

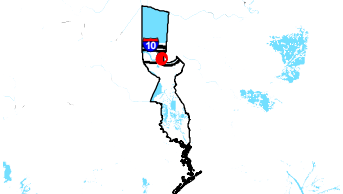
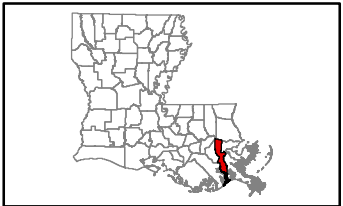
Exhibit C

Bridgeview Park Site Zoning Map & Documents

Bridgeview Park Site Zoning Map & Documents

Bridgeview Park Site
Jefferson Parish, LA

LED



Jefferson Parish

LEGEND

 Site Boundary (114.38 Ac. +/-)

Jefferson Parish Zoning

 R1A - Single-Family Residential District

 R2 - Two-Family Residential District

 R3 - Multiple-Family Residential District

 C2 - General Commercial District

 M1 - Industrial District

 M2 - Industrial District

 City of Westwego

Existing Roadway

 Urban State Highway

 Rural State Highway

 Local Roads

 Railroad

 Stream

 Waterbody



Date: 4/26/2017

Project Number: 214094

Drawn By: TMK

Checked By: JAY



P:\214094\GNO Certified Sites Program\Bridgeview Park\CAD GIS\GIS\Exhibit B. Site Land Use Exhibits.mxd

General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
3. Zoning from Jefferson Parish Planning Department.



Scale 1:6,000

0 320 640 Feet

Bridgeview Park Site Zoning Map & Documents

ARTICLE XXX. - INDUSTRIAL DISTRICT M-1

Sec. 40-561. - Description.

This district is composed of lands so situated as to be adapted to industrial development but where proximity to commercial and residential districts make it desirable to regulate and control the extent of industrial operations. The purpose of this district is to permit normal operations of industrial uses under such conditions as will protect adjacent industrial, commercial and residential uses.

(Ord. No. 20783, § 3(XV(1)), 9-22-99)

Sec. 40-562. - Permitted uses.

(a)

All uses not otherwise prohibited by law except for those shown as permitted uses or special permitted uses in Article XXXI, Industrial District M-2, [section 40-582](#); and Article XXXIV, Unrestricted Rural District (U-1R), [section 40-642](#); and hazardous, nuclear or radioactive waste treatment and disposal facilities; provided, however, that no building or structure shall be erected, reconstructed or structurally altered for residential use except for temporary living quarters for industrial related personnel employed upon the premises. Residential dwellings located in main structures containing non-residential uses shall not be permitted.

(b)

Gaming establishments and related activities, provided the following conditions and criteria are met.

(1)

The minimum site area shall not be less than seven (7) acres.

(2)

The gaming establishment shall be located a minimum of five hundred (500) feet from any residential district, and the nearest property line of any school, church or place of worship, and park or recreation area.

(3)

The gaming establishment shall be located a minimum of one thousand (1,000) feet from any pawn shop and commercial check-cashing establishment.

(4)

The building site shall be located on an interstate, or major or minor arterial as identified on the Jefferson Parish Thoroughfare Plan.

(5)

Approval is obtained from the Jefferson Parish Council in accordance with Article XL, Special Permitted Uses.

(6)

Landscape, buffer and general design standards.

a.

Landscape, buffer and general design standards shall be the same as those set in Article XXV, Mixed Use Corridor District, sections [40-446](#) and [40-447](#).

(7)

Submittal requirements:

a.

In addition to the requirements stated above, the following shall also be submitted:

1.

A basic site plan depicting the location and dimensions of all existing and proposed streets; existing and proposed structures with setback dimensions; entrances and exits; parking layout including bus parking spaces, pick up and drop off areas; service bays and loading areas; trash receptacles; sidewalks; traffic signals; location and dimensions of fire lanes and handicapped parking spaces; location of all fire hydrants within three hundred (300) feet of the site; statistical data on number of required versus proposed parking spaces and proposed hours of operation.

2.

A landscaping plan of the site delineating location of existing trees to be preserved, the location and dimensions of proposed planting areas, legend indicating size, type and number of plants, barrier curbs, clear vision areas in accordance with [section 40-665](#), Clear vision area regulations, fences, buffers and screening; elevations of fences and materials used; and statistical data on the total area of proposed landscaping. To reduce the number of submittals, the landscaping plan may be added to the basic site plan noted above.

3.

Elevations of existing and proposed structures showing width, depth and height, use, type of materials and color schemes; and statistical data on building area and dimensions for existing and proposed structures.

4.

Zoning classification of the site, zoning classifications and land uses of surrounding property within a radius of one thousand (1,000) feet from the petitioned property.

5.

Utilities inventory showing the locations and size of existing water, sewerage, drainage and power lines, lift stations, canals and watercourses impacting the development site.

6.

A public facilities and service impact analysis, including but not limited to sewer, water, drainage, transit, sanitation, garbage and utilities.

7.

A copy of non-proprietary information contained in the application submitted on the gaming establishment to the state gaming commission. The applicant shall be credited with information generated for the state application which is also included in the submittal requirements listed above.

8.

A traffic and transportation impact analysis which determines all impacts that affect the level of use on the surrounding street system, and any mitigation measures that may be appropriate so that the level of service is improved. This analysis shall include existing traffic counts versus proposed traffic counts generated by the facility as well as provisions for satellite parking.

9.

Provisions for a loading area for tour buses, taxis, etc., and for off-site parking and queuing of these vehicles sufficient to meet the projections of the traffic impact analysis.

10.

Additional information as required by the Parish of Jefferson to appropriately detail the proposed gaming establishment.

(8)

Parking:

a.

On-site parking shall be provided in accordance with provisions specified in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations, [section 40-662](#)(16). On-site parking for accessory uses shall be provided as per other provisions specified in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations, [section 40-662](#).

b.

Off-site parking may be permitted in addition to the minimum requirements specified in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations, provided the satellite facility is located within one-half (½) mile of the gaming establishment site and Council approval is obtained in accordance with Article XL, Special Permitted Uses.

(9)

Signs:

a.

The sign regulations shall be the same as those set in Article XXV, Mixed Use Corridor District, [section 40-448](#).

(10)

Accessory uses and special events:

a.

Any accessory uses not specifically approved by council in accordance with the provisions of the section shall be prohibited.

b.

All special events and temporary activities, except those conducted in permanent on-site structures intended for such events and activities, shall be prohibited unless otherwise authorized by council resolution. No legally required parking spaces shall be used to satisfy the parking requirements for such events and activities, except those legally required parking spaces already available for permanent on-site structures and uses.

(11)

Additions:

a.

Any addition to structures shall be required to receive council approval in accordance with the provisions of this section.

(12)

Fees:

a.

Fees required to process and review applications shall be five hundred dollars (\$500.00) per acre or portion thereof.

(13)

Regulations, requirements or standards set in this section are not subject to appeal to the board of zoning adjustments.

(c)

Establishments engaged in activities related to marine transportation, including but not limited to holding areas and/or terminals used for excursion boats, sightseeing boats, water taxis, ferries, passenger shops, gaming boats, dining and entertainment boats and charter boats; provided however, that any such establishment which exceeds ten thousand (10,000) square feet of gross building area or is accessory to marine transportation vessels with a Coast Guard rated capacity of one hundred (100) passengers or more shall be permitted in accordance with the provisions of paragraph (b), above.

(d)

Truck stops meeting the following criteria:

(1)

Truck stops shall be allowed as a special permitted use with the criteria outlined in this section and approval by the Jefferson Parish Council as per Article XL, Special Permitted Uses, with the exception of [section 40-764](#), Renewal of Special Permitted Use.

(2)

Consists of at least ten (10) developed contiguous acres and sells fuel, lubricating oil, and other vehicular merchandise, such as batteries, tires, or vehicle parts of eighteen-wheel tractor trailers.

(3)

Located adjacent to a major state highway or interstate highway.

(4)

The property line of the establishment shall be located five hundred (500) feet away from any residential zoning district or use, school, church, park, or recreation area.

(5)

It must have an on-site restaurant with all of the following features:

a.

Provides seating for at least fifty (50) patrons.

b.

Provides full table service for sit-down meals.

c.

Open twenty-four (24) hours a day.

d.

Offers a varied menu.

(6)

Stable parking area of at least one hundred seventy thousand (170,000) square feet, providing at least one hundred (100) eighteen-wheel tractor-trailer parking stalls. Such parking shall adhere to the following:

a.

Standard truck parking space size shall be fifteen (15) feet by seventy (70) feet with a seventy-foot travel aisle.

b.

Ten (10) percent of the truck parking spaces shall be fifteen (15) feet by seventy-five (75) feet with a seventy-foot travel aisle.

c.

The parking and vehicular use area shall be of sufficient size to allow for safe ingress and egress with a minimum access of eighty (80) feet at the roadway intersection.

d.

Truck parking and access to truck parking must be separated from all other vehicular uses.

e.

Parking areas located around business entrance ways and exits shall not constitute parking areas for eighteen-wheelers.

(7)

Diesel and gasoline fuel facilities that meet all building codes and fire safety codes.

(8)

On-site repair service facilities for eighteen-wheel tractor-trailers.

(9)

Must be owned or leased by a person with a Class A general retail permit or a Class A restaurant permit to serve or sell alcoholic beverages for on-premises consumption.

(10)

The sign regulations shall be the same as those set in Article XXVI, Commercial Parkway Overlay Zone, [section 40-476](#).

(11)

Landscape, buffer, and general design standards shall be the same as those set in Article XXV, Mixed Use Corridor District, sections [40-446](#) and [40-447](#), except that a twenty-foot landscaped buffer between the property line and any abutting more restrictive zoning district shall be provided. MUCD requirements for parking islands shall not apply to truck parking areas.

(12)

Structures, except fences, and parking or vehicular use areas must meet a twenty-foot setback from all property lines.

(13)

Have four (4) of the following amenities:

a.

A separate trucker's lounge.

b.

A full-service laundry facility located in a convenient area for trucker's use.

c.

Private showers for men and women and not located in an area open to general public restroom facilities.

d.

A travel store with items commonly referred to as truckers supplies.

e.

Truck scales.

f.

Separate truckers' telephones.

g.

Permanent storage facilities for fuel.

(14)

A traffic plan showing egress and ingress approved by public works traffic engineering.

(15)

Lighting must be provided in parking areas and access ways to buildings. Parking area lighting must be oriented inward so not to intrude on abutting property. Sixty (60) feet is the maximum height for lighting. All parking areas and all parts of parking areas must be fully illuminated.

(16)

The proper number of off-street parking spaces for the land uses included in the development shall be provided in accordance with Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations, in addition to the required truck parking.

(e)

Hotels and motels.

(f)

Off-track wagering facilities provided the following requirements are met:

(1)

The distance between any off-track wagering facility and the following residential zoning districts: Suburban district (S1), Single-Family residential district (R1A), Suburban residential district (R1B), Rural residential district (R1C), Rural residential district (R1D), Manufactured home district (R1MH), Two-Family residential district (R2), Three- and Four-Family residential district (RR3), Townhouses (R1TH), Condominiums (R1CO), Core District-residential (CDR), and Multiple-Family residential (R3); or between any off-track wagering facility and a dwelling, school, child care center, religious institution, park, recreational area, museum, community center, or public library shall be a minimum of five hundred (500) feet, measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the off-track wagering facility to the closest property line of the residential zoning district or dwelling, school, child care center, religious institution, park, recreational area, museum, community center, or public library.

(2)

The facility shall be subject to the regulations and requirements of this chapter for height, yards, signs, off-street parking, clear vision area, and loading; and to the landscape, buffer and general design standards of article XXV, mixed-use corridor district (MUCD), sections [40-446](#) and [40-447](#) of this chapter. Only the parish council may grant variances to these development regulations and requirements. If the site is overlaid with the commercial parkway overlay zone (CPZ), the MUCD standards shall prevail for landscaping, buffering, and general design, and the stricter of the CPZ or the underlying zoning shall prevail for all other standards.

(3)

Primary access to the off-track wagering facility shall be located on a major arterial, minor arterial, collector, or neighborhood collector as shown on the Jefferson Parish Thoroughfare Plan. A traffic impact analysis in accordance with [section 33-7.5](#) of this code may be required by the planning director, public works director, or parish traffic engineer when it is determined that such report is necessary to determine needed road improvements or that no unsafe or hazardous conditions will be created by the development as proposed.

(4)

The off-track wagering facility shall be subject to the development review procedures of mixed use corridor district (MUCD) [section 40-449](#) of this chapter.

(Ord. No. 20783, § 3(XV(2)), 9-22-99; Ord. No. 21715, § 17, 11-13-02; Ord. No. 21734, § 11, 12-11-02; Ord. No. 23330, § XXXII, 6-11-08; Ord. No. 23292, § 30, 5-7-08; Ord. No. 24189, § XIII, 1-25-12; Ord. No. 24545, § III, 4-14-13; Ord. No. [25020](#), § XIII, 10-7-15)

Sec. 40-563. - Height regulations.

No limit in height, except that when a building in an M-1 district adjoins or abuts upon a residential district such building shall not exceed the maximum height permitted in the residential district unless

it is set back from all yard lines required in the following sections one (1) foot for each foot of additional height in excess of the height so permitted.

(Ord. No. 20783, § 3(XV(3)), 9-22-99)

Sec. 40-564. - Area regulations.

(a)

Yard.

(1)

Front yard.

a.

No front yard is required except where the frontage on one (1) side of a street between two (2) intersecting streets is partially in the M-1 district and partially in a residential district, in which case the front yard regulations of the residential district shall apply.

b.

On through lots the required front yard shall be provided on both streets.

(2)

Side yard.

a.

No side yard is required except on the side of a lot abutting on a residential district, in which case there shall be a side yard of not less than five (5) feet provided, however, that a corner lot whose rear line abuts on a residential district shall have a side yard, on the street side, not less than ten (10) feet in width. Where a side yard, though not required is provided, such side yard shall have a width of not less than three (3) feet.

(3)

Rear yard.

a.

No rear yard is required except where a lot abuts upon a residential district, in which case there shall be a rear yard of not less than fifteen (15) feet. Where a rear yard, though not required, is provided such yard shall have a depth of not less than three (3) feet.

(Ord. No. 20783, § 3(XV(4)), 9-22-99; Ord. No. 21715, § 18, 11-13-02)

Sec. 40-565. - Sign regulations.

Signs shall be permitted in accordance with [section 40-525](#) of this chapter.

(Ord. No. 24364, § XLIV, 11-7-12)

Sec. 40-566. - Off-street parking and clear vision area requirements.

Shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations.

(Ord. No. 20783, § 3(XV(5)), 9-22-99; Ord. No. 23330, § IV, 6-11-08; Ord. No. 24364, § XLIV, 11-7-12)

Sec. 40-567. - Loading zone requirements.

Shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations.

(Ord. No. 20783, § 3(XV(6)), 9-22-99; Ord. No. 23330, § XIII, 6-11-08; Ord. No. 24364, § XLIV, 11-7-12)

Secs. 40-568—40-580. - Reserved.

ARTICLE XXXI. - INDUSTRIAL DISTRICT M-2

Sec. 40-581. - Description.

This district is composed of lands so situated as to be adapted to industrial development. The purpose of this district is to permit normal operations of industrial uses under such conditions as will protect adjacent industrial, commercial and residential uses.

(Ord. No. 20783, § 3(XVI(1)), 9-22-99)

Sec. 40-582. - Permitted uses.

In M-2, districts, only the following uses of property shall be permitted:

(1)

All uses not otherwise prohibited by law except for those shown as permitted in Article XXXIV, Unrestricted Rural District U-1R, [section 40-642](#) and hazardous, nuclear, or radioactive waste treatment and disposal facilities; provided, however, that no building or structure shall be erected, reconstructed or structurally altered for residential use except for temporary living quarters for industrial related personnel employed upon the premises. Residential dwellings located in main structures containing non-residential uses shall not be permitted.

(2)

Acid and ammonia manufacture provided an ordinance of no objection is approved by the Jefferson Parish Council after the Council is satisfied that all necessary safeguards have been met and further providing that the building or land uses for such manufacture is not located within three hundred (300) feet of any use other than commercial or industrial.

(3)

Asphalt refining or manufacture.

(4)

Bag cleaning.

(5)

Blast furnace.

(6)

Boiler work.

(7)

Candle manufacture.

(8)

Celluloid manufacture.

(9)

Cement, lime or plaster or parts manufacture.

(10)

Coke ovens.

(11)

Cotton gin.

(12)

Creosote treatment or manufacture.

(13)

Disinfectants manufacture.

(14)

Distillation of bones, coal or wood.

(15)

Dye stuff manufactures.

(16)

Emery cloth and sand paper manufacture.

(17)

Fat rendering.

(18)

Fertilizer manufacture.

(19)

Forging plants.

(20)

Garbage, offal or dead animals, reduction of dumping except incineration as required by ordinance and government operated incinerators.

(21)

Gas heating or illumination manufacture or storage.

(22)

Glue, size or gelatin manufacture.

(23)

Iron, steel, brass, aluminum or copper foundry or fabrication plant.

(24)

Lamp black manufacture.

(25)

Match manufacture.

(26)

Oil cloth or rubber goods manufacture.

(27)

Oiled or rubber goods manufacture.

(28)

Ore reduction.

(29)

Paint, oil, shellac, turpentine or varnish manufacture.

(30)

Paper and pump manufacture.

(31)

Processing, refining or bulk storage of flammable and combustible liquids as defined by the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1984) or as subsequently amended and adopted by the Jefferson Parish Council, provided the following criteria are met:

a.

The minimum distance in feet from a property line which is or can be built upon, including the opposite side of a public roadway shall be three (3) times the minimum distance required by NFPA 30. In the event the distances required by this paragraph exceed the maximum distances required by NFPA 30, then the requirements of this paragraph shall govern.

b.

The site has a minimum of one hundred thousand (100,000) square feet and the total floor area of all structures used for processing, refining or storage of flammable or combustible liquids does not exceed fifty (50) percent of the site area.

c.

The street system, ingress and egress, off-street parking, loading and pedestrian ways, are adequate and in accordance with the Code of Ordinances of Jefferson Parish.

d.

Adequate open space will be maintained on-site sufficient to provide ready access for fire and emergency equipment.

e.

Adequate safeguards are provided to limit obnoxious or offensive emissions of smoke, gas, gases, vibration, light, noise, glare, dust and odors or other noxious or offensive fumes and these safeguards regarding the foregoing shall be presented to the parish and shall minimize adverse impacts and nuisance in accordance with the best practical technology.

f.

In the event the use for which a special use permit is being sought pursuant hereto requires any air emission or water discharge permit from any state or federal agency, the application therefor, together with proof of submission, and the issued permit, if available shall be made a part of the application for the special use permit.

g.

The proposed use complies with the standards of the National Fire Protection Association Code as adopted by the Jefferson Parish Council.

h.

In the event any of the above criteria, standards, or regulations are in conflict with each other or with local, state or federal regulations, the more restrictive shall govern.

i.

Approval is obtained from the Jefferson Parish Council in accordance with Article XL, Special Permitted Uses.

j.

Any proposed changes in use or processing, including any changes in the use of the products or products themselves which may affect emission data previously submitted, shall be submitted to the council for approval in accordance with this section.

(32)

Potash works.

(33)

Printing ink manufacture.

(34)

Pyroxylin manufacture.

(35)

Rayon or cellophane manufacture.

(36)

Rock crusher.

(37)

Rolling mill.

(38)

Rubber or gutta-percha manufacture or treatment.

(39)

Salt works.

(40)

Shoe polish manufacture.

(41)

Smelting of tin, copper, zinc or iron ores.

(42)

Soap (bar) manufacture.

(43)

Soda and compound manufacture.

(44)

Stock yard, or slaughter of animals.

(45)

Stone mill or quarry.

(46)

Storage or baling of rags, paper, iron or junk.

(47)

Stove polish manufacture.

(48)

Tallow, grease or lard manufacture or refining from animal fat.

(49)

Tanning, curing or storage of raw hides or skins.

(50)

Tar distillation or manufacture.

(51)

Tar roofing or water-proofing manufacture.

(52)

Tobacco (chewing) manufacture or treatment.

(53)

Vinegar, sauerkraut or pickle manufacture.

(54)

Wholesale storage of gasoline.

(55)

Wood scouring or pulling.

(56)

Upon approval of the Jefferson Parish Council, the wrecking, dismantling or junking of automobiles and/or other vehicles or the salvaging or selling of parts therefrom.

(57)

Yeast plants.

(58)

Accessory building and uses customarily incidental to the above uses.

(59)

Grain elevators when approved by an ordinance of no objection by the Jefferson Parish Council, when the council is satisfied that granting approval will not adversely affect any adjoining property or the general welfare.

(60)

Recycling facilities shall be permitted, providing that the following criteria are met:

a.

All unloading, processing, bailing, or other activities shall be conducted entirely within an enclosed building.

b.

All materials to be recycled shall be stored and monitored adequately to minimize contamination of the environment, particularly, adjacent properties.

c.

Adequate safeguards shall be provided to limit obnoxious or offensive emissions of smoke, gases, vibration, light, noise, glare, dust and odors or other noxious or offensive fumes and shall minimize adverse impacts and nuisance in accordance with the best practical technology.

d.

On the perimeter(s) of the lot a continuous unbroken barrier is required. The barrier shall be a fence with a minimum height of seven (7) feet consisting of an opaque material.

e.

The proposed facility will be located a distance of no less than five hundred (500) feet from any residential zoning district or residential development.

f.

The following information shall be submitted to the Jefferson Parish Department of Environmental Affairs for review and approval prior to the issuance of a building permit:

1.

Site plans depicting: all structures on the site with setbacks; height, materials, and location of all fences and buffering; ingress and egress patterns; location, number and dimensions of parking spaces; location and dimensions of loading and unloading areas; and surrounding land use and zoning within five hundred (500) feet of the subject site.

2.

A description of recycling processes, including a complete list of all by-products and all waste generated.

3.

A materials flow plan outlining the procedures for receipt and storage of used materials, and handling of materials during processing and disposal procedures for any waste products.

4.

A list of methods employed in the facility to safeguard emissions.

g.

All local, state, and federal codes shall be met.

h.

In the event any of the above criteria, standards, or regulations are in conflict with each other or with local, state or federal regulations, the more restrictive shall govern.

i.

In the event the use for which a permit is being sought pursuant hereto requires any air emission or water proof of submission and the issued permit, if available, shall be made a part of the application for the permit.

j.

Any proposed changes in use or processing, including changes in the use of the products themselves which may affect emission date previously submitted, shall require resubmission to the Jefferson Parish Department of Environmental Affairs for review and approval.

k.

Approval is obtained from the Jefferson Parish Council in accordance with Article XL, Special Permitted Uses.

(61)

Gaming establishments and related activities provided the following conditions and criteria are met:

a.

The minimum site area shall not be less than seven (7) acres.

b.

The gaming establishment shall be located a minimum of five hundred (500) feet from any residential district and the nearest property line of any school, church or place of worship, and park or recreation area.

c.

The gaming establishment shall be located a minimum of one thousand (1,000) feet from any pawn shop and commercial check cashing establishment.

d.

The building site shall be located on an interstate, or major or minor arterial, or collector street as identified on the Jefferson Parish Thoroughfare Plan.

e.

Approval is obtained from the Jefferson Parish Council in accordance with Article XL, Special Permitted Uses.

f.

Landscape, buffer and general design standards.

1.

Landscape, buffer and general design standards shall be the same as those set in Article XXV, Mixed Use Corridor District, sections [40-446](#) and [40-447](#).

g.

Submittal requirements.

1.

In addition to the requirements stated above, the following shall also be submitted.

i.

A basic site plan depicting the location and dimensions of all existing and proposed streets; existing and proposed structures with setback dimensions; entrances and exits; parking layout including bus parking spaces, pick up and drop-off areas; service bays and loading areas; trash receptacles; sidewalks; traffic signals; location and dimensions of fire lanes and handicapped parking spaces; location of all fire hydrants within three hundred (300) feet of the site; statistical data on number of required versus proposed parking spaces and proposed hours of operation.

ii.

A landscaping plan of the site delineating location of existing trees to be preserved, the location and dimensions of proposed planting areas, legend indicating size, type and number of plants, barrier curbs, clear vision areas in accordance with [section 40-665](#), Clear vision area regulations, fences, buffers and screening; elevations of fences and materials used; and statistical data on the total area of proposed landscaping. To reduce the number of submittals, the landscaping plan may be added to the basic site plan noted above.

iii.

Elevations of existing and proposed structures showing width, depth and height, use, type of materials and color schemes; and statistical data on building area and dimensions for existing and proposed structures.

iv.

Zoning classification of the site, zoning classifications and land uses of surrounding property within a radius of one thousand (1,000) feet from the petitioned property.

v.

Utilities inventory showing the locations and size of existing water, sewerage, drainage and power lines, lift stations, canals and watercourses impacting the development site.

vi.

A public facilities and service impact analysis, including but not limited to sewer, water, drainage, transit, sanitation, garbage and utilities.

vii.

A copy of non-proprietary information contained in the application submitted on the gaming establishment to the state gaming commission. The applicant shall be credited with information generated for the state application which is also included in the submittal requirements listed above.

viii.

A traffic and transportation impact analysis which determines all impacts that affect the level of use on the surrounding street system, and any mitigation measures that may be appropriate so that the

level of service is improved. This analysis shall include existing traffic counts versus proposed traffic counts generated by the facility as well as provisions for satellite parking.

ix.

Provisions for a loading area for tour buses, taxis, etc., and for off-site parking and queuing of these vehicles sufficient to meet the projections of the traffic impact analysis.

x.

Additional information as required by the Parish of Jefferson to appropriately detail the proposed gaming establishment.

h.

Parking.

1.

On-site parking shall be provided in accordance with provisions specified in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations, [section 40-662](#)(16). On-site parking for accessory uses shall be provided as per other provisions specified in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations, [section 40-662](#).

2.

Off-site parking may be permitted in addition to the minimum requirements specified in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations, provided the satellite facility is located within one-half (½) mile of the gaming establishment site and Council approval is obtained in accordance with Article XL, Special Permitted Uses.

i.

Signs.

1.

The sign regulations shall be the same as those set in Article XXV, Mixed Use Corridor District, [section 40-448](#).

j.

Accessory uses and special events.

1.

Any accessory uses not specifically approved by council in accordance with the provisions of the section shall be prohibited.

2.

All special events and temporary activities, except those conducted in permanent on-site structures intended for such events and activities, shall be prohibited unless otherwise authorized by council resolution. No legally required parking spaces shall be used to satisfy the parking requirements for such events and activities, except those legally-required parking spaces already available for permanent on-site structures and uses.

k.

Additions.

1.

Any addition to structures shall be required to receive council approval in accordance with the provisions of this section.

1.

Fees.

1.

Fees required to process and review applications shall be five hundred dollars (\$500.00) per acre or portion thereof.

m.

Regulations, requirements or standards set in this section are not subject to appeals to the board of zoning adjustments.

(62)

Establishments engaged in activities related to marine transportation, including but not limited to holding areas and/or terminals used for excursion boats, sightseeing boats, water taxis, ferries, passenger ships, gaming boats, dining and entertainment boats and charter boats; provided however, that any such establishment which exceeds ten thousand (10,000) square feet of gross building area or is accessory to marine transportation vessels with a Coast Guard rated capacity of one hundred (100) passengers or more shall be permitted in accordance with the provisions of subsection (61), above.

(63)

Truck stops meeting the criteria listed in Article XXX, Industrial District M-1.

(64)

Hotels and motels.

(65)

Off-track wagering facilities with the criteria listed in article XXX, industrial district M-1 of this chapter.

(Ord. No. 20783, § 3(XVI(2)), 9-22-99; Ord. No. 21715, § 19, 11-13-02; Ord. No. 21734, § 12, 12-11-02; Ord. No. 23330, § XXXIII, 6-11-08; Ord. No. 23292, § 31, 5-7-08; Ord. No. 24189, § XIV, 1-25-12; Ord. No. 24545, § IV, 4-14-13; Ord. No. [24823](#), § XXI, 9-17-14; Ord. No. [25020](#), § XIII, 10-7-15)

Sec. 40-583. - Height regulations.

No limit in height, except that when a building in an M-2 district adjoins or abuts upon a residential district, such building shall not exceed the maximum height permitted in the residential district unless it is set back from all yard lines required in the following sections one (1) foot for each foot of additional height in excess of the height so permitted.

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

Sec. 40-584. - Area regulations.

(a)

Yard.

(1)

Front yard.

a.

No front yard is required except where the frontage on one (1) side of a street between two (2) intersecting streets is partially in M-2 district and partially in a residential district, in which case the front yard regulations of the residential district shall apply.

b.

On through lots the required front yard shall be provided on both streets.

(2)

Side yard.

a.

No side yard is required except on the side of a lot abutting on a residential district, in which case there shall be a side yard of not less than five (5) feet provided, however, that a corner lot whose rear line abuts on a residential district shall have a side yard, on the street side, not less than ten (10) feet in width. Where a side yard, though not required, is provided, such side yard shall have a width of not less than three (3) feet.

(3)

Rear yard.

a.

No rear yard is required except where a lot abuts upon a residential district, in which case there shall be a rear yard of not less than fifteen (15) feet. Where a rear yard, though not required, is provided, such yard shall have a depth of not less than three (3) feet.

(Ord. No. 20783, § 3(XVI(4)), 9-22-99; Ord. No. 21715, § 20, 11-13-02)

Sec. 40-585. - Sign regulations.

Signs shall be permitted in accordance with [section 40-525](#) of this chapter.

(Ord. No. 24364, § XLV, 11-7-12)

Sec. 40-586. - Off-street parking and clear vision area requirements.

Shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations.

(Ord. No. 20783, § 3(XVI(5)), 9-22-99; Ord. No. 23330, § IV, 6-11-08; Ord. No. 24364, § XLV, 11-7-12)

Sec. 40-587. - Loading zone requirements.

Shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations.

(Ord. No. 20783, § 3(XVI(6)), 9-22-99; Ord. No. 23330, § XIII, 6-11-08; Ord. No. 24364, § XLV, 11-7-12)

Secs. 40-588—40-600. - Reserved.