

Churchill Technology & Business Park

Exhibit 10

Zoning Map and Documents



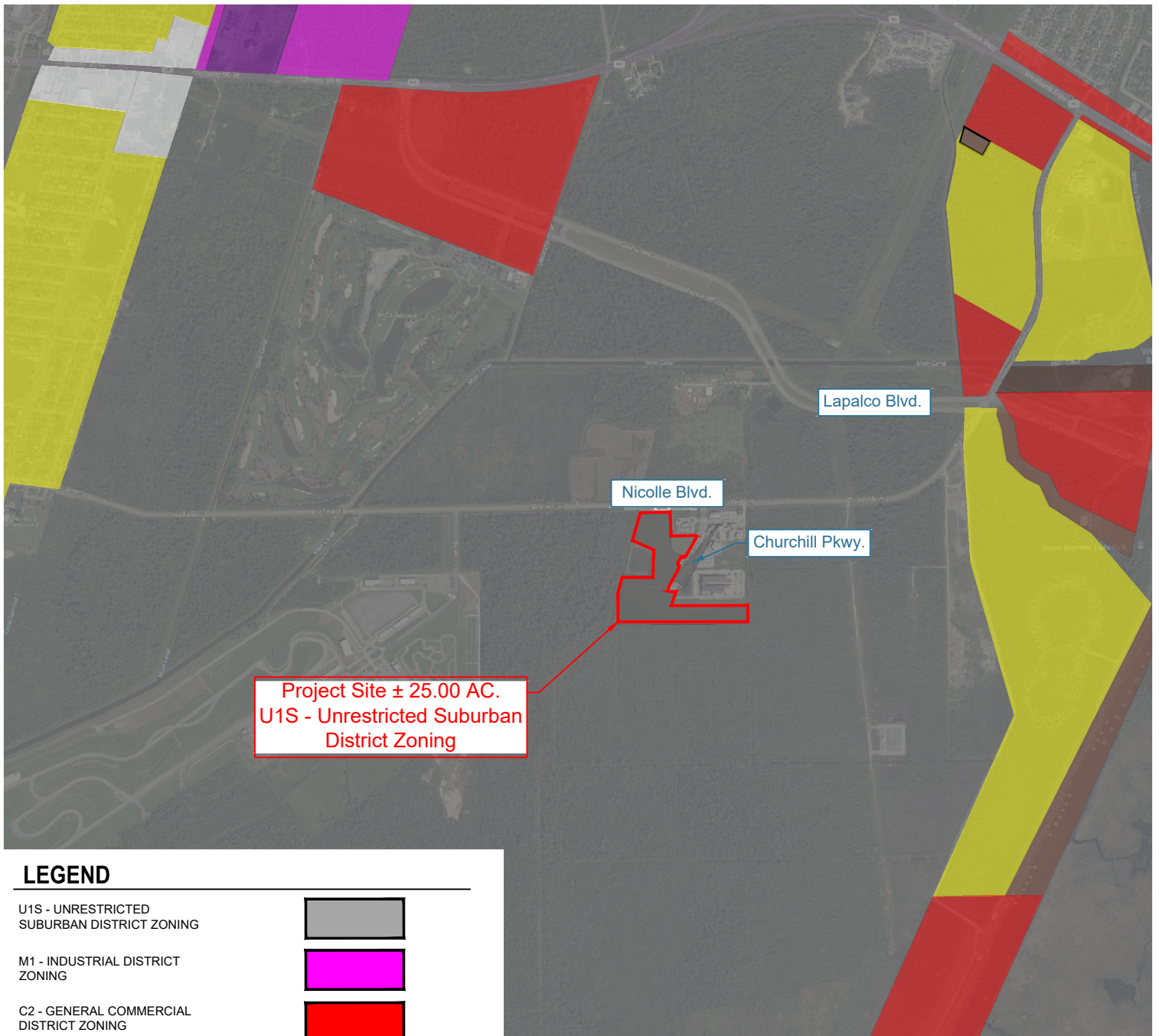
JEDCO

Jefferson Parish Economic Development Commission



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

Zoning Map



**Project Site ± 25.00 AC.
U1S - Unrestricted Suburban
District Zoning**

LEGEND

U1S - UNRESTRICTED
SUBURBAN DISTRICT ZONING



M1 - INDUSTRIAL DISTRICT
ZONING



C2 - GENERAL COMMERCIAL
DISTRICT ZONING



R1A - SINGLE-FAMILY
RESIDENTIAL DISTRICT ZONING



M2 - INDUSTRIAL DISTRICT
ZONING



R3 - MULTIPLE-FAMILY
DISTRICT ZONING



MUCD - MIXED-USE CORRIDOR
DISTRICT ZONING



PROJECT SITE BOUNDARY



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

DDG
1 GALLERIA BLVD | SUITE 1506
METAIRIE, LA
504.434.6565

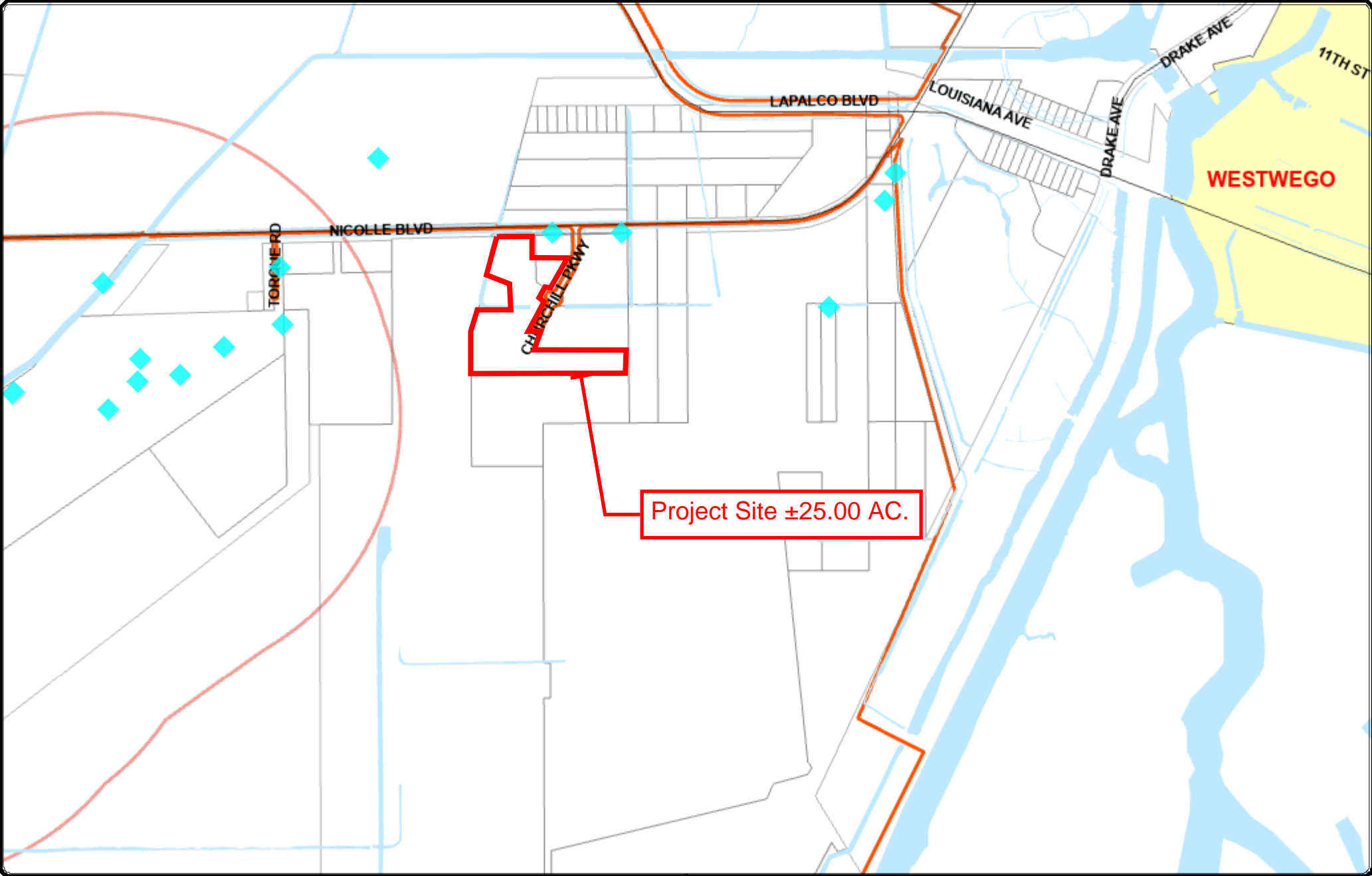
**Churchill Technology
and Business Park**

Avondale, LA 70094
Jefferson Parish



PROJECT NO. 23-1544
09-05-2024
CHECKED BY SMT
DRAWN BY JPO





Project Site ±25.00 AC.

September 27, 2024

Jefferson Parish makes no warranty as to the reliability or accuracy of the base maps, their associated data tables or the original data collection process and is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. User assumes all responsibility for verifying accuracy of data for any intended use.

 FOD - Fairfield Overlay District



1 inch = 1,427 feet
0 780 1,560 2,340 3,120
Feet

Zoning Documents

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 developments* 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.
- f. Short-term rentals.

(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)

Mechanical equipment. Mechanical equipment is allowed in accordance with Section 33-6.9, Site design, of this UDC.

(e) *Home occupations.* Home occupations are allowed in accordance with Division 1, Specific Uses Standards, of Article 5, Supplemental Conditions, of this UDC.

(Ord. No. 25020, § VIII, 10-7-15; Ord. No. 25513, § 5, 2-21-18; Ord. No. 26526, § 5, 12-14-22)

Sec. 33-3.58.4. - Supplemental conditions for specific uses (U-1S).

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, day care center (LBCS function code 6562), 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; Ord. No. 26302, § 6, 11-10-21)

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

Use	Minimum Lot Area Requirements		
	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 <u>1-4</u> family residential	<u>1-4</u> family residential	Townhome
Front Setback (ft.)	N/A	20 ft. or avg. front yard setback of other buildings on both sides of the property and the street, within the same block and U-1S zoning district, min. 10 ft. ¹ 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		

1. The front yard setbacks of other buildings shall be provided by the subject property owner of applicant.

(Ord. No. 25020, § VII, 10-7-15; Ord. No. 26369, § 8, 2-16-22)

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.

Outdoor storage 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) Section 33-6.25, Landscaping, buffering, and screening, shall apply.
- (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; Ord. No. 25405, § 21, 8-9-17; Ord. No. 25411, § 5, 8-23-17)

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 code compliance and enforcement to eliminate such conditions.

(Ord. No. 25020, § VII, 10-7-15; Ord. No. 26625, § 19, 6-14-23)

Sec. 33-3.58.6.5. - Landscaping, buffering, and screening.

(a) *Generally.* Where landscaping is required, section 33-6.25, Landscaping, buffering, and screening, shall apply. 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*. The following additional standards shall apply in relation to the property buffer requirement:

- (1) Where adjacent to a residential district, dwelling, or institutional development, a required fence shall be an opaque wall of wood, brick, or masonry.
- (2) Where two (2) industrial properties abut or where two (2) commercial properties abut, one (1) of the following shall be required along the common side or rear lot lines:
 - 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.
- (3) 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.

(Ord. No. 25020, § VII, 10-7-15; Ord. No. 25405, § 22, 8-9-17)

Editor's note— Ord. No. 25405, § 22, adopted Aug. 9, 2017, amended the § 33-3.58.6.5 title to read as set out herein. The former § 33-3.58.6.5 title pertained to landscaping.

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. Section 33-6.25, Landscaping, buffering, and screening, shall apply.
 - 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 intended for drive-in, drive-up, or drive-through use 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; Ord. No. 25405, § 23, 8-9-17; Ord. No. 25411, § 6, 8-23-17)

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) Implement the comprehensive plan.

(Ord. No. 25020, § VIII, 10-7-15; Ord. No. 25891, § 15, 11-6-19)

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) *Mechanical equipment*. Mechanical equipment is allowed in accordance with Section 33-6.9, Site design, of this UDC.
- (6) *Home occupations*. Home occupations are allowed in accordance with Division 1, Specific Uses Standards, of Article 5, Supplemental Conditions, of this UDC.
- (7) 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; Ord. No. 26526, § 9, 12-14-22)

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 to provide landscaping and buffering shall be those requirements of the Unrestricted Suburban District, section 33-3.58.6.5, Landscaping, buffering, and screening, of this UDC.

(Ord. No. 25020, § VIII, 10-7-15; Ord. No. 25405, § 27, 8-9-17)

Sec. 33-3.69.6. - Development standards.

The development standards of the Unrestricted Suburban District, section 33-3.58.6, and in Article 6, General development standards, of this UDC shall apply.

(Ord. No. 25020, § VIII, 10-7-15; Ord. No. 25405, § 28, 8-9-17)

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 section 33-7.4, Stormwater, and section 33-6.26, Low impact development, 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; Ord. No. 25405, § 29, 8-9-17)

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)