous frontage, and which is improved with a residential dwelling.
- (10) Nothing contained in these regulations shall prohibit a religious institution or school from parking school buses, owned by the religious institution or school or operated under contract to the religious institution or school, on the religious institution or school grounds.
- (c) Parking requirements for two (2) or more uses of the same or different type may be satisfied by the allocation of a common or collective parking facility. Such facility shall not be less than the sum of the requirements for the individual uses computed separately except as provided for in section 40-664.
- (d) Area reserved for off-street parking or loading in accordance with the provisions of this section shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified except where equivalent off-street parking or loading space is provided, except as provided in (j) below.
- (e) Parking garages as either a stand-alone or as an accessory use shall not be permitted in any district more restrictive than CD-R, unless specifically listed within the district regulations.
- (f) For uses not specifically mentioned in this section, the requirements for off-street parking and loading facilities for a similar use specifically mentioned in this section shall apply.
- (g) Recreational vehicles and recreational watercraft may be parked or stored on the sites of single-, two-, three-, or four-family dwellings including manufactured homes and townhouses, subject to the following conditions:
 - (1) At no time shall parked or stored recreational vehicles and recreational watercraft be occupied or used for living, sleeping, or housekeeping purposes.
 - (2) Setback requirements:

- a. Recreational vehicles and recreational watercraft not parked or stored inside of a fully enclosed garage shall be parked or stored completely behind the front building line of the principal structure or not less than sixty (60) feet from the front lot line, whichever is closest to the front lot line.
 - b. If a variance is granted to the building line or setback requirement for recreational vehicles and recreational watercraft they shall comply with the screening requirements of subsection (7) and shall in no case be parked in a required front yard.
 - c. Recreational vehicles and recreational watercraft seven (7) feet or less in height shall be located no less than three (3) feet from a side or rear lot line, unless screened from view of the abutting property in accordance with subsection (7). RVs and recreational watercraft shall be measured from grade to their top edge and shall exclude any minor incidental projections; projections included in the measurement of height shall be considered as substantial by the discretion of the director of inspection and code enforcement.
 - d. Recreational vehicles and recreational watercraft over seven (7) feet in height shall be located no less than five (5) feet from a side or rear lot line and shall be screened from view of the abutting property and the abutting street right-of-way in accordance with subsection (7).
 - e. On corner lots, recreational vehicles and recreational watercraft shall not be parked or stored closer to the abutting side street than the side building line of the principal structure unless screened in accordance with subsection (7).
- (3) Recreational vehicles and recreational watercraft may be parked anywhere on the premises for loading or unloading purposes no longer than twenty-four (24) hours and shall not extend into any public right-of-way. In situations such as hurricanes or similar weather phenomenon that necessitates an evacuation, the director of inspection and code enforcement may waive the limitation on hours for loading and unloading in this section.
- (4) All recreational vehicles and recreational watercraft shall be in an operable condition and parked or stored on a surface that is maintained in good condition, free of weeds, dust, trash and debris.
- (5) The private garage regulations set forth in section 40-743(g) and the following additional criteria shall apply:
- a. Applicant shall present to the department of inspection and code enforcement a valid Louisiana motor vehicle or boat registration to demonstrate the need for exception to section 40-743(g).
 - b. The height of the garage door of a detached or attached private garage in which the recreational vehicle or recreational watercraft is parked or stored shall not exceed a height of fourteen (14) feet.
 - c. Private garage structures over thirteen (13) feet shall be setback from the minimum side and rear yard setbacks for accessory structures one (1) foot for every additional one (1) foot or fraction thereof in height over thirteen (13) feet until the minimum side or rear yard setback requirement of the principal structure is reached, and in no case shall exceed nineteen (19) feet in height in a required yard.
 - d. Exterior wall material of garages shall be composed of residentially compatible materials as defined in section 40-46(7).
- (6) Notwithstanding the regulations of section 40-741, the following regulations shall apply for detached carports and shelters housing recreational vehicles and recreational watercraft shall comply with the following criteria:
- a. Detached carports and shelters shall not exceed thirteen (13) feet in height or a length of forty (40) feet if located in a required side or rear yard unless an applicant presents to the department of inspection and code enforcement a valid Louisiana motor vehicle or watercraft registration to demonstrate the need for additional height or length.

- b. Detached carports and shelters over thirteen (13) feet shall be setback from the minimum side and rear yard setbacks one (1) foot for every additional one (1) foot or fraction thereof in height over thirteen (13) feet until the minimum side or rear yard setback requirement of the principal structure is reached, and in no case shall exceed nineteen (19) feet in height in a required yard.
 - c. Any vertical surfaces shall be constructed of residentially compatible materials as defined in section 40-46(7).
- (7) Screening requirements:
- a. Recreational vehicles and recreational watercraft must be screened by a living fence or an opaque wood, brick, vinyl or masonry fence with a minimum height of six (6) feet or any combination thereof.
 - b. Living fences shall be at least two (2) feet in height when planted and must be at least a height of six (6) feet within two (2) years and create a continuous opaque buffer.
 - c. Recreational vehicles and recreational watercraft stored completely underneath a freestanding carport or shelter in which at least the two (2) longest sides are covered halfway from the structure's peak height to grade are exempt from the screening requirements of this section.
- (8) Any property owner citing hardship in complying with the provisions of section 40-661(g) and any citations issued for the violation of any of the provisions of section 40-661(g) shall be adjudicated by the Jefferson Parish Bureau of Administrative Adjudication as set forth in section 2.5-4 of the Code of Ordinances, unless the provision is under the authority of the board of zoning adjustments (BZA) per Article XLII of this chapter (see Table 40.661.1).

Table 40.661.1 Authority over Hardship, Variances, or Citations for RVs and Recreational Watercraft Parking

Bureau of Administrative Adjudication (BAA)	Hardship or Citation	Restriction on Living in RV or Watercraft (40-661(g)(1))
	Hardship or Citation	24-Hour Temporary Parking Limit (40-661(g)(3))
	Hardship or Citation	Condition of vehicles and parking area (40-661(g)(4))
	Hardship or Citation	Screening Requirements except fence height (40-661(g)(7))
Board of Zoning Adjustments (BZA)	Variance	Setback Requirements (40-661(g)(2))
	Variance	Exterior Wall Material of Vertical Surfaces on Carports (40-661(g)(6))
	Variance	Fence Height (40-661(g)(7))

- (9) *Exemptions* :
- a. Recreational watercraft parked or stored on sites located on the unprotected side of the Pontchartrain and West Bank Hurricane Protection Levees, Mississippi River and Tributaries Flood Protection Levee are exempt from the provisions of subsections (2), (3), and (7) of section 40-661(g).
 - b. Recreational vehicles parked or stored on sites located on the unprotected side of the West Bank Hurricane Protection Levee are exempt from the provisions of subsection (7) of section 40-661(g).
- (h) Commercial vehicles may be parked or stored on the site of a single-, two-, three-, or four-family dwelling including a manufactured home or a townhouse, subject to the following conditions:
- (1) Commercial vehicles may be parked or stored off-street under the following temporary circumstances:
 - a. Emergency vehicles parked while said vehicle and its operator are on call for emergency services; or
 - b. Vehicles and persons actually engaged in repairing or otherwise improving public utilities or infrastructure or performing other activities authorized by the parish; or
 - c. Vehicles parked for the purpose of delivering, picking up materials or merchandise, or performing services for the actual time necessary to accomplish said delivery, pick up, or service.
 - (2) Unless otherwise provided, the off-street parking of any heavy commercial vehicle, as defined in section 36-160 of this Code, shall be prohibited.
 - (3) One (1) commercial van or one (1) commercial trailer, as defined in section 36-160 of this Code, may be parked or stored off-street, provided that:
 - a. The commercial van or commercial trailer is not actively in use for commercial purposes while parked or stored; and
 - b. The commercial van or commercial trailer meets the setback and screening requirements of recreational vehicles and watercrafts provided in section 40-661(g)(2) and (g)(7) of this section when exceeding seven (7) feet in height and stored outside a private garage.
 - (4) A maximum of two (2) light commercial vehicles, as defined in section 36-160 of this Code, may be parked or stored per site provided that each vehicle complies with the on-street parking regulations of section 36-161(b) of this Code. A light commercial vehicle that exceeds the "minimal advertising" criterion may be parked or stored off-street provided it meets the setback and screening requirements of recreational vehicles and watercrafts when parked or stored outside a private garage, regardless of the height of the light commercial vehicle.
- (i) Non-commercial trailers, as defined in section 36-160 of this Code, may be stored on the site of a single-, two-, three-, or four-family dwelling including a manufactured home or a townhouse provided each trailer meets the setback and screening requirements of recreational vehicles and watercrafts in section 40-661(g)(2) and (g)(7) of this section when exceeding seven (7) feet in height and stored outside a private garage.
- (j) Existing one- and two-family dwellings, including townhouses, elevated as part of a home elevation project.
- (1) *Maximum driveway slope* . To promote public safety, reduce costs, and facilitate timely permit processes, no driveway shall be constructed with a slope greater than five (5) percent unless the BZA grants a variance in accordance with article XLII of this Code.

- (2) *Required parking spaces within the front yard permitted* . Required parking space(s) may be relocated within the required front yard in accordance with section 40-738 of this Code.
- (3) *Maximum slope of the public right-of-way* . A slope of the public right-of-way, including but not limited to a driveway apron or sidewalk therein, shall comply with the maximum permitted slope of the public right-of-way and applicable standards of the Americans with Disabilities Act [ADA], as determined by the department of public works, in accordance with the following:
 - a. *Responsibility* . The applicant shall request the determination from the department of public works and shall submit the written determination as part of the application for a building permit.
 - b. *Exception* . If the site plan review process is required, as per section 33-2.5 of this Code, public works shall provide the determination as part of the LURTC review process.
 - c. Upon request, applicants shall submit to the department of public works any materials or plans necessary to facilitate the determination, which may include a drainage plan.
 - d. To ensure structural integrity, all plans shall be signed and affixed with the seal of a state licensed engineer or architect.

(Ord. No. 20783, § 3(XVIII(1)), 9-22-99; Ord. No. 21224, § 3, 3-7-01; Ord. No. 21562, § 3, 5-8-02; Ord. No. 22962, § 13, 1-10-07; Ord. No. 23292, § 33, 5-7-08; Ord. No. 23898, § 6, 10-13-10; Ord. No. 24587, § 8, 10-2-13; Ord. No. [24823](#), § XXIV, 9-17-14; Ord. No. [25020](#), § XV, 10-7-15; Ord. No. [25081](#), § 1, 2-17-16; Ord. No. [24860](#), § 3, 11-5-14)

Sec. 40-662. - Off-street parking requirements.

Off-street parking spaces shall be provided on any lot for which any of the following listed uses are hereafter established subject to the following:

- (a) A non-residential use in a residential district shall access all off-street parking only from the lot upon which the principal use is located.
- (b) A maximum of twenty-five (25) percent of the total parking area may be designated for compact vehicles. (See section 40-3 Definitions, Parking Space Compact Vehicles)
- (c) When a use is increased in capacity by the addition of dwelling rooms, guest rooms, floor area, seats or any other requirement contained within this section that causes an increase in required off-street parking, the maximum off-street parking shall be provided for such increase.
- (d) For the purpose of this section, when parking spaces are computed on the basis of the number of bedrooms, a bedroom is defined as a room intended primarily for sleeping. Furthermore, any room in a dwelling other than a kitchen, bathroom, and one (1) living room whether designated as a "den," "study," "media room," "gym," or similar name denoting a room primarily intended for purposes other than cooking, sleeping, or personal hygiene, shall be considered a bedroom.
- (e) When parking spaces are computed on the number of seats, and the structure, building or use utilizes bench, bleacher, or similar seating rather than individual seats, then each eighteen (18) inches of bench, bleacher, or similar seating shall constitute a seat.
- (f) When parking spaces are computed on the basis of the number of employees or other uses of the structure, building or use, the maximum number present at any one (1) time shall govern.
- (g) When computation of the number of required parking spaces results in a fraction of space, expressed as a fraction or decimal, one-half ($\frac{1}{2}$) and over shall require one (1) parking space.
- (h) Off-street parking spaces shall only be used for off-street parking in connection with the principal use and limited to the parking of passenger vehicles, trucks, and vans and not for the storage of containers or trailers except as provided in section 40-750.

- (i) Parking lot surfaces shall be hard and impervious, and comprised of concrete, asphaltic concrete, or approved pavers. The parking lot surfaces shall be properly graded for drainage and maintained in good condition, free of weeds, dust, trash and debris.
- (j) For all off-street parking facilities that are lighted, the light fixtures shall be designed, located, fitted, aimed, and maintained to direct light and glare away from the adjacent residential districts and not interfere with traffic or parking spaces.

USE

(1) Archery, Golf Driving, Shooting, similar ranges; and Miniature Golf, and other similar activities	1½ spaces for each station, tee, or 2 holes.
(2) Automobile Repair Garage	One (1) space for each employee.
(3) Bowling Alleys	Five (5) spaces per alley.
(4) Batting Cages	Outdoor: Two (2) spaces per station Indoor: One (1) space for each two hundred (200) square feet of gross floor area.
(5) Business and Professional Offices	One (1) space for each three hundred (300) square feet of gross floor area.
(6) Child Care Center	Four (4) spaces plus one (1) space per five hundred (500) feet of gross floor area.
(7) Churches, Temples and other Places of Worship	One (1) space for each ten (10) seats in main auditorium.
(8) Clinics	One (1) space for each four hundred (400) square feet of gross floor area.
(9) Clubs and Lodges	One (1) space for each three (3) members plus one (1) space for each sixty (60) square feet of gross floor area that is available to the general public.
(10) Commercial Amusement activities	One (1) space for each two hundred (200) square feet of gross floor area.

(11) Commercial Manufacturing and Industrial Establishments not catering to Retail Trade	One (1) space for each three (3) employees on the largest work shift plus one (1) space for each company vehicle operating from the premises.
(12) Dance Halls, Exhibition Halls, Bingo Halls and Places and Gymnasiums	One (1) space for each sixty (60) square feet of gross floor area.
(13) Dwellings - Single-family Two-family Three- and four-family Multiple-family	<p>One (1) space per dwelling unit One (1) space per dwelling unit, One and one-half (1.5) spaces per dwelling unit, One and one-half (1.5) spaces per dwelling unit.</p> <p>For multiple-family dwellings or condominiums that exceed the maximum height allowed by right, the following requirements apply: One and one-half (1.5) spaces per dwelling unit for efficiency and one-bedroom; and two (2.0) spaces per dwelling unit for two (2) or more bedrooms</p>
(14) Elderly Housing and Assisted Living Facility	<p>One (1) space for each two (2) Assisted Living Facility dwelling units plus one (1) additional space for each four (4) employees on the largest shift. Parking for any use other than allowed under the definition of Assisted Living Facility as stated in section 40-3, Definitions of this ordinance, shall be determined in accordance with the requirements for the individual use and shall be computed separately. Elderly Housing - One (1) space for each dwelling unit plus one (1) additional space for each four (4) employees on the largest shift. Parking for any use other than allowed under the definition of Elderly Housing as stated in section 40-3, Definitions of this ordinance, shall be determined in accordance with the requirements for the individual use and shall be computed separately.</p>
(15) Furniture Store, Appliance Center and Computer Stores	One (1) parking space for every three (3) employees plus one (1) parking space for each six hundred (600) square feet of gross floor area.
(16) Casino, Gaming Establishments and/or Gaming	1. One (1) parking space for each fifty (50) square feet of gaming area, plus one (1) space for each employee at the maximum shift.

related activities and accessory uses	
	2. Bus parking shall be provided at a rate of one and one-half (1.5) percent of the above required parking spaces. The minimum bus parking space shall be a minimum of twelve (12) feet in width and forty-five (45) feet in length exclusive of access or maneuvering area, ramps and other appurtenances.
	3. On-site accessory uses or structures shall provide off-street parking in accordance with the requirements otherwise listed in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations.
(17) General Business, Commercial or Personal Service Establishments, catering to retail trade, including "Supermarkets"	One (1) space for each two hundred (200) square feet of gross floor area.
(18) Home Occupations	One (1) space in addition to the parking space(s) required for the residential use.
(19) Hospitals	One (1) space for each four (4) beds plus one (1) space for each staff doctor plus one (1) space for each four (4) employees including nurses.
(20) Hotel	One (1) space per guest room; plus one (1) space for every two hundred (200) square feet of gross floor area used for restaurants and lounges; plus one (1) space for every two hundred (200) square feet of gross floor area used for convention facilities, meeting rooms, banquet halls, or similar uses.
(21) Kennels and Animal Hospital	One (1) space for each four hundred (400) square feet of gross floor area.
(22) Kindergartens, Family Day Care Homes, Nursery Schools or Pre-Schools	One (1) space for each ten (10) children.

(23) Libraries and Museums	One (1) space for each four hundred (400) square feet of gross floor area.
(24) Mini-Storage Structure	One (1) space for each three thousand (3,000) square feet of storage area or one (1) space per one hundred (100) storage units, whichever is greater.
(25) Motel	One (1) space for each guest room plus one (1) additional space for manager.
(26) Nursing and Convalescent Homes and Institutions	One (1) space for each eight (8) beds.
(27) Off-track wagering facilities	One (1) space for each fifty (50) square feet of floor area used for video poker (if applicable) plus one (1) space for each remaining one hundred fifty (150) square feet of gross floor area.
(28) Printing Establishment	One (1) space for each employee plus one (1) space for each company vehicle operating from the premises.
(29) Restaurants and Lounges	One (1) space for each one hundred fifty (150) square feet of gross floor area.
(30) Riding Stables	One (1) space for each four hundred (400) square feet of covered area of such stable.
(31) Roadside Stands	Five (5) spaces for each such establishment.
(32) Schools, Dancing and Music	One (1) space for each ten (10) pupils or students.
(33) Schools, Public and Private	Elementary and junior high schools, two (2) spaces per classroom, laboratory or manual training shop. High schools, eight (8) spaces per classroom, laboratory or manual training shop. Colleges, universities, trade, industrial and business schools, ten (10) spaces per classroom, laboratory or other teaching room.
(34) Schools having Auditoriums, Gymnasiums, or Sports Arenas	Schools with such facilities shall have parking that accommodates the highest number of parking spaces required when the required parking spaces for the school and each such facility are calculated;

	i.e., the use requiring the highest number of parking spaces shall be the parking requirement that applies.
(35) Skating Rink	One (1) space for each one hundred fifty (150) square feet of gross floor area.
(36) Theaters, Auditorium, Sports Arenas and Places of Public Assembly	One (1) space for each three (3) seats or twenty (20) spaces per athletic field without seating. Multipurpose athletic fields without parking shall provide parking for all possible field arrangements; e.g., one (1) football-sized field that will also be used for two (2) baseball diamonds shall provide parking for two (2) athletic fields.
(37) Townhouses	One (1) space for each dwelling unit.

(Ord. No. 20783, § 3(XVIII(2)), 9-22-99; Ord. No. 20910, § 1, 3-15-00; Ord. No. 21562, § 4, 5-8-02; Ord. No. 22794, §§ 15, 16, 7-19-06; Ord. No. 22962, § 14, 1-10-07; Ord. No. 23330, § XXXV, 6-11-08; Ord. No. 23293, § 3, 5-7-08; Ord. No. 24189, § XVI, 1-25-12; Ord. No. 24587, § 9, 10-2-13; Ord. No. 24687, § III, 3-19-14)

Sec. 40-663. - Off-street loading requirements.

- (a) Every hospital, institution, hotel, commercial or industrial building or use having a gross floor area in excess of seven thousand five hundred (7,500) square feet and requiring the receipt of distribution vehicle of materials and merchandise shall have at least one (1) permanently-maintained off-street loading space for each seven thousand five hundred (7,500) square feet of gross floor area or fraction thereof and located so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley.
- (b) Retail operations, wholesale operations and industrial operations with a gross floor area of less than seven thousand five hundred (7,500) square feet shall provide sufficient off-street loading space (not necessarily a full berth if facility is shared by an adjacent establishment) so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley.

(Ord. No. 20783, § 3(XVIII(3)), 9-22-99)

Sec. 40-664. - Shared parking requirements for mixed-use developments.

- (a) Shared parking for mixed-use developments is based on the fact that certain uses operate at different times over a twenty-four-hour period with their greatest demand for parking occurring during mutually exclusive times. These uses are, therefore, able to share parking spaces during particular times and under certain conditions the total number of parking spaces otherwise required for individual uses may be reduced.
- (b) For purposes of these requirements, shared parking for mixed-use developments refers to two (2) or more land uses occupying the same lot or occupying contiguous lots with parking located on the same lot or contiguous lot upon which the uses sharing the parking are located. Shared parking refers to the

use of the same off-street parking stall to satisfy the off-street parking requirements for two (2) or more uses. The following conditions shall apply to all shared parking for mixed-use developments.

- (1) Shared parking is permitted only when two (2) or more of the following requirements are met:
 - a. Office uses total a minimum of three hundred thousand (300,000) square feet in gross floor area;
 - b. Hotel uses contain a minimum of two hundred fifty (250) guest rooms;
 - c. Retail uses total a minimum of fifty thousand (50,000) square feet in gross floor area;
 - d. Theaters, auditoriums, sports arenas and places of public assembly contain a minimum of one thousand five hundred (1,500) seats;
 - e. Restaurant and lounge uses total a minimum of four thousand five hundred (4,500) square feet in gross floor area.
 - (2) Shared parking is permitted by agreement only. The agreement must:
 - a. Be in writing and executed by all owners of the properties affected;
 - b. Specify the parking being shared and the hours of operation by the uses involved;
 - c. Be enforced by the director of inspection and code enforcement and the parish attorney;
 - d. Be recorded in the office of the clerk of court by the owner(s) of the property affected and a copy furnished to the director of inspection and code enforcement and the director of planning.
 - (3) An affidavit stating that the shared parking agreement is valid and no change in use or hours of operation of the affected properties has occurred shall be submitted annually to the director of inspection and code enforcement.
 - (4) A violation shall occur if a use is operated at a time other than during the hours of operation specified in the shared parking agreement. The director of inspection and code enforcement shall revoke the certificate of use or occupancy for any use operated in violation of a shared parking agreement.
 - (5) Reserved parking spaces may not be shared.
 - (6) Shared parking shall be permitted only in those mixed-use developments in single ownership.
 - (7) No variances or exceptions from the parking requirements of this ordinance shall be granted by the board of zoning adjustments.
- (c) Parking requirements for mixed-use developments containing two (2) or more uses shall be determined by multiplying the minimum number of parking spaces required in section 40-662 by the appropriate percentage shown in the table below. The number of parking spaces required is the greater of the column totals for each time period.

Use	Weekdays 6:00 a.m.— 6:00 p.m.	Weekday 6:00 p.m.— 12:00 p.m.	Weekend 6:00 a.m.— 6:00 p.m.	Weekend 6:00 p.m.— 12:00 p.m.	Night 12:00 a.m.— 6:00 a.m.
1. Business and Professional Offices	100%	25%	20%	5%	5%
2. Hotel	85%	100%	85%	100%	75%

3. Restaurants and Lounges	90%	100%	100%	100%	10%
4. General Business, Commercial or Personal Service Establishments catering in retail trade, including "supermarkets"	75%	90%	100%	80%	5%
5. Theaters, Auditoriums, and Places of Public Assembly	65%	100%	80%	100%	10%
6. All other uses	100%	100%	100%	100%	100%

(Ord. No. 20783, § 3(XVIII(4)), 9-22-99; Ord. No. 21734, § 14, 12-11-02; Ord. No. 24189, § XVII, 1-25-12)

Sec. 40-665. - Clear vision area regulations.

- (a) *Purpose* . Clear vision area regulations are designed to promote public safety by maintaining clear areas that provide cross-visibility among pedestrians, bicyclists, and motorists.
- (b) *Applicability* . If any clear vision area regulation is in conflict with the yard or area requirements of the zoning district, the more restrictive regulation shall apply, unless a variance is granted in accordance with this section.
- (c) *Obstructions prohibited*.
 - (1) *Generally* . Except as provided for in this Article, clear vision areas shall be free from any visual obstruction between a height of three (3) feet and eight (8) feet as measured from the crown of the street, which includes, but is not limited to:
 - a. Any berm, hedge, shrub, pool, sign, fence, or other structure in excess of three (3) feet in height; and
 - b. Parking; and
 - c. Decorative elements, including but not limited to, bird baths, garden statuary, and trellises.
 - (2) *Fences* .
 - a. A fence with the portion above three (3) feet in height that meets the definition of an open fence shall be permitted.
 - b. Fence columns between three (3) and eight (8) feet in height, as measured from the crown of the street, shall be no more than eighteen (18) inches in width and shall be spaced no closer than five (5) feet on center.
 - c. Screening material, vines, shrubs, other plant life, or similar items that will obstruct visibility shall not be placed nor be permitted to grow on fences located in clear vision areas.
 - d. Properties located in the Old Metairie Neighborhood Conservation District shall also be subject to the fence regulations of Article X. Old Metairie Neighborhood Conservation District (OMNCD).

- (3) *Signs* .
 - a. Signs, including the support pole or base, with a width, depth, or diameter larger than eighteen (18) inches between three (3) and eight (8) in height, as measured from the crown of the street, shall not be permitted.
 - b. Signs with more than one (1) support pole or base shall not be permitted.
- (d) *Type and requirement* .
 - (1) A street intersection sight triangle shall be required on the area that abuts the intersection of two (2) or more streets.
 - (2) An access way sight triangle shall be required on the area that abuts the intersection of an access way and a street.
 - (3) A reverse corner lot sight triangle shall be required on a reverse corner lot on the area of a development site that abuts the front yard of a key lot.
 - (4) The parish traffic engineering division shall determine clear vision areas for unique situations including, but not limited to, when property does not form a right triangle where sight triangles are located; when property lines fall within the roadway; when the roadway adjacent to the property where the sight triangle is located curves; when the elevation change between the road way and the property warrants a unique sight triangle, or when a sight triangle does not expand past the backside of an existing sidewalk and pedestrian safety may be compromised.
- (e) *Measurement* .
 - (1) *Reverse corner lots* . On the area of a development site that abuts the front yard of a key lot and a street, a reverse corner lot sight triangle shall be provided. The sight triangle shall measure fifteen (15) feet, be aligned to the common lot line of the reverse corner lot and key lot and the edge of the applicant's property line parallel to the street, and shall be established in accordance with the following:
 - a. The triangle shall begin where the common lot line intersects the applicant's side yard property line parallel to the street, labeled "Point A" in Figure 40.665.1; and
 - b. From "Point A," one (1) line shall be drawn along the common lot line in the direction opposite the street; and
 - c. From "Point A," a second line shall be drawn along the applicant's side yard property line parallel to the street; and
 - d. The end of each line shall be connected to form the required sight triangle.

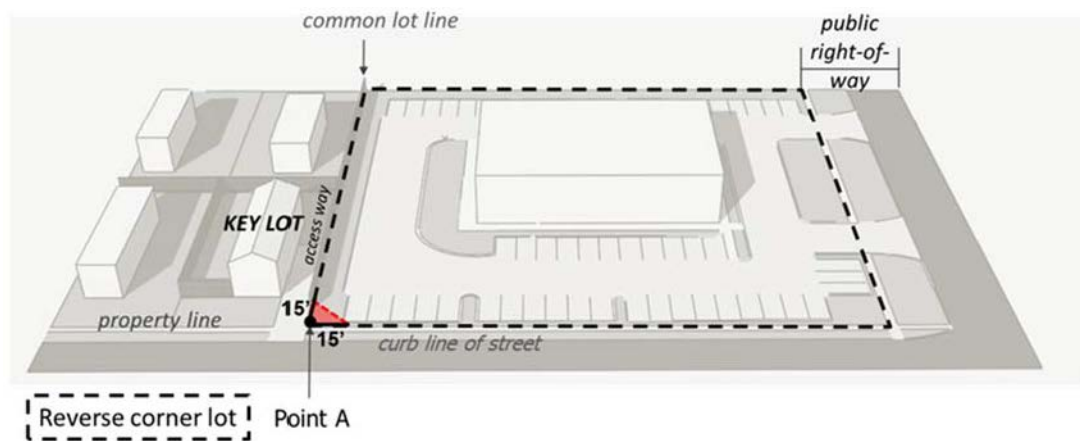


Figure 40.665.1. Fifteen (15) foot reverse corner lot sight triangle.

(2) *Residential lots* . On sites developed with a one-, two-, three-, or four-family residential dwelling, including a manufactured home or a townhouse, clear vision areas shall be provided in accordance with the following:

a. *Street intersection sight triangle* .

1. *Size and location* . The sight triangle shall measure twenty-five (25) feet, be aligned to the applicant's property line, and be established in accordance with the following:
 - i. The triangle shall begin on the corner of the development site nearest to the street intersection, labeled "Point A" in Figure 40.665.2; and
 - ii. From "Point A," one line shall be drawn along the side lot line; and
 - iii. From "Point A," a second line shall be drawn along the front lot line; and
 - iv. The end of each line shall be connected to form the required sight triangle.

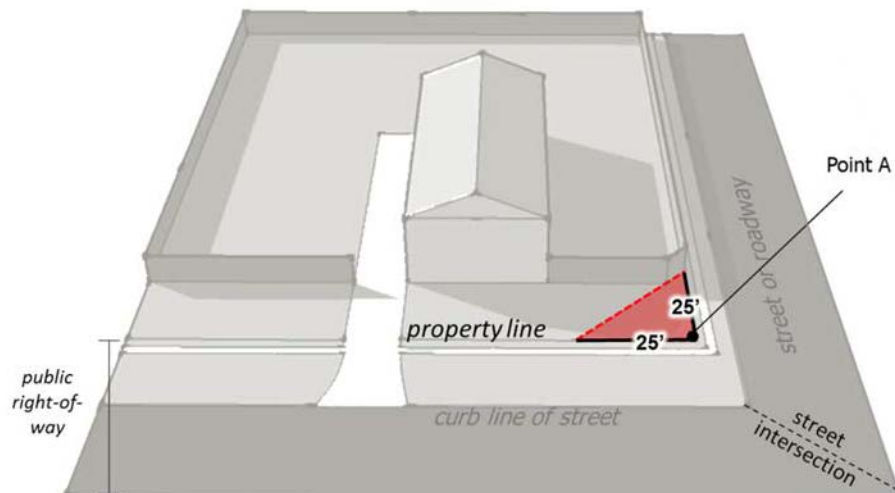


Figure 40.665.2. Twenty-five (25) foot street intersection sight triangle.

2. *Modification* . A sight triangle located on a corner in line with the direction of travel on a designated one-way street may be reduced to form a minimum fifteen (15)-foot sight triangle as illustrated in Figure 40.665.3.

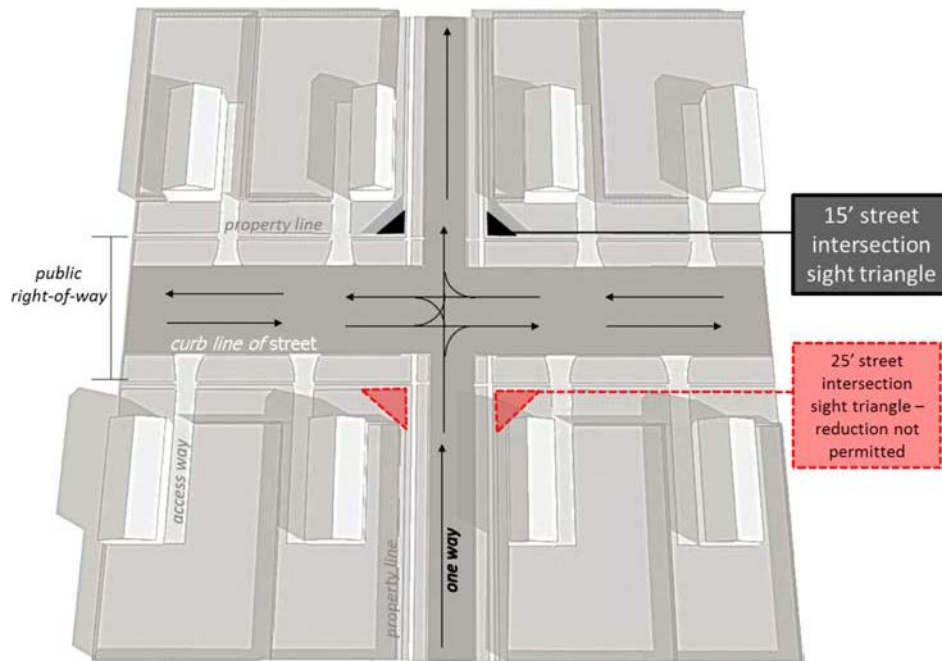


Figure 40. 665.3 Minimum fifteen (15) foot street intersection sight triangle on a designated one-way street.

- b. *Access way sight triangle* . The sight triangle shall measure ten (10) feet, be aligned to the edge of the access way pavement and the edge of the applicant's property line parallel to the applicable street, and be established in accordance with the following:
 1. Each triangle shall begin from the point where the edge of the access way pavement intersects the applicant's property line, labeled "Point A" in Figure 40.665.4; and
 2. From "Point A," one (1) line shall be drawn along the applicant's property line in the direction opposite the proposed access way; and
 3. From "Point A," a second line shall be drawn along the edge of the access way pavement in the direction opposite the applicable street; and
 4. The end of each line shall be connected to form the required sight triangle.

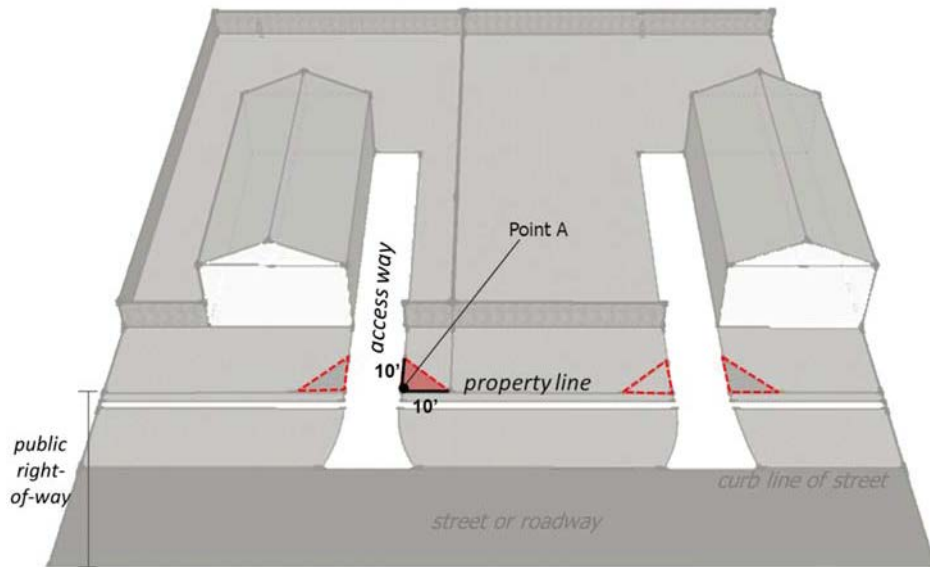


Figure 40.665.4. Ten (10) foot access way sight triangle.

- (3) *Multi-family residential, commercial or industrial lots* . On sites developed with land uses other than a one-, two-, three, or four-family residential dwelling, including a manufactured home or a townhouse, required clear vision areas shall be provided in accordance with the following:
 - a. *Street intersection sight triangle*.
 1. *Size and location* . The sight triangle shall measure thirty-five (35) feet, be aligned to the curb lines of the street, and be established in accordance with the following:
 - i. The triangle shall begin from the point where the curb lines of the intersecting streets meet, labeled "Point A" in Figure 40.665.5. If there is a radius, street curb lines shall be projected until they intersect; and
 - ii. From "Point A," one line shall be drawn along the curb line of the street parallel to the front lot line; and
 - iii. From "Point A," a second line shall be drawn along the curb line of the street parallel to the side lot line; and
 - iv. The end of each line shall be connected to form the required sight triangle.

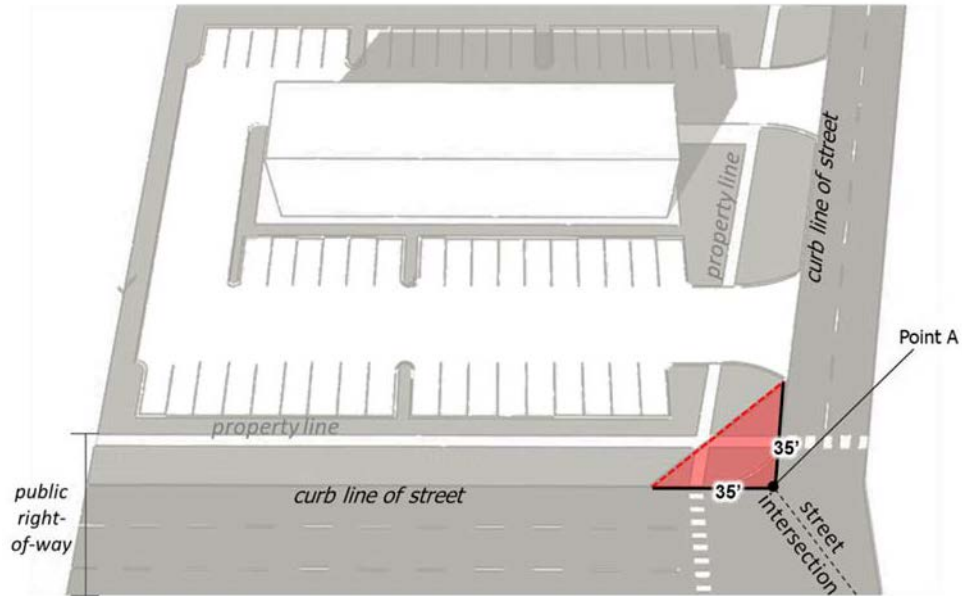


Figure 40.665.5. Thirty-five (35) foot street intersection sight triangle.

2. *Modification* . A sight triangle located on a corner in line with the direction of travel on a designated one-way street may be reduced to form a minimum fifteen (15) foot sight triangle as illustrated in Figure 40.665.6.

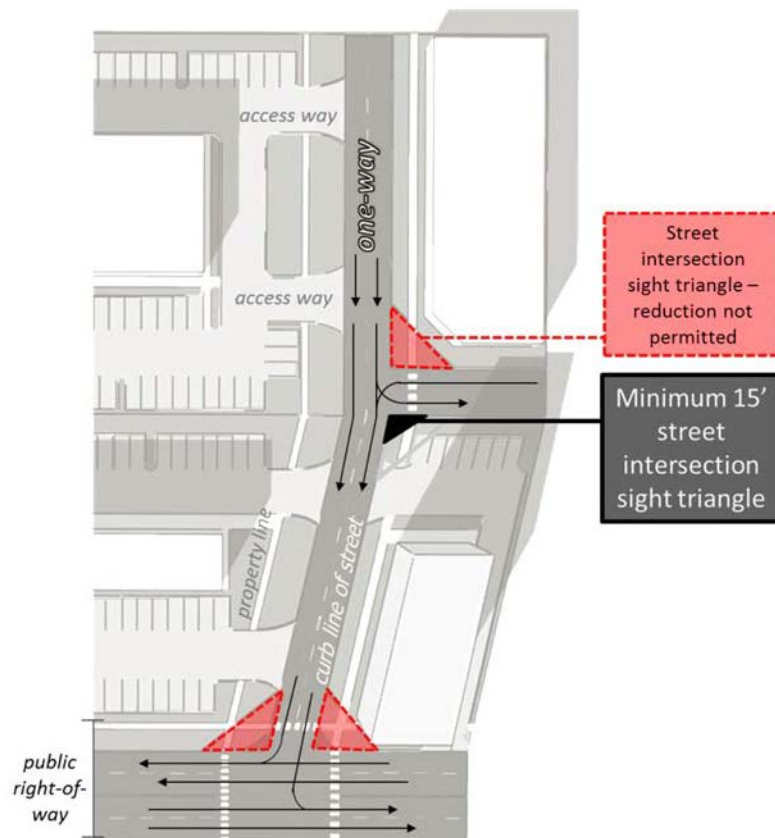


Figure 40. 665.6. Minimum fifteen (15) foot street intersection sight triangle on a one-way street.

- b. *Access way sight triangle* . The sight triangle shall measure fifteen (15) feet, be aligned to the edge of the access way pavement and the curb line of the street, and be established in accordance with the following:
1. Each triangle shall begin from the point where the edge of the access way pavement is projected to intersect the curb line of the street, labeled "Point A" in Figure 40.665.7.
 2. From "Point A," one (1) line shall be drawn along the curb line of the street in the direction opposite of the proposed access way; and
 3. From "Point A," a second line shall be drawn along the edge of the access way pavement in the direction opposite the applicable street; and
 4. The end of each line shall be connected to form the required sight triangle.

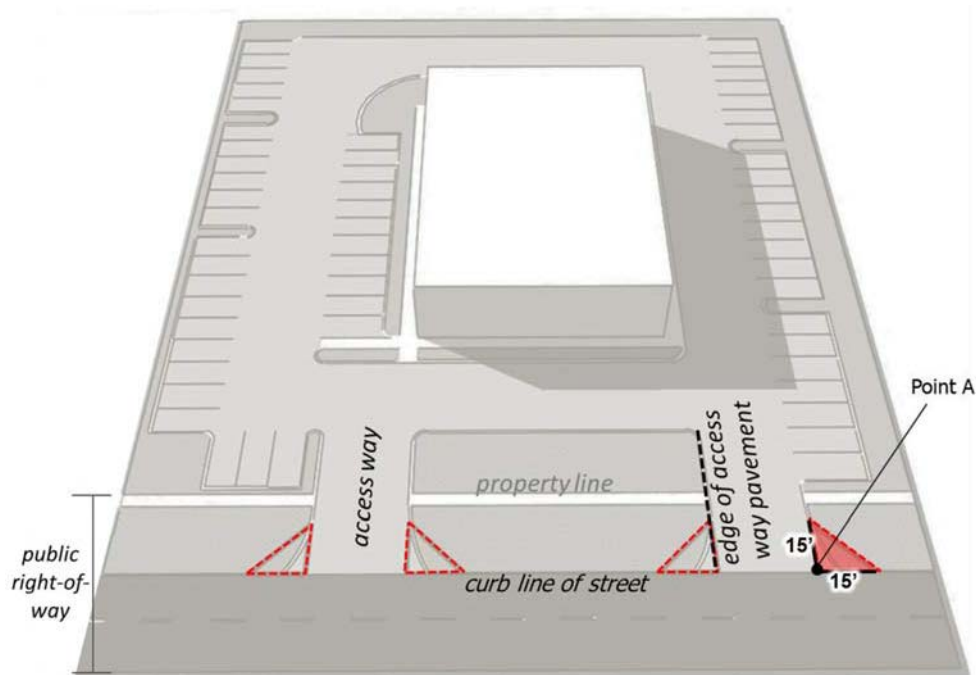


Figure 40.665.7. Fifteen (15) foot access way sight triangle.

(f) *Submittal requirements* .

- (1) *Illustration* . All clear vision areas shall be illustrated and to scale on all required building and site plans.
- (2) Additional materials necessary for clear vision areas aligned to the curb line of the street. For sites developed with uses other than a one-, two-, three-, or four-family residential dwelling, including a manufactured home or a townhouse, applicants shall submit the following information to the department of inspection and code enforcement:
 - a. *Survey* . A survey that clearly delineates the distance between the curb line of the street and the property line; or
 - b. *Independent dimensions* . Independent dimensions supplied by the applicant that reflect the distance between the curb line of the street and the property line where sight triangles are required. These dimensions shall be certified by a notarized affidavit that is signed by the

owner, applicant, or applicable design professional and states that the dimensions provided to the parish are true and correct.

(3) *Determination from parish traffic engineering division .*

- a. *Applicability* . Applications involving unique situations, as described in part (d)(4) of this Section, shall include a letter that summarizes or a site plan that illustrates unique clear vision areas as determined by the parish traffic engineering division.
- b. *Responsibility* . The applicant shall request the determination from the parish traffic engineering division and shall submit the determination as part of the application.
- c. *Exception* . If a site plan is subject to LURTC review, as per the site plan review process described in section 33-2.5 of this Code, applicants shall not be required to submit the determination.

(4) *Elevation drawings for fences* . Elevation drawing(s) of proposed fences shall be submitted with fence permit application(s); permits for chain link fences shall be exempt from this requirement.

(g) *Exemptions* .

(1) Objects exempt from clear vision area regulations include:

- a. Existing and new utility poles, traffic and street signs, guy wires, fire hydrants, and other public infrastructure when no other alternative location is feasible.
- b. Trees with branches trimmed below eight (8) feet, as measured from the base of the tree, and a diameter, or expected diameter after full growth, smaller than twenty-five (25) inches.
- c. Trees protected by Article X.5 Metairie Ridge Tree Preservation District (MRTPD) or by Article X. Old Metairie Neighborhood Conservation District (OMNCD).

(2) Sight triangles may be reduced or exempt when:

- a. An access way sight triangle abuts the side of an access way and the end of a dead end street, not including a cul-de-sac.
- b. A street intersection sight triangle is in line with the flow of traffic on a designated one-way street, as provided for in this Section.
- c. An existing building is located within a required clear vision area.
- d. All or a part of an access way sight triangle is located on an abutting site that is not part of the development site under review, in which case the applicant shall be responsible for maintaining the portion of the sight triangle on his/her property and public property, as applicable, in accordance with this Section.

(h) *Variances* .

(1) Only the following variances may be granted and shall be in accordance with the variance procedures of this chapter:

- a. If adequate street speed limits or signalization exists, the size of a clear vision area may be reduced.
- b. If a proposed building or addition to a building is located within a required clear vision area, the size of the clear vision area may be reduced.
- c. For sites developed with a one-, two-, three-, or four-family residential dwelling, including a manufactured home or a townhouse, if a large distance exists between the curb line and the street right-of-way line, and the parish traffic engineering division determines that widening the roadway is not likely, the size of the clear vision area may be reduced by measuring the clear vision area with the curb line, or any distance between the curb line and the street right-of-way line, instead of the street right-of-way or property line.

- d. If a proposed sign does not meet the clear vision area requirements of this article, the following sign requirements may be varied:
 - 1. The limitation on width, depth, or diameter of the sign, including the sign base, between three (3) and eight (8) feet in height as measured from the crown of the street.
 - 2. The limitation on the number of sign poles or bases.
- (2) *Board of zoning adjustments (BZA) variances* . The clear vision area regulations of this article shall apply unless a variance is granted by the board of zoning adjustments (BZA) in accordance with Article XLII, board of zoning adjustments. To prevent negative impacts to vehicle and pedestrian safety, all variance applications for clear vision areas submitted to the inspection and code enforcement department for review by the Board of Zoning Adjustments shall include a letter from the parish traffic engineering division stating support for or objection to the proposed clear vision area based on evidence that detrimental impacts on vehicle or pedestrian safety would not occur in the case of support or would occur in the case of objection; the applicant shall request the letter from the parish traffic engineering division and submit the letter with the variance application.
- (3) *Council variances* . Properties located in zoning districts that require Jefferson Parish Council approval for variances or properties containing uses that require Jefferson Parish Council approval for variances shall meet the clear vision area regulations of this article unless a variance is granted by the parish council, except that the applicant shall not be required to obtain the letter from the parish traffic engineering division.

(Ord. No. 23330, § XXXVI, 6-11-08; Ord. No. [24735](#), § 5, 4-30-2014)

Secs. 40-666—40-680. - Reserved.