

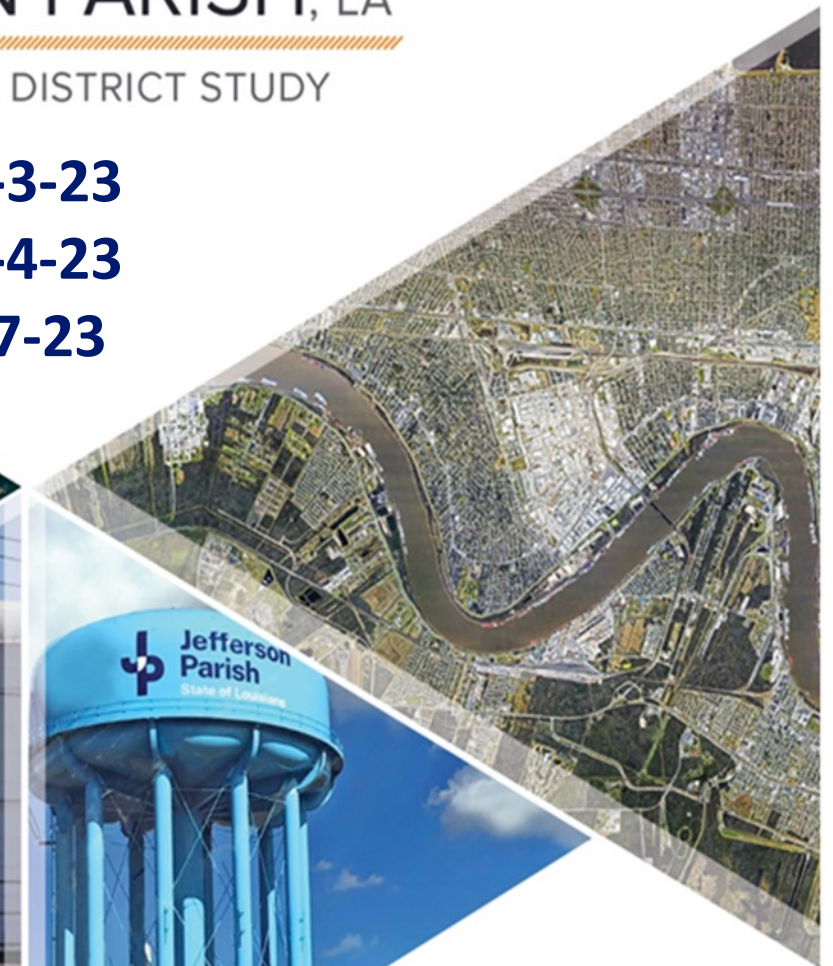
# JEFFERSON PARISH, LA

## INDUSTRIAL ZONING DISTRICT STUDY

**TXT-3-23**

**TXT-4-23**

**Z-17-23**



# Study Overview & Related Studies

## **Industrial Zoning Districts Study TXT-3-23**

(Res. No. 137617)

Consultant-led project  
evaluating the industrial  
zoning districts

## **Industrial Districts Related Amendments TXT-4-23**

Planning study to  
address new uses  
created by the Industrial  
Districts Study, AIM  
District (Res. No.  
138807), & update  
sections/references

## **Industrial Zoning Districts Map Amendment Z-17-23**

Planning study to map  
the new industrial  
districts established with  
text studies

**Comprehensively evaluates the current industrial district structure and associated regulations to create a set of new, modern districts and standards that work with existing industrial development patterns.**

# TXT-3-23

## Industrial Zoning Districts Study

### *Consultant Led*



# Project Outreach Summary



**Compiled a list of nearly 80 stakeholders, which include-**

- Industry representatives, property owners and operators with industrial interests on both the East and West Bank, Parish staff, representatives of local boards and agencies, such as JEDCO, residents, environmental interests, etc.



**Conducted several in-person and virtual interviews with stakeholders for Framework Report and Draft Regulations**

- Nov. 2022 — Feb. 2024
- Two in-person open house stakeholder sessions on each bank
- Held over 20 stakeholder interviews both in-person and virtual



**Discussed the Study with the Westbank Port Development Task Force (WBPDTF)**

- July 8, 2021
- Aug. 12, 2021
- Feb. 17, 2022
- Nov. 15, 2022
- Jan. 11, 2023
- June 21, 2023
- Aug. 30, 2023



**Hosted two public meetings on Framework Report**

- Feb. 16, 2022
- Feb. 17, 2022



**Hosted meetings on Draft Regulations on both East and West banks**

- Nov. 15, 2022
- Nov. 16, 2022
- June 20, 2023
- June 21, 2023

*Feedback throughout the process has guided each draft's revisions*



# Stakeholder Input

## *Development Context*

- Development may require remediation in certain areas (brownfields).
- The West Bank has unbuilt areas, which are opportunities for new development, while the East Bank is built-out.
- Industrial, especially on the West Bank, would like to expand within their sites.
- Industrial must be sensitive to surrounding uses, especially residential neighborhoods.
- Industrial areas should become more walkable (sidewalks, landscape, etc.). An example was cited that workers would like to take walks on lunch breaks.

## *Industrial Expansion*

- Expansion of storage tanks is a sensitive issue, with some opposed to any further expansion of land area devoted to the use.
- Some expressed a desire to limit further expansion of all industrial areas.

## *Land Use Relationships*

- Industrial uses place stress on the roadway system with additional vehicles and truck traffic.
- Equal enforcement is critical. Enforcement of existing and new industrial standards is critical.
- There are significant concerns regarding the impact of industry on the surrounding residential, especially those neighborhoods in close proximity. These include potential negative impacts from contamination of air and water, a lack of buffers, and truck traffic.
- Industrial should work as a supportive partner to surrounding residential neighborhoods.

# Stakeholder Input (cont.)

## *Zoning Concerns*

- Current industrial zoning is out of date. Regulations should be modern, clear, and predictable.
- The Code should be clear where each type of industrial can locate.
- Buffering is needed between industrial and residential areas. Screening of uses with outdoor storage or operations should be added to the Code.
- With new standards, the Code must be sensitive to how nonconformities are treated.
- The Parish should work to attract “clean” and “green” technologies, and new types of industrial, such as micro-breweries and craft artisan industrial.
- Industrial areas should allow for sustainable elements, such as electric vehicle charging spaces and solar panels.
- If possible, zoning should incorporate air quality control standards.

## *Administrative Issues*

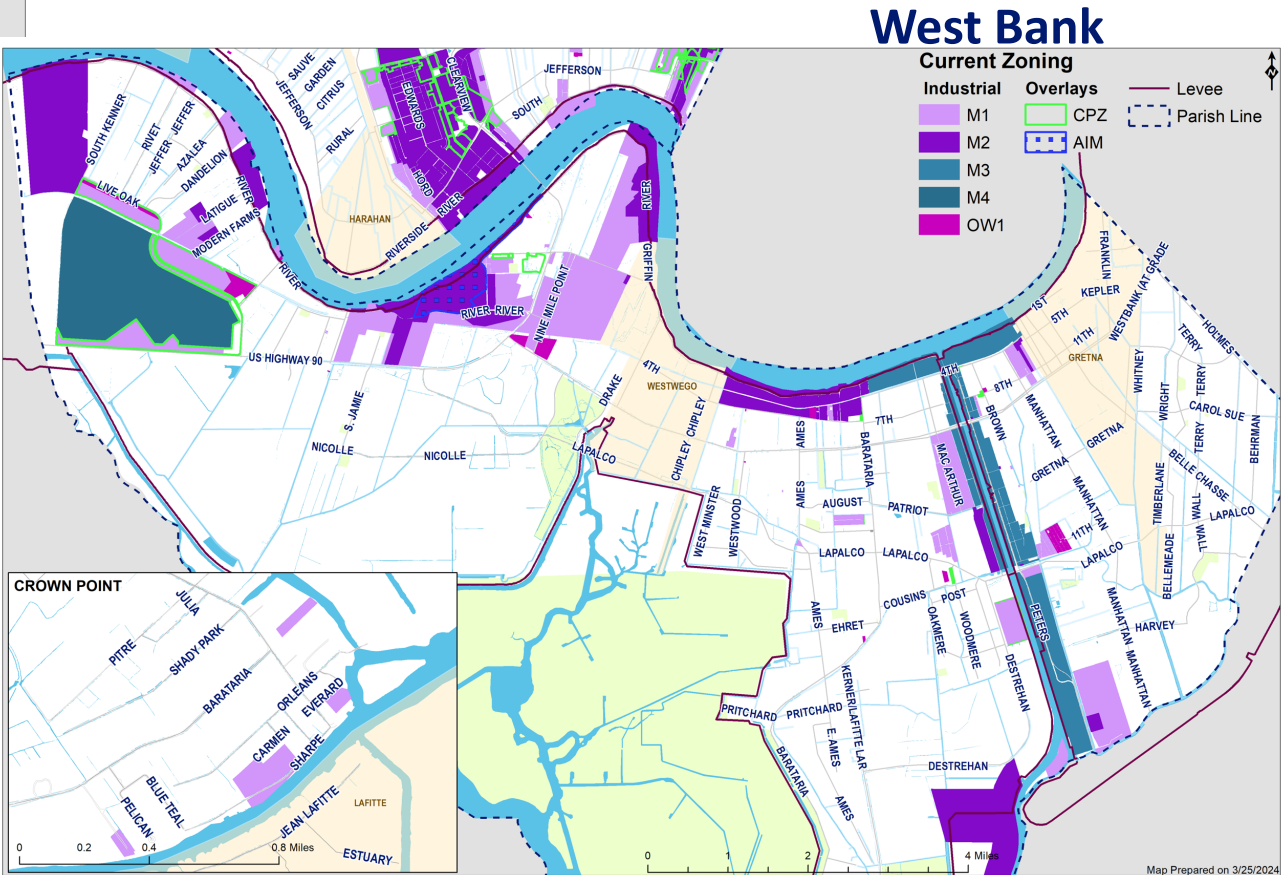
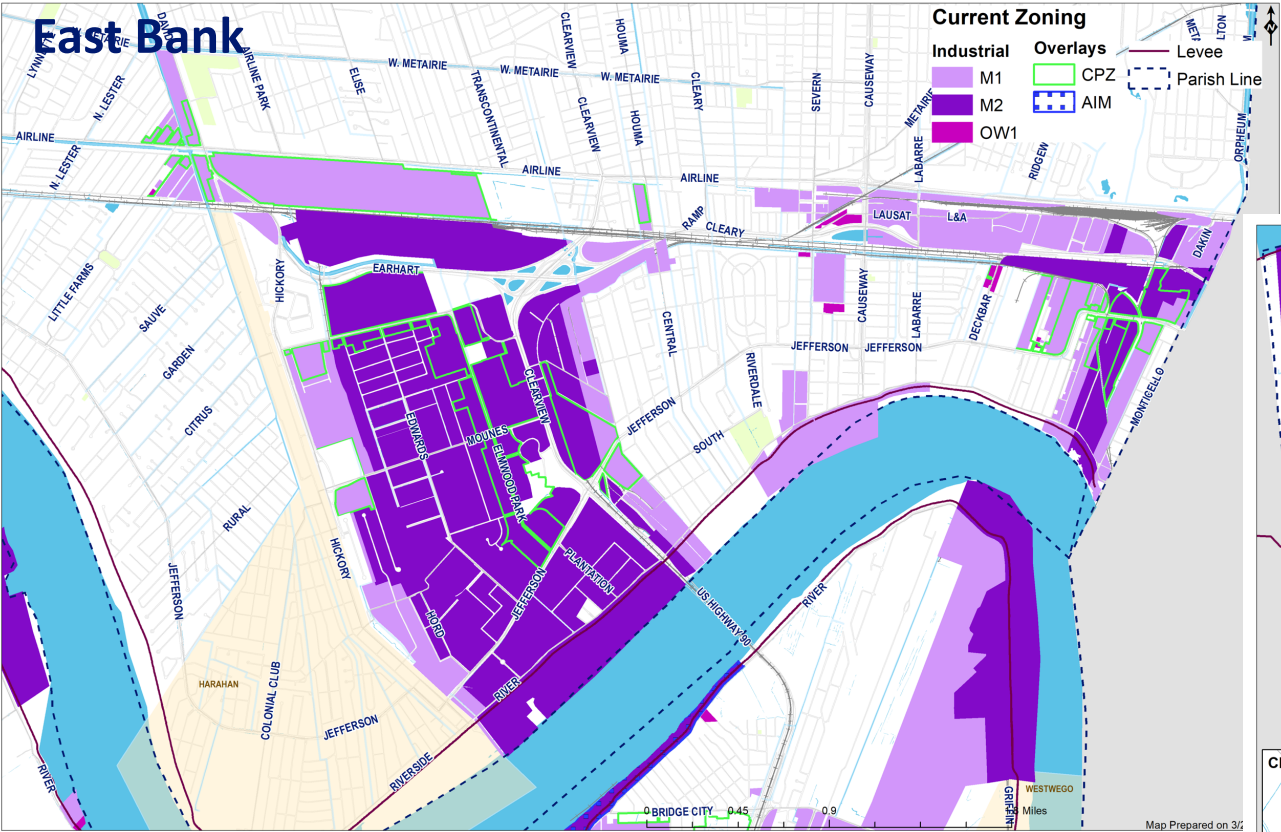
- Notice requirements for certain industrial uses need to be clearly defined. The uses that require notice should be evaluated.
- Evaluate special permit use and how to allow for minor modifications through an administrative process.
- The special permit use should be clear that non-hazardous materials, such as water, should be exempt from the permit controls and subject to the underlying districts.
- Special approvals should be objective and as apolitical as possible.

# Current Industrial Zoning

District	Dimensional & Development Standards	Use Standards Generally
<b>OW-1 Office-Warehouse District</b>	<ul style="list-style-type: none"> <li>65' maximum building height</li> <li>No yards required unless abutting residential</li> </ul>	<ul style="list-style-type: none"> <li>Primarily office and warehouse uses</li> <li>Limited trade and repair - no more than 25 employees</li> <li>Allows C-2 District uses with the exception of residential</li> <li><i>C-2 uses include retail, personal services such as beauty salons, restaurants and bars</i></li> </ul>
<b>M-1 Industrial District</b>	<ul style="list-style-type: none"> <li>No height limit unless abutting residential</li> <li>No yards required unless abutting residential</li> </ul>	<ul style="list-style-type: none"> <li>Has an open ended use structure that allows light industrial uses that are not listed in higher intensity districts like the M-2 District</li> <li>Specific standards for certain uses (i.e., marine-related uses, truck stops, gaming establishments, off-track wagering, and self-storage, etc.)</li> </ul>
<b>M-2 Industrial District</b>	<ul style="list-style-type: none"> <li>No height limit unless abutting residential</li> <li>No yards required unless abutting residential</li> </ul>	<ul style="list-style-type: none"> <li>Primarily heavy industrial uses</li> <li>Specific standards for processing, refining or bulk storage of flammable and combustible liquids, and recycling facilities</li> </ul>
<b>M-3 Industrial District</b>	<ul style="list-style-type: none"> <li>No building height limit</li> <li>Lots must be 10,000 square feet in area and a minimum lot depth of 100 feet</li> </ul>	<ul style="list-style-type: none"> <li>Heavy industrial uses</li> </ul>
<b>M-4 Industrial District</b>	<ul style="list-style-type: none"> <li>Height and setbacks per state and federal law (related to waste collection, handling, and disposal facilities)</li> <li>Minimum lot area of 30 acres</li> <li>Landscape screening required</li> <li>Distancing requirement from residential</li> </ul>	<ul style="list-style-type: none"> <li>Waste collection, handling, and disposal facilities</li> </ul>
<b>AIM Avondale Industrial Marine District</b>	<ul style="list-style-type: none"> <li>Geographically specific overlay: "Avondale Shipyard"</li> <li>Underlying district standards apply unless modified by AIM</li> </ul>	<ul style="list-style-type: none"> <li>Specific limitations related to the amount of processing, refining, or bulk storage of flammable and combustible liquids</li> </ul>

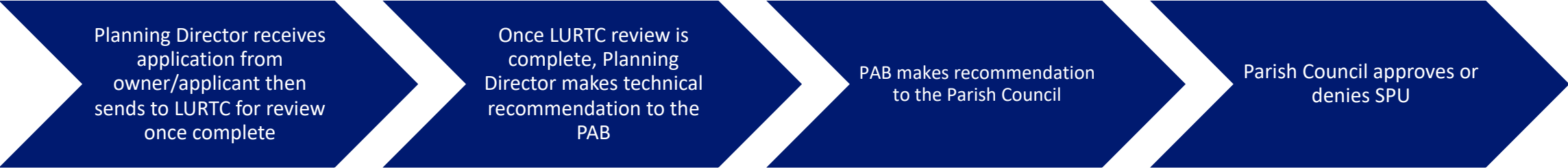


# Current Industrial Zoning



# Special Permitted Uses (SPU) and Conditional Use Permits (CUP)

## SPU and CUP Application Process



## SPU and CUP Renewal Process



# Issues with Current Regulations

- Because our regulations are so outdated, certain uses, like coke ovens and grain elevators, are still listed as permitted uses, but new modern uses like microbreweries and distribution facilities, are not.
- The M-1 and M-2 zoning districts serve as a catch-all district, with “All uses not otherwise prohibited by law except ...”. This language promotes an inconsistent land use pattern, which has been a source of ambiguity for the Parish, site selectors, etc., and keeps the current industrial districts from functioning as true industrial zoning districts.
- The bulk storage of flammable and combustible liquids is allowed as an SPU in the M-2 and M-3, provided specific criteria, mostly related to public health, safety, and welfare, are met. Broadening the use category to be inclusive of hazardous material and adding additional standards that promote transparency and education is consistent with other regulations in the Code.
- The special permitted use (SPU) regulations are rigid and require legislative approval for any change to an approved site plan which can be costly and lengthy for applicants, and not necessary for minor changes to a site.



# Summary of Proposed Regulations

Replace current industrial zoning districts with new base and overlay zoning districts

- **Current: OW-1, M-1, M-2, M-3, M-4, AIM Overlay**
- **Proposed: I-MU, I-L, I-H, I-LF, HM-O Overlay, AIM**

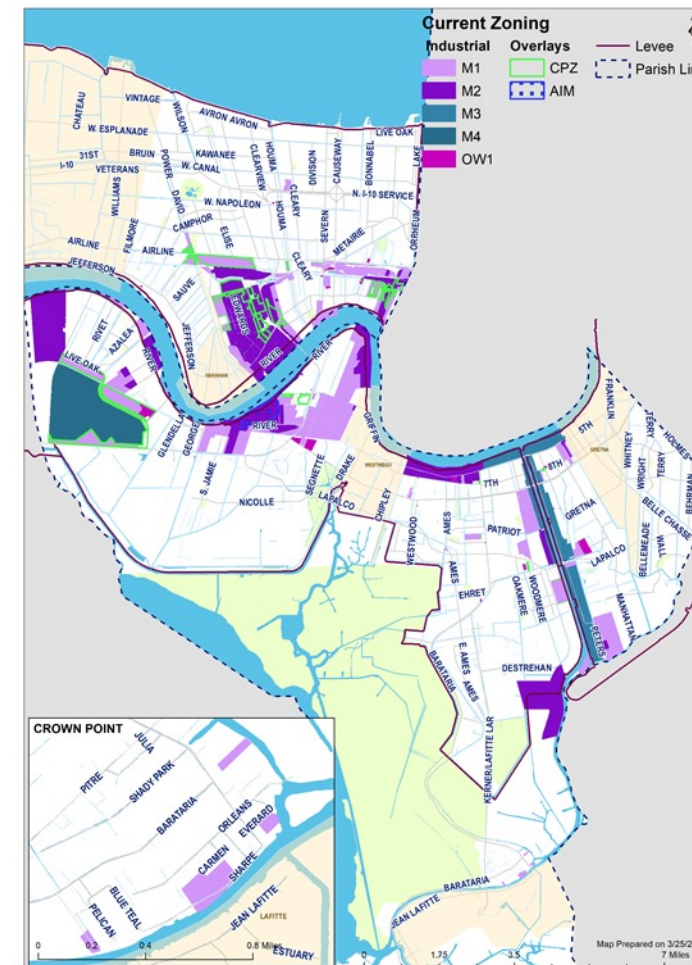
Address land uses

- Restructured and updated allowed uses for each district
- Added new uses to the Code
- Defined and added new standards and zoning restrictions for the bulk storage of hazardous materials

Within the district regulations, clarify dimensional standards, landscaping requirements, and development approval provisions

Amend the Special Permitted Use (SPU) standards and procedures

Allow existing residential uses in industrial zoning districts as conforming uses



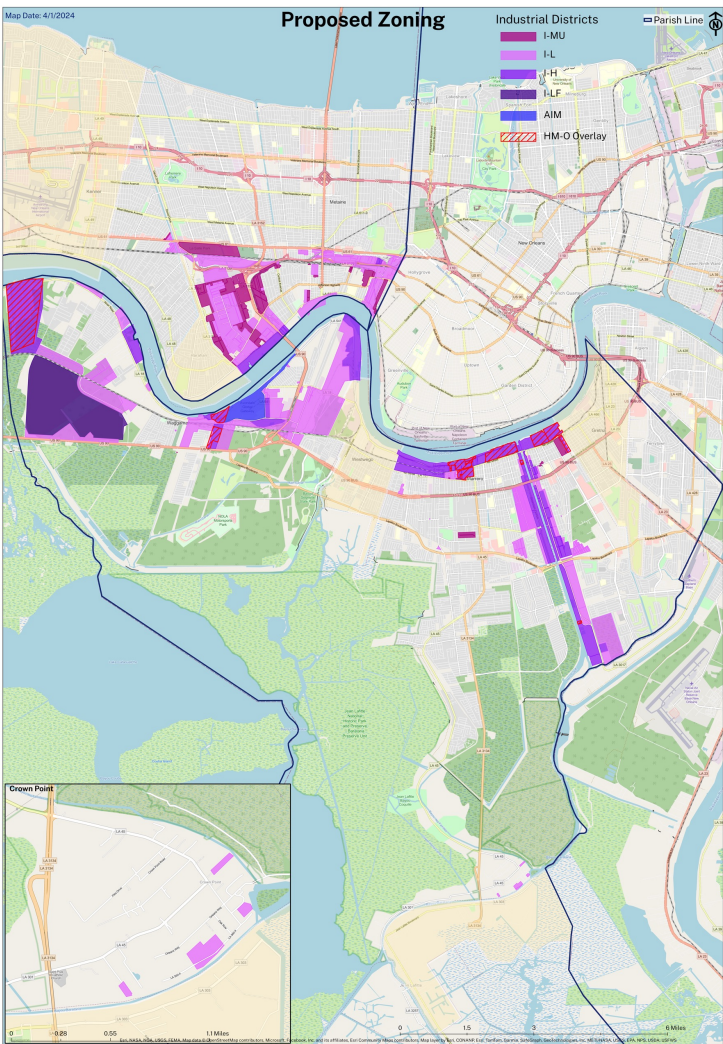
# Proposed Industrial Districts

## Base Industrial Zoning Districts

- **Industrial Mixed-Use (I-MU)** *Incorporates former OW-1*
- **Light Industrial (I-L)** *Formerly M-1*
- **Heavy Industrial (I-H)** *Formerly M-2 and M-3*
- **Landfill Industrial (I-LF)** *Formerly M-4*
- **Avondale Industrial Marine (AIM)** *Formerly an overlay district; addressed in TXT-4-23*

## Overlay Industrial Zoning Districts

- **NEW Hazardous Materials Overlay (HM-O)**



# Updates to the Recommendation since 4/11/24



**REVISED**

## Changes to District Regulations and Permitted Land Uses

- **Made minor changes** to the I-LF purpose statement and permitted uses.
- **Allowed** agriculture, forestry, fishing, and hunting (LBCS Function Code 9000) in the I-H.
  - Provides necessary flexibility, especially for large tracts of undeveloped land.

## HM-O District Regulations

- **Clarified** the HM-O separation distance and landscaping buffer requirements:
  - Shall not apply within any existing special permitted use boundary, established prior to the effective date of the ordinance; and
  - Only apply when abutting or adjoining a lot that is zoned something other than I-L, I-H, or I-LF.
- **Made other minor adjustments** to the HM-O provisions to add clarity and simplify proposed regulations.
- **Added** graphics to the presentation to illustrate potential development scenarios.

## Special Permitted Use Regulations

- **Clarified** SPU minor amendment provisions in the presentation.



# Purpose Statements **REVISED**

## Industrial Mixed-Use (I-MU)

- The I-MU district is intended to accommodate those areas that have originally developed as industrial areas, but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and even moderate density residential uses. As such, the broader mix of allowed uses in the I-MU district encourages and accommodates the adaptive reuse of existing structures.

## Light Industrial (I-L)

- The I-L district is intended to accommodate a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses, as well as, limited commercial, recreational, and agricultural uses. Light industrial processes are conducted within enclosed buildings, may include some limited outdoor storage, and do not create nuisances, hazards, or other outside impacts.

## Heavy Industrial (I-H)

- The I-H district is intended to accommodate general manufacturing, fabricating, processing, distributing, and warehousing uses, including those uses that may be hazardous or noxious. Such uses typically have significant external impacts and may include large areas of outdoor storage or operation. Therefore, screening and buffering requirements ensure adequate separation and mitigation of potential impacts on surrounding areas.

## Landfill Industrial (I-LF)

- The I-LF is a specialized zoning district for industrial activities that involve waste collection, handling, ~~and~~ disposal, and resource recovery facilities. The I-LF District is intended to allow for the normal operation of state permitted landfills, ~~and~~ other waste handling, recycling, and disposal establishments, and renewable or sustainable energy facilities, arrays, and systems.

## Hazardous Materials Overlay (HM-O)

- The Hazardous Materials Overlay District (HM-O) is intended to protect the public health, safety, and environment by controlling uses that store hazardous materials in bulk. The HM-O District provides additional standards and safeguards regarding the storage of hazardous materials to protect public health and safety, and the environment. The district provides opportunities for existing uses to continue to operate and expand with the limited establishment of new bulk storage of hazardous materials within specific parameters.

# Industrial Mixed-Use District (I-MU)

*Accommodate areas that have evolved to contain a broader mix of light industrial, artisan industrial, & commercial uses;  
Encourage & accommodate the adaptive reuse of existing structures*

## MAINTAINED FROM OW-1 DISTRICT

- Uses-
  - Wide variety of commercial uses permitted
  - Allow for multi-family and townhomes (all other residential prohibited)
- Parking, sign requirements, etc. from existing regulations



*Example from Framework Report*

## NEW STANDARDS

- New uses permitted: breweries, distilleries, wineries, micro-breweries, micro-distilleries, micro-wineries, commercial kitchens, food production support services, industrial design, craft production
- Simplify dimensional standards in table format-
  - *Changes to the height, min. setbacks,...*
- General site design standards-
  - *Sec. 33-6.9 shall apply w/ specific transparency and façade requirements, plus:*
  - *Design standards for business park or campus developments 2+ acres*
- Additional landscaping and screening
- Site plan review required
- Variances granted by Council with review criteria

# Light Industrial District (I-L)

*Accommodate industrial uses where processes occur indoors & limited outdoor storage, commercial, and agricultural uses;  
No allowances for the large-scale handling of hazardous materials (primary use)*

## MAINTAINED FROM M-1 DISTRICT

- Maintain residential use restrictions
- Height (clarified measurement)
- Parking, sign requirements, etc. from existing regulations



*Example from Framework Report*

## NEW STANDARDS

- Limited commercial uses are permitted
- New uses permitted: breweries, distilleries, wineries, micro-breweries, micro-distilleries, micro-wineries, commercial kitchens, food production support services, industrial design, craft production
- Added minimum setbacks and minimum lot area requirement of 5,000sf
- Simplified dimensional standards in table format
- **Additional landscaping, screening, and site plan review required when abutting non-industrial districts**
- Variances granted by Council with review criteria
- Included additional uses found in the I-L per the land use survey of existing uses



# Heavy Industrial District (I-H)

*Accommodates heavy industrial uses with significant impacts;  
May include large areas of outdoor storage or operations;  
Uses that have greater impacts on the environment and/or significant impacts on the use & enjoyment of adjacent property*

## MAINTAINED FROM M-2 & M-3 DISTRICTS

- Maintain residential use restrictions
- Continue to permit heavy industrial uses, with new limitations on certain uses
- Height (clarified measurement)
- Parking, sign requirements, etc. from existing regulations



*Example from Framework Report*

## NEW STANDARDS

- No longer a catch-all district - allowed uses are tailored to heavy-industrial uses
- New uses permitted: commercial kitchens, food production support services, industrial design, bulk storage of non-hazardous materials, data mining center (SPU), recycling facilities (SPU), junk/salvage yard (SPU)
- Prohibits bulk storage of hazardous materials with a few exceptions (certain food grade and edible products, medicinal products, when accessory to principal use )
- Added minimum setbacks (25 ft.) and minimum lot area requirement of 5,000sf
- Dual zone concept for landscaping (buffers, screening)
- **Site plan review required when abutting non-industrial districts**
- Variances granted by Council with review criteria

# Landfill Industrial District (I-LF) **REVISED**

*Intended solely for “waste collection, handling, & disposal facilities” & ties to “state permitted landfills & other waste handling, recycling, & disposal establishments”*

## MAINTAINED FROM M-4 DISTRICT

- Permitted uses **mostly** limited to waste collection, handling, and disposal facilities
- No maximum height
- Minimum lot area (30 acres)
- Minimum setbacks (200’, unless abutting residential use or district, then 500’)
- Maintain existing restriction on setback variances

## NEW STANDARDS

- Site plan review required
- Limited variances granted by Council with review criteria

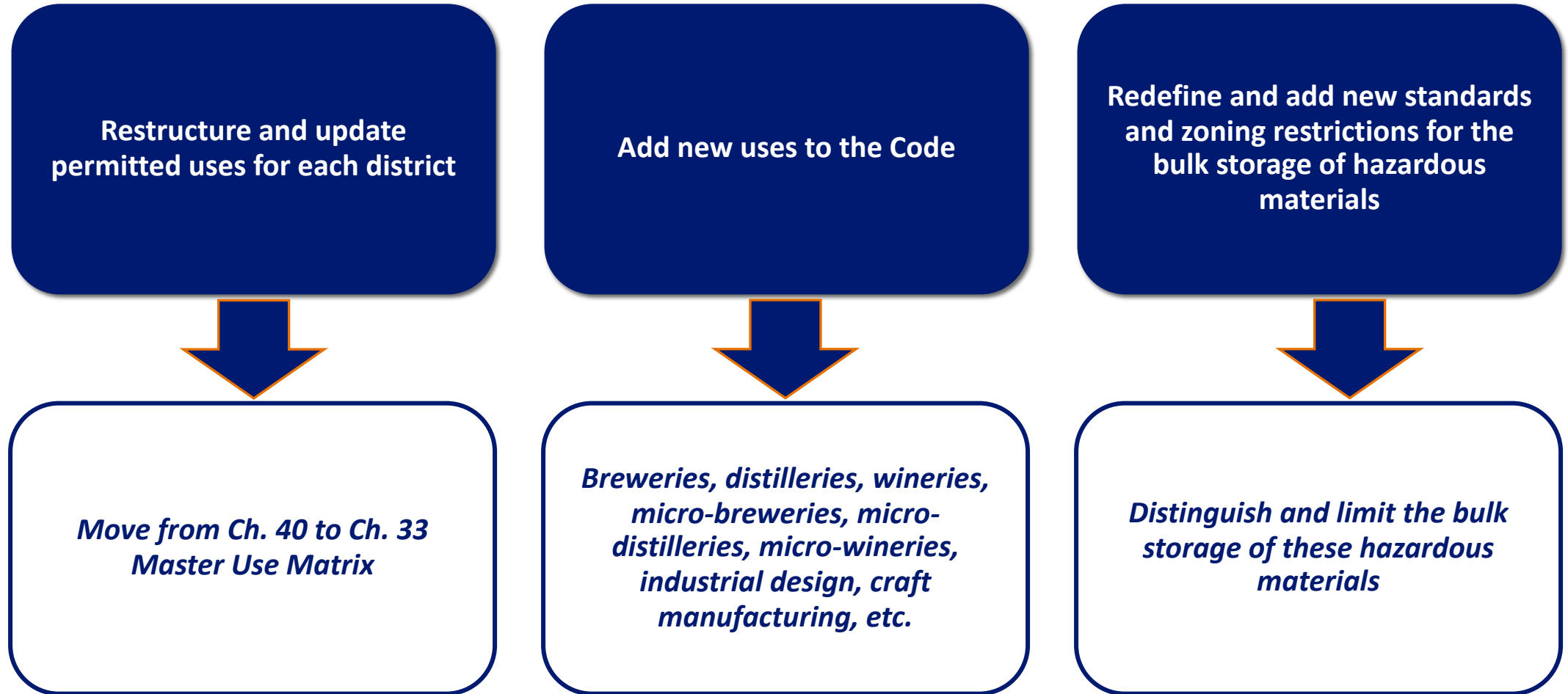


*Example from Framework Report*

# District Regulations: Proposed Dimensional Standards





	I-MU <sup>2</sup>	I-L	I-H	I-LF
Lot Standards				
Minimum Lot Area	None	5,000 ft <sup>2</sup>	5,000 ft <sup>2</sup>	30 acres
Minimum Lot Width	None	None	None	None
Height				
Maximum Building Height <sup>1</sup>	None, except when a building is on a lot in the I-MU/I-L/I-H District that adjoins or abuts another lot within a residential district such building shall not exceed the maximum height permitted in the adjoining or abutting 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.			None
Setbacks				
Minimum Front Yard	10'	10'	25'	200'
Minimum Corner Side Yard	10'	10'	25'	200'
Minimum Interior Side & Rear Yard	10', unless abutting residential district, then 20'	10', unless abutting residential district, then 20'	25', unless abutting residential district, then 50'	200', unless abutting residential district, then 500'
<sup>1</sup> Any structures integral to the operation of a use, such as smokestacks, chimneys, cooling towers, water towers, elevator houses, mechanical stacks, and other similar items that exceed the maximum height allowed in the district are permitted. Any such structures that are freestanding must be set back from all lot lines a distance equal to the height of the structure.				
<sup>2</sup> Non-residential dimensional standards				

# Land Uses Overview










# Land Uses for Proposed Districts

Land-Based Classification Standards (LBCS)			I-MU	I-L	I-H	I-LF
1000	<b>Residence or Accommodations</b> 		Limited	Limited	X	X
2000	<b>General Sales or Services</b> 		✓	Limited	Limited	X
3000	<b>Manufacturing &amp; Wholesale Trade</b> 		Limited	Limited	✓	X
4000	<b>Transportation, Communication, Information, &amp; Utilities</b> 		✓	✓	Limited	Limited

# Land Uses for Proposed Districts

**REVISED**

Land-Based Classification Standards (LBCS)		I-MU	I-L	I-H	I-LF
5000	<b>Arts, Entertainment, &amp; Recreation</b> 	✓	✓	X	X
6000	<b>Education, Public Administration, Healthcare, &amp; Other Institutions</b> 	✓	Limited	X	X
7000	<b>Construction-Related Businesses</b> 	✓	✓	✓	X
8000	<b>Mining &amp; Extraction</b> 	X	X	Limited	X
9000	<b>Agriculture, Forestry, Fishing, &amp; Hunting</b> 	X	✓	✓	<u>Limited</u>

# Allow Certain Agricultural Uses in Specific Districts

## REVISED

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
CROP PRODUCTION	9100						
Grain and oilseed	9110	Grows oilseed and/or grain crops in open fields		X	P	<del>X</del> <u>P</u>	X
***							
Vegetable farming or growing	9120			X	P	<del>X</del> <u>P</u>	X
Fruits and trees	9130			X	P	<del>X</del> <u>P</u>	X
Greenhouse, nursery and floriculture	9140	Grow crops under cover, nursery stock, and flowers		P	P	<del>X</del> <u>P</u>	X
All other crops	9150			X	P	<del>X</del> <u>P</u>	X



# Allow Certain Agricultural Uses in Specific Districts

**REVISED**

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
SUPPORT FUNCTIONS FOR AGRICULTURE	9200	Perform activities associated with production and distribution of forest and agricultural products, includes dusting, spraying, fertilizing	-	X	P	<del>X-P</del>	X
ANIMAL PRODUCTION	9300	Keep, graze, breed or feed animals in farms or feedlots	-				
Cattle ranch	9310		-	X	P	<del>X-P</del>	X
Dairy cattle and milk production	9320		-	X	P	<del>X-P</del>	X
Hog farm	9330		-	X	P	<del>X-P</del>	X
Poultry and egg production	9340		-	X	P	<del>X-P</del>	X
Sheep and goat farm	9350		-	X	P	<del>X-P</del>	X
Fish hatchery, fishery, aquaculture	9360	Farm raise finfish, shellfish, or any other kind of animal aquaculture		X	P	<del>X-P</del>	X
All other animal production	9370	Raises other animals and insects for sale or product production		X	P	<del>X-P</del>	X
<i>bees</i>	9371			X	P	<del>X-P</del>	X
<i>horse and equine</i>	9372			X	P	<del>X-P</del>	X
<i>fur-bearing</i>	9373			X	P	<del>X-P</del>	X
Support function for animal production	9380	Provide services such as animal breeding, pedigree records, horse boarding, livestock spraying		X	P	<del>X-P</del>	X
FORESTRY AND LOGGING	9400	Grow and harvest timber on long production cycles, or specialize in reforestation, seeding and similar activities		X	X	<del>X-P</del>	<del>XP</del>
FISHING, HUNTING AND TRAPPING, GAME PRESERVES	9500	Commercially harvest fish and other wild animals from their natural habitats					
Fishing	9510	Commercially catch or take finfish, shellfish, or marine products from a natural habitat		X	P	<del>X-P</del>	<del>XP</del>
Hunting and trapping, game retreats, game and fishing preserves	9520	Commercially hunt and trap or operate commercial or recreational game or hunting preserves		X	P	<del>X-P</del>	<del>XP</del>



# Clarify Other Permitted Uses Within the I-LF

REVISED

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
rail freight transportation	4122	For freight systems only; may operate over long distances, or within local areas only		P	P	P	<del>X</del> P
rail transportation support uses	4123	Provide specialized services such as repair, maintenance, loading and unloading rail cars; operate independent terminals		P	P	P	<del>X</del> P
***							
alternative energy sources	4314	Convert other forms of energy such as solar, wind, or tidal power into electric power; does not include establishments that manufacture, install, or repair equipment used for wind and solar energy (LBCS Function Code 3380)		P	P	P	<del>X</del> P
***							
irrigation and industrial water supply	4332	Operate water treatment plants and water supply systems for irrigation and industrial supply only		X	P	P	<del>X</del> P
***							
solid waste landfill	4345	Operate landfills for the disposal of non-hazardous solid wastes; may locally collect or haul nonhazardous waste materials along with landfill operation; also manage recycling and resource recovery facilities that operate in conjunction with landfills <u>and process nonhazardous solid waste to extract, convert to energy, or otherwise separate, prepare, and convert solid waste, including waste tires and waste plastics, for reuse into a variety of products such as renewable gas and beverage quality CO<sub>2</sub>, and operate any and all renewable energy facilities, arrays, or systems</u>		X	X	X	P

# Proposed New Uses

*There are a number of uses that are desired by the Parish but are not currently defined within the Code.*

- **Industrial design** (permitted in I-MU, I-L, I-H)
- **Breweries, distilleries, wineries, micro-breweries, micro-distilleries, micro-wineries** (permitted in I-MU, I-L)
- **Commercial kitchen** (permitted in I-MU, I-L, I-H)
- **Food production support services** (permitted in I-MU, I-L, I-H)
- **Artisan production/craft manufacturing** (permitted in I-MU, I-L, I-H)
- **Alternative energy manufacturing** (permitted in I-MU, I-L, I-H)
- **Distribution and fulfillment center** (permitted in I-MU, I-L, I-H)
- **Transportation logistics hub** (permitted in I-MU, I-L, I-H)



**Industrial Design**



**Commercial Kitchen**



**Breweries, Distilleries, Wineries, Micro-breweries, etc.**



**Craft Manufacturing**



**Transportation Logistics Hub**



**Alternative Energy Manufacturing**

# Proposed Bulk Storage of Hazardous Materials

**Bulk Storage of Hazardous Materials** shall mean hazardous materials, as defined in Ch. 13 of the Parish Code, not under active shipping papers, stored or able to be stored (e.g., existing tanks for hazardous materials not in use/empty) in the following cumulative amounts. If thresholds for storage in bulk are amended in Ch. 13 of the Parish Code, the standards of Ch. 13 shall control.

- Gases with a liquid capacity equal to or greater than 5,000 gallons
- Liquids or slurries equal to or greater than 10,000 gallons or 100,000 pounds
- Solids equal to or greater than 100,000 pounds

**Includes both:**

- Terminals where hazardous materials are received from a pipeline, marine vessels, tank railcars, tank vehicles, or other means; are stored in aboveground tanks; and are shipped out by any of the same means by which they are received or shipped out by tank vehicle directly to the end user.
- Warehouses or yards that store hazardous materials in drums, tote tanks, boxes or other containers containing gases, liquids, solids, or slurries, where the cumulative total of materials stored exceeds the above amounts.

**Does not include the following** (may still be subject to the standards of Chapter 13):

- Retail outlets that store hazardous materials in drums, tote tanks, boxes or other containers containing gases, liquids, solids, or slurries, for sale, that meet or exceed the thresholds established in above amounts. This is considered part of the principal retail use and subject to the standards of that use
- Storage of materials accessory to specific principal uses
- Food grade and edible products (i.e. vegetable oil, sugars)
- Organic and inorganic medicinal chemicals and their derivatives

Use Categories that are not considered Bulk Storage of Hazardous Materials when storage is accessory and essential to primary operations
Automobile Sales or Service
Business, Professional, Scientific, and Technical
Dry Cleaning and Laundry
Craft Manufacturing and Assembly
Breweries, Distilleries, Wineries, Micro-breweries, Micro-distilleries, Micro-Wineries, Wineries
Food and Non-Alcoholic Beverage Production
Distribution and fulfillment center
Transportation, Communication, Information, and Utilities
Utilities and Utility Services
Amusement, Sports, or Recreation Uses
Other Government Functions
Public Safety
Health and Human Services
Construction-Related Businesses
Heavy Construction
Mining and Extraction
Agriculture, Forestry, Fishing, and Hunting



# Proposed Bulk Storage of Hazardous Materials

## Maintained from existing use standards for flammable and combustible SPUs in M-2 & M-3 Districts

All requirements of Chapter 13, Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, are complied with.

- The site has a minimum of one hundred thousand (100,000) square feet and the total floor area of all structures used for bulk storage of hazardous materials does not exceed fifty (50) percent of the total site area.
- At a minimum, bulk storage tanks must be located three (3) times the minimum distance required by NFPA 30 distance in feet from all property lines.
- There is ready access for fire and emergency equipment
- 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.
- The proposed use complies with the standards of the National Fire Protection Association Code, as adopted by the Jefferson Parish Council, and applicable standards of the National Association of Corrosion Engineers (NACE), the American Petroleum Institute (API), the American Society of Testing and Materials (ASTM), and requirements found in the Clean Water Act, the Clean Air Act, and Resource Conservation and Recovery Act.
- Any proposed changes in use, including any changes in the use of the products or products themselves which may affect emission data previously submitted, shall be submitted to the Parish Council for approval in accordance with this section.
- Adequate safeguards are provided to limit obnoxious or offensive emissions of smoke, gases, vibration, light, noise, glare, dust, and odors or other noxious or offensive fumes or spilled liquids.
- 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.
- Approval is obtained from the Jefferson Parish Council in accordance with Article XL, Special Permitted Uses.

## New

- New term- changed from flammable and combustible to hazardous to be consistent with Chapter 13
- An odor control plan required (required by Env. Affairs for CU-1-24 and CU-2-24)
- Clarification on material stored in totes
- A 24-hour manned hotline number posted on site

### For new facilities and expansion of existing facilities:

- Siting requirements for new tanks (HM-O)
- Additional landscaping buffers (HM-O)

### For Title V major source facilities:

- Emission reporting requirements (HM-O)



# Other Proposed Bulk Storage Uses

**Bulk Storage of Culinary and Medicinal Materials** shall mean materials stored or able to be stored (e.g., existing tanks not in use/empty) in the amounts identified by Chapter 13 but have been specifically *exempted* from the definition of Bulk Storage of Hazardous Materials. Storage of such materials may be subject to the standards of Chapter 13.

- Includes animal, vegetable, and plant oils not ready for human consumption
- Permitted as an SPU in I-H District\*

**Bulk Storage Non-Hazardous Materials** shall mean materials stored or able to be stored (e.g., existing tanks not in use/empty) in the amounts identified by Chapter 13 that are *not* classified as hazardous materials as defined by Chapter 13.

- Permitted in I-MU, I-L, and I-H districts\*

\*AIM use permissions will be addressed as a part of TXT-4-23

# Hazardous Materials Overlay District (HM-O)



# Hazardous Materials Overlay District (HM-O)

## Purpose of HM-O District & Approach

- Address environmental & safety concerns
- Balance the needs of industrial facilities & the larger community
- Create clear rules for existing facilities
- Limited expansion allowed

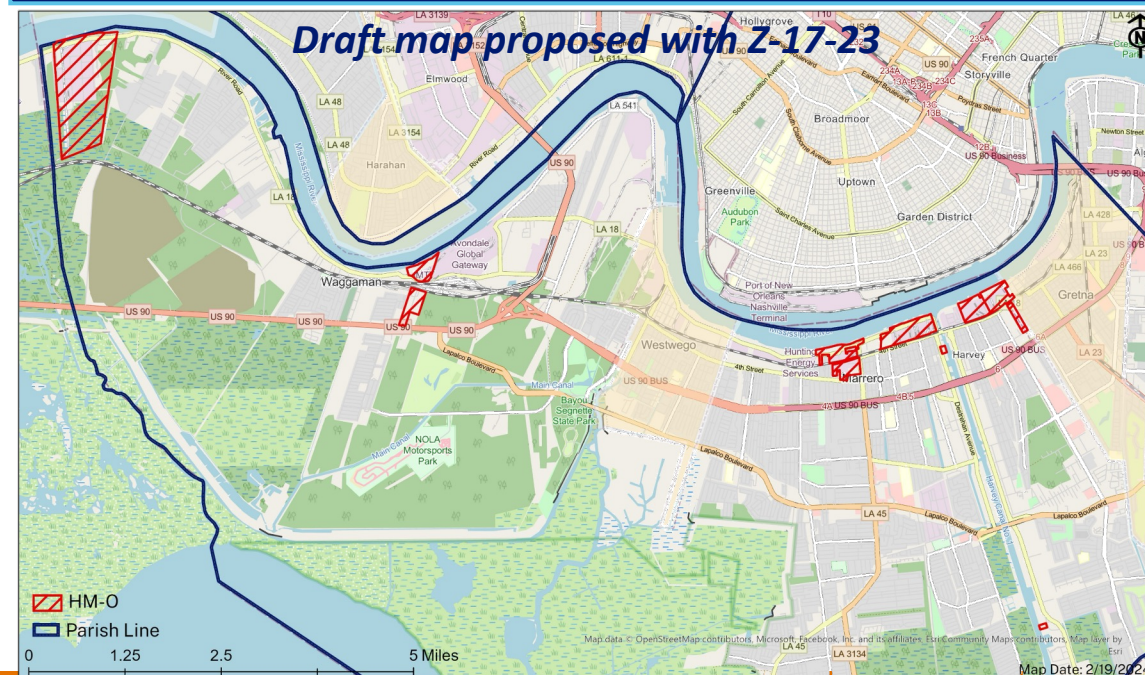
## Mapping

- Initially mapped upon the existing SPU sites for bulk storage of hazardous materials

## Overlay Application

- Standards of the base I-H District apply unless modified by the HM-O District
- Can only be applied over the I-H District

Many of the changes to the draft regulations provided more clarity to the initial draft regulations. However, one major change reflected in the second draft is the approach for the HM-O District. Whereas the previous iteration of the HM-O District was tied to existing approved SPUs for bulk storage of hazardous materials with limited permissions for expansion of existing sites, the current draft proposes to allow for the expansion of existing sites, as well as the ability to apply the HM-O to new areas for additional bulk storage.



# Hazardous Materials Overlay District (HM-O) **REVISED**

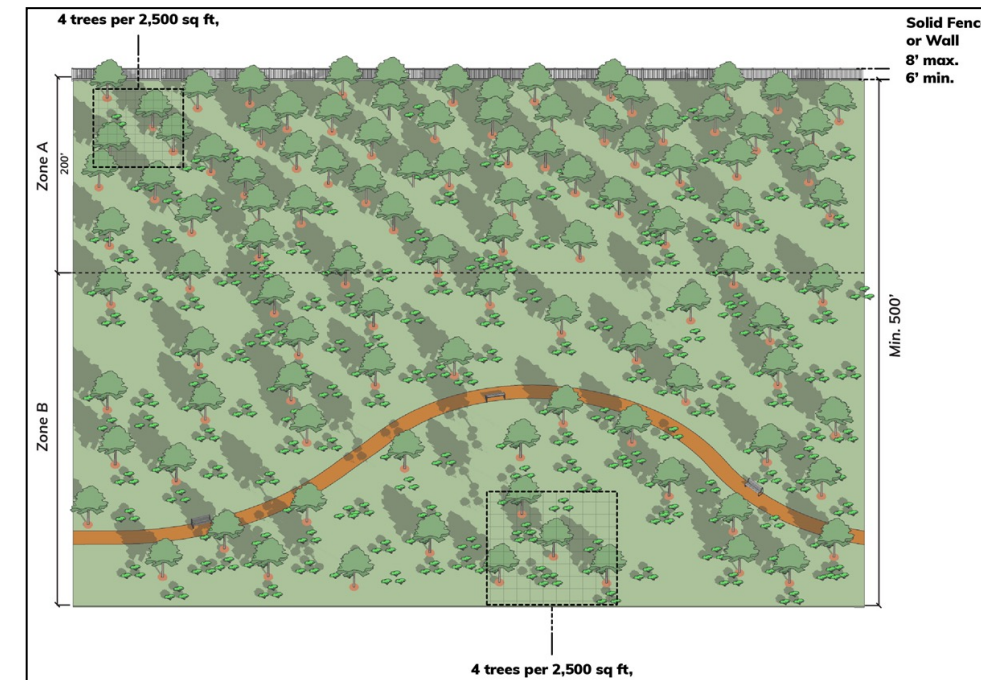
## Use Standards

- Details added to the **odor control plan**: 5 components
  - Product odor assessment, including review of product safety data sheets (SDS)
  - Identify odor sources within the facility, including temporary odor sources
  - Provide a work program that describes how site monitoring and investigation of odor complaints will be conducted
  - Describe the operational procedures to control odors.
  - Catalog potential additional emission and odor control equipment necessary
- 24-hour manned hotline** number of state required emergency contact
- Emission reporting requirements and air permit compliance website for existing and new Title V facilities

## Siting Standards

- Clarified that **required separation of storage tanks** - 1,500 ft from the lot line of any other adjoining or abutting lot that is zoned a district other than the I-L, I-H, **or I-LF for new facilities and any expansion of an existing SPU boundary**
  - When a special permitted use is **expanded enlarged**, the required separation shall apply on an **incremental basis**, which means that a separation requirement shall be applied to the **expansion enlargement, is applied in the same proportion that the enlarged site or lot area has to the existing development.**
- 500 ft landscape buffer**, consisting of two zones, the required buffer shall only to the **expansion of any existing hazardous materials bulk storage facilities or any new hazardous materials bulk storage facilities.**
- Replacement of Existing Tanks**- may be replaced for maintenance, safety reasons, or where new technologies contribute to safer and/or more efficient storage (increase in the capacity of such bulk storage tanks is prohibited for replacement)
- Variances-
  - Council **may** grant variances to the I-H District dimensional, development, signs, and parking regulations
  - Council **shall not** grant variances to: Specific use standards, Separation requirement, Landscape buffer

HM-O Required Landscape Buffer



Landscape buffer may be located within separation area



# HM-O Required Separation Distance **REVISED**

## Sec. 33-3.70.6. Required separation.

(a) These separation requirements for bulk storage tanks apply to any new facility, approved as a new SPU, as of the effective date, [INSERT EFFECTIVE DATE], of this ordinance, [INSERT THIS ORDINANCE NO.].

**(1) These requirements shall not apply within any existing special permitted use boundary, established prior to this effective date.**

**(2)** These requirements also apply to any expansion of an existing special permitted use boundary as of this effective date.

(b) When a special permitted use is expanded, the required separation shall apply on an incremental basis, which means that a separation requirement shall **only** be applied to the **expansion**.

(c) Bulk storage containers, **containing hazardous materials**, must be located a minimum of one-thousand five-hundred (1,500) feet from the lot line of any other adjoining or abutting lot that is zoned a district other than the I-L, ~~or~~ I-H, **or I-LF District.**

(d) However, adjoining or abutting lots under the same ownership that are not zoned the I-L or I-H, **or I-LF** District may be used to meet this separation requirement.

(e) The required landscape buffer (Sec. 33-3.70.7) may be located within this separation area.

- ✓ Can include 500 ft. landscaping buffer
- ✓ Can include administrative buildings, parking lots, and accessory uses to the site
- ✓ Can include the storage of non-hazardous materials and culinary and medicinal materials
- ✓ Only applies for new SPU or expansion of the existing SPU boundary
- ✓ **Only applies when abutting or adjoining a lot that is zoned something other than I-L, I-H, or I-LF**
- ✗ **DOES NOT APPLY WITHIN THE EXISTING SPU FOOTPRINT FOR HM-O SITES**
- ✗ **DOES NOT APPLY WHEN ABUTTING OR ADJOINING AN I-L, I-H, OR I-LF**

# HM-O Required Landscape Buffer

REVISED

## Sec. 33-3.70.7. Required landscape buffer.

A landscape buffer is required to create a physical separation between hazardous material and the surrounding area. The landscape buffer is required for the expansion of any existing hazardous materials bulk storage facilities or any new hazardous materials bulk storage facilities. The buffer is measured perpendicularly from any lot line that shared with another lot that is not part of the development site and zoned a district other than I-L, I-H, or I-LF.

- a. The landscape buffer is required for any new facility, approved as a new SPU, of the effective date, [INSERT EFFECTIVE DATE], of this ordinance, [INSERT THIS ORDINANCE NO.].

**(1) These requirements shall not apply within any existing special permitted use boundary, established prior to this effective date.**

**(2) These requirements also apply to any expansion of an existing special permitted use boundary as of this effective date.**

- b. When a SPU is expanded the required landscape buffer shall apply on an incremental basis, which means that a landscaping and buffering shall apply to the expansion, ~~or in the case where a requirement is calculated as a percentage of the overall site, is applied in the same proportion that the expanded site or lot area has to the existing development.~~

\* \* \*

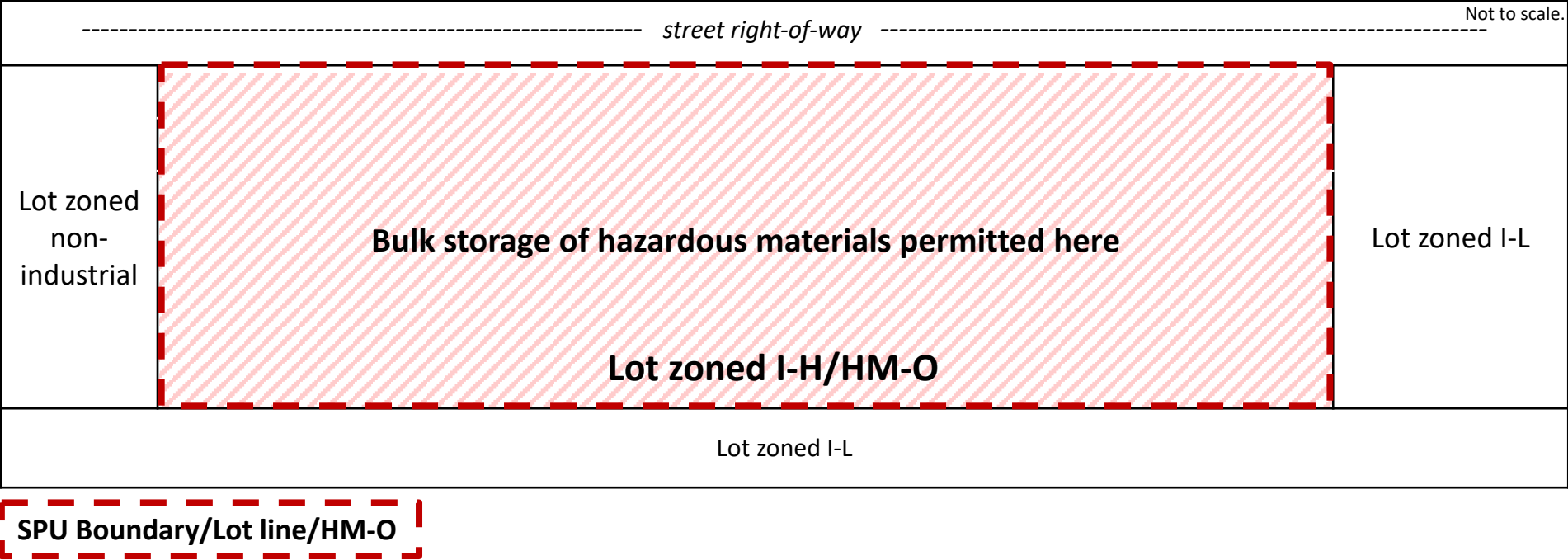
- ✓ Only applies when abutting or adjoining a lot that is zoned something other than I-L, I-H, or I-LF
- ✓ Only applies for new SPU or expansion of the existing SPU boundary
- ✗ No administrative buildings, parking lots, accessory uses permitted within the 500 ft. landscaping buffer
- ✗ DOES NOT APPLY WITHIN THE EXISTING SPU FOOTPRINT FOR HM-O SITES

# HM-O Scenarios: Existing Facilities (No Expansion)

REVISED



Existing Facility with an SPU in the HM-O; NO Expansion



REVISED

## New Facility, Approved as an SPU in the HM-O

- 1500' separation distance applies
- 500' landscape buffer applies



SPU Boundary/Lot line/HM-O

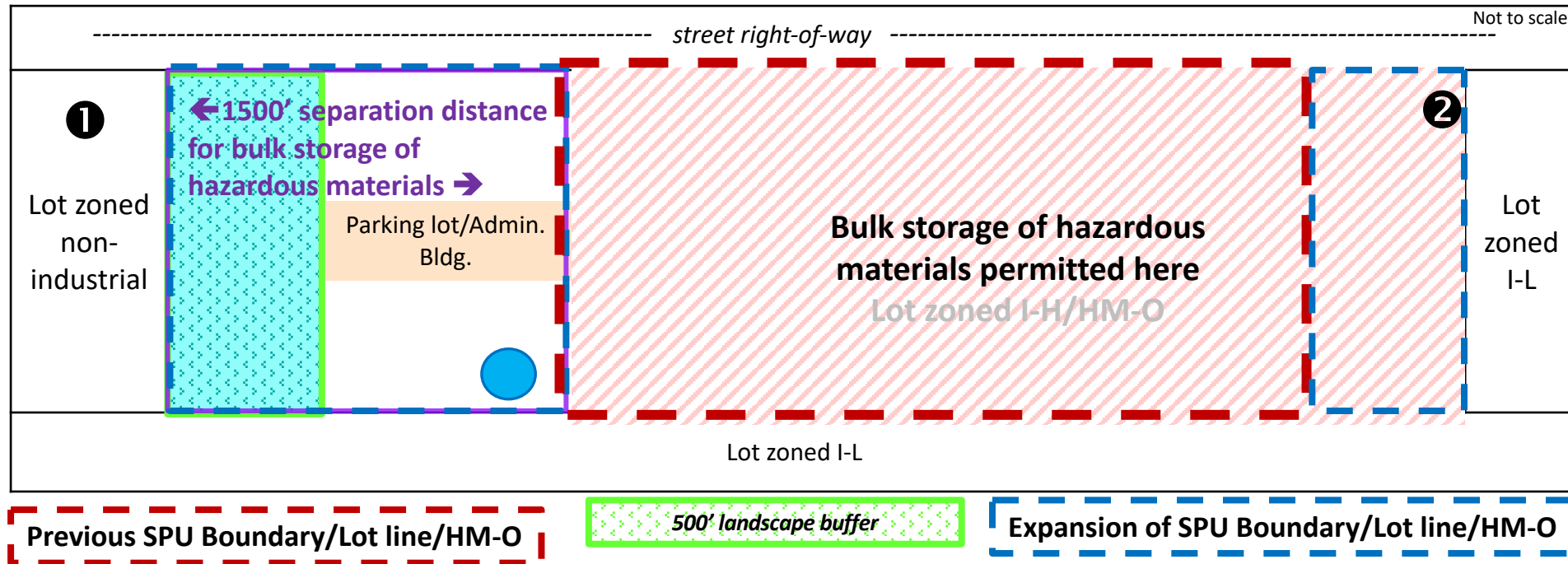
500' landscape buffer

# HM-O Scenarios: Existing Facilities (With Expansion)

REVISED

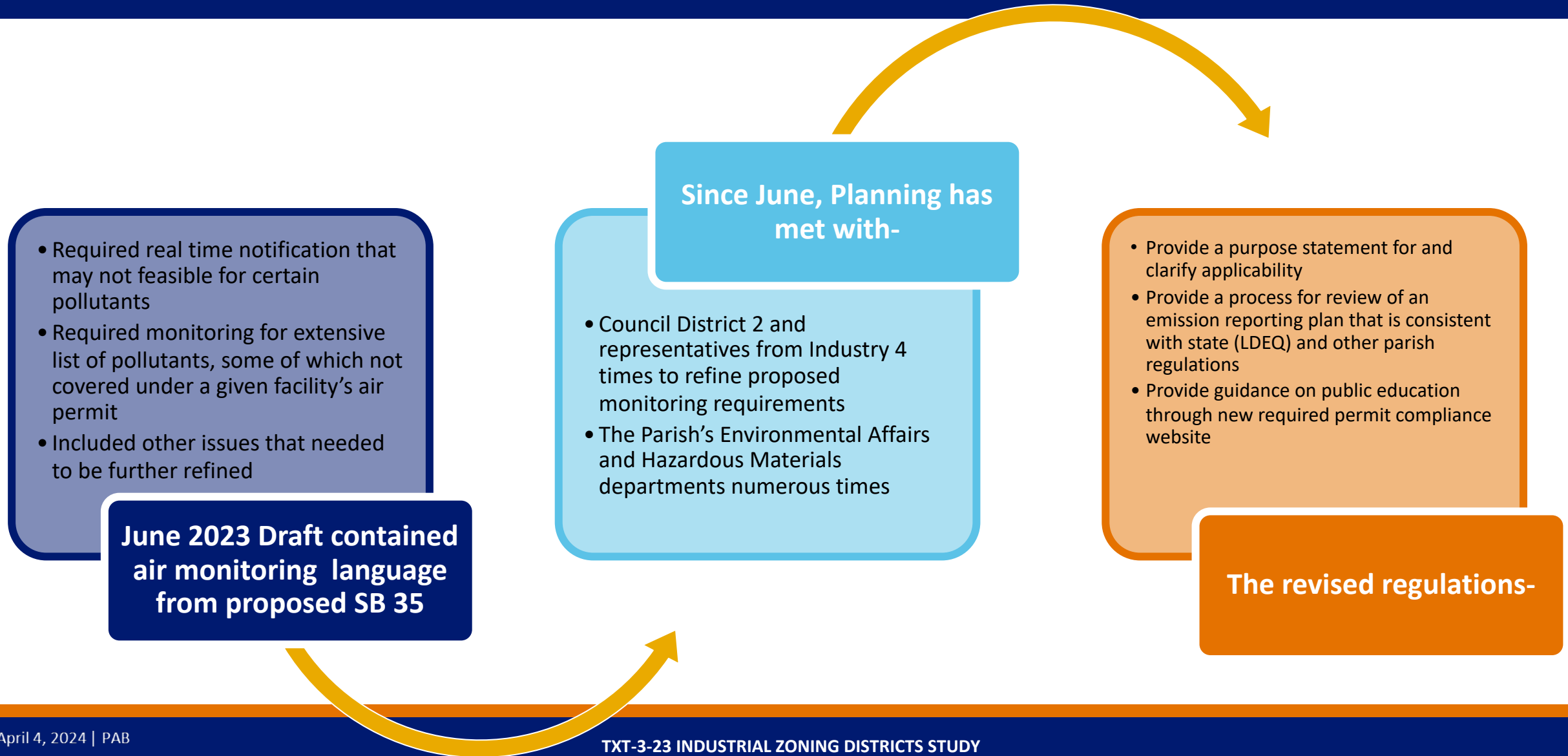
## Expansion of an Existing SPU in the HM-O Scenarios

- ① Expansion towards property zoned non-industrial would trigger 1500' separation distance and 500' landscape buffer; if the expansion is less than 1500', then the bulk storage of hazardous materials cannot be placed within expansion area.
- ② Expansion towards property zoned I-L would not trigger 1500' separation distance or 500' landscape buffer.





# Emission Reporting Plan and Air Permit Compliance Website



# SPUs and CUPs Recommendations

- Merge SPUs with CUPs to address inconsistencies
- Maintain *no more than 1 SPU per lot, tract, plot, or development site*
- Clarify that property with an SPU may be sold, leased, or otherwise transferred to a new owner, lessee, tenant, or transferee and the transfer shall not adversely affect or restrict the right of the transferee to conduct SPU
- Establish minor amendments thresholds and standards
- SPU approval shall be valid for a period of 3 years
- Add validity provisions- where the special permitted use requires approvals from agencies outside the Parish, the Planning Director may extend the period of validity for an additional one or two years upon submittal of evidence in the form of a formal letter that the permits or approvals have been submitted for review
  - If a minor amendment to the SPU has been approved prior to the renewal date, this does not modify the timeframe for renewal
  - When there has been an amendment to the SPU prior to the renewal timeframe, the date of such amendment approval will serve as the start date for the required three year renewal timeframe
- Add expiration provisions. *Approval of an SPU will expire when no building permit has been issued or the building permit lapses and has not been reactivated; the SPU will then be deemed null and void*
- Add Emergency exception: *temporary equipment and structures allowed on-site, for a period of no more than 90 days, (longer time period allowed by minor amendment)*

# SPUs and CUPs Recommendations **REVISED**



- The Planning Director may approve a minor amendment to an approved special permitted use in accordance with the procedures provided in Sec. 33-2.3. Approval categories and site plan when it is determined by the Planning Director that such change is not related to the operation, physical design, or any conditions related to the special permitted use and is in substantial conformance with the original approval.
- **The Planning Director may require any minor amendment, even if it meets the criteria of this section, to be approved as a major amendment to the special permitted use. Any of the actions allowed by this section as a minor amendment must meet all zoning regulations in order to qualify.**
- 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.

# SPUs and CUPs Recommendations

## REVISED



## Minor Amendments

The following qualify as minor amendments:

- Installation of site elements, such as parking, landscape, signs, and fencing
- Changes in the location of vehicle and pedestrian circulation ways, and parking areas (must meet Code)
- Construction of accessory structures and mechanical equipment (must meet Code)
- Construction of a new existing principal building where no direct operation of the special permitted use occurs (must meet Code)
- Establishment of an additional principal use that is allowed within the district and unrelated to the special permitted use and meets applicable standards for that use
- Demolition of any existing building(s) or structure(s)
- A change in the location of a building, structure, or impervious surface by no more than 10% of the width or depth of the lot(s) located within the SPU boundary, or any change in the location of an accessory structure.
- A change of 10% or less increase in either building footprint, gross floor area, or impervious surface calculated cumulatively over what was approved in the initial application.
- Specific to bulk storage:
  - Installation of new or reconstruction of existing water storage tanks
  - Repair or replacement of a tank holding any material with one (1) of the exact same size and footprint in the exact location.
- When there has been a change in ownership of a previously approved SPU, an affidavit stating that the new owners acknowledge the special permitted use and the prior approval of such on the site.



# Existing Residential Uses in Industrial Zoning Districts

**Existing residential dwellings were added as conforming uses in the new industrial zoning districts with development standards for reconstruction and repair.**

Any existing stand-alone residential dwelling in existence prior to the effective date of the ordinance, shall be recognized as a conforming use; and furthermore, shall be allowed to:

- Be granted permits for repair and maintenance.
  - If an expansion is included in the repair or maintenance, the area regulations of the R-3 Multiple-Family Residential District shall apply.
- Be restored if it is demolished or destroyed beyond seventy-five (75) percent of its value or more, without having to go through the restoration of a nonconforming status procedure, provided that the new construction meets the minimum dimensional standards provided below:
  - The restoration of residential dwelling shall be subject to the area regulations of the R-3 Multiple-Family Residential District; and
  - The restoration of the dwelling shall be the same dwelling type as prior to the demolition or destruction (i.e., a single-family dwelling may only be restored as a single-family dwelling).

# TXT-3-23 Recommendations in Summary

## Industrial Zoning Districts

- Restructure the zoning district structure to be clearer and more predictable in the type of development and address the range of industrial types. These districts as proposed are:
  - **I-MU Industrial Mixed-Use District**
  - **I-L Light Industrial District**
  - **I-H Heavy Industrial District**
  - **I-LF Landfill Industrial District**
- Include clear dimensional and development standards within the districts.
- Include standards in the district that increase compatibility between uses, such as buffer yards and landscape yards.

## Land Uses

- Update the uses allowed within the districts to align with the use approach used in the UDC – the Land Based Classification System (LBCS).
- Define and allow for new types of industrial uses desired by the Parish, such as those related to “clean and green” industries, logistics, and food production.

## Bulk Storage of Hazardous Materials and the HM-O District

- Clearly define *bulk storage of hazardous materials* as a use and create standards for such that mitigate potential negative impacts.
- Create an overlay district to specifically address the bulk storage of hazardous materials, the HM-O Hazardous Materials Overlay District.
- Add additional standards for bulk storage of hazardous materials, including emissions reporting and data dissemination requirements for major source facilities.

## Special Permitted Uses (SPUs)

- Merge SPUs and CUPs into one section in the UDC, update renewal period, add provisions related to minor amendments, expiration, validity, and emergency exceptions

## Residential Uses in Industrial Zoning Districts

- Allow existing residential uses in industrial zoning districts as conforming uses

# TXT-3-23 Recommendations

- The proposed regulations are unique to Jefferson Parish and reflect the specific concerns and interests of Jefferson Parish residents, landowners, and industry.
- The proposed recommendations support numerous *Envision Jefferson 2040* Land use and Economic goals and objectives.
- The proposed recommendations support target industries and specific initiatives and strategies related to industrial development in the *Jefferson Edge 2025* Plan.
- Throughout the course of the study, stakeholders provided comments across a broad spectrum of viewpoints, and many concerns continue to be in conflict. Thus, obtaining universal, unanimous support for the proposed regulations may be difficult. However, many aspects of the proposed regulations support multiple interests and parties. The proposed regulations balance the needs of facilities and the larger community. They provide clarity, permit and promote modern industrial uses, and make existing review processes clearer and more efficient. **These benefits will not be realized if we do not adopt new industrial zoning regulations.**

**TXT-4-23**

# **Industrial Districts Related Amendments**

*Planning Department Led*



# Related Amendments: In Summary

- **Amend zoning districts that allow industrial uses:**
  - Make the Avondale Industrial Marine District AIM a base zoning district, clarify permitted uses, add necessary dimensional standards, and update current provisions, as appropriate
  - Move regulations for the U-1R to Ch. 33 and update regulations, as necessary
- **Update regulations for new uses**
- **Address other related amendments**
  - Consolidate conditional use and special permitted use (SPU) provisions into a single section in Ch. 33
  - Replace the references to the old industrial zoning districts (OW-1, M-1, M-2, M-3, M-4) with the new districts (I-MU, I-L, I-H, I-LF, HM-O)
  - Restructure Ch. 33, Art. 5 Supplemental Conditions, Div. 1. Specific Use Standards by type and include uses with specific standards in the industrial districts
  - Incorporate information from the Master Use Matrix into the Mixed-Use Base Zoning Districts Use Matrix
  - Clarify building design standards for the I-MU in Ch. 33, Art. 6
  - Clarify conforming use provisions for certain residential uses

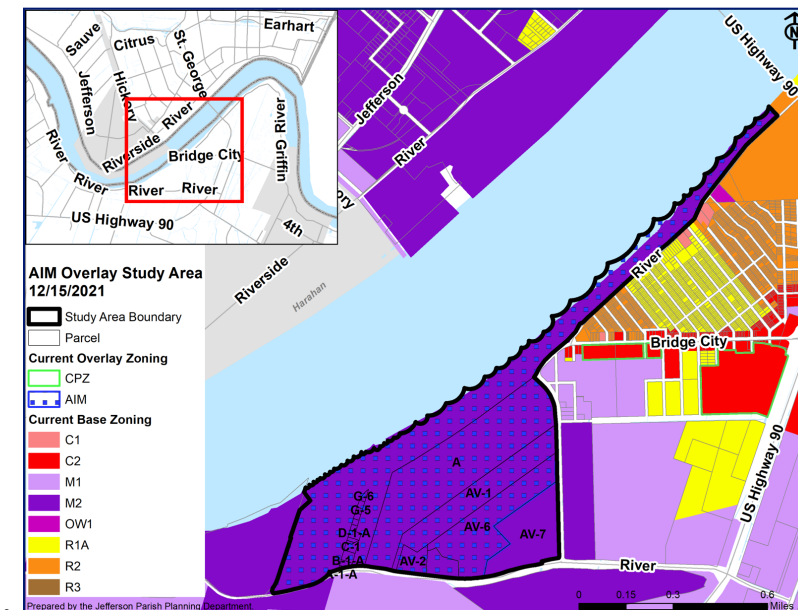
# Avondale Industrial Marine Overlay (AIM)

## Resolution No. 138808 (Jan. 12, 2022)

- Study the zoning and future land use of the area encompassing property currently mapped with the AIM Avondale Industrial Marine Overlay District and Lot AV-7
- More specifically evaluating the appropriateness of expanding the AIM on Lot AV-7
- Conduct a concurrent text study of Ch. 33 and Ch. 40 of the Code, with the intent of evaluating and clarifying the regulations of the AIM Overlay District;
- And providing for related matters.

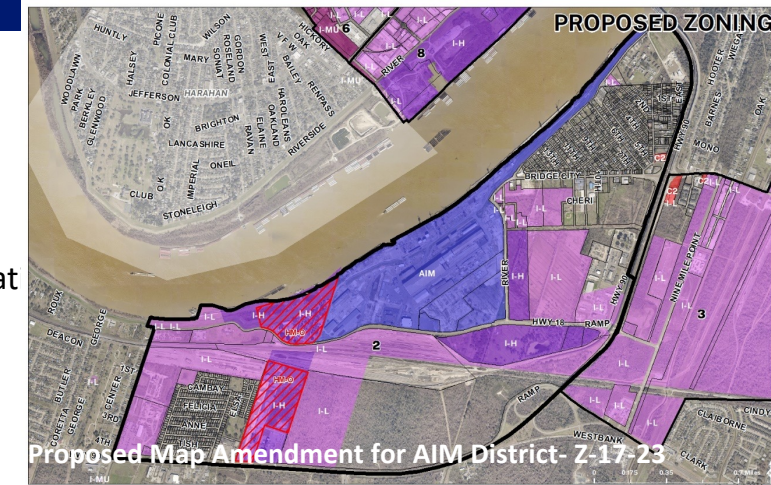
## Currently-

- Site-specific overlay district
- Permits M-2 uses **plus**
  - processing, refining, or bulk storage of flammable and combustible liquids that comprises 30% or more of the total area of the development site is a conditional use.
    - If the application is an amendment to an approved conditional use, the 30% limitation shall apply cumulatively.
  - accessory or ancillary uses, provided that the max. site coverage of all accessory or ancillary uses shall not exceed 30% of the total area of the site- Hotels, motels, or other accommodation services; General sales or services; Arts, entertainment, and recreation; Education, public administration, health care, and other institutions; and Agriculture, forestry, fishing, and hunting
  - Exception- gaming establishments are prohibited
- Development standards of base apply



# AIM Recommendation

- Make the AIM a base zoning district and extending boundaries over AV-7
- Amend AIM permitted use regulations:
  - Update permitted uses to be mostly consistent with the I-H with some variation:
    - Establish more restrictions on commercial uses (LBCS Function 2000)
    - Allow most 3000 (manufacturing and wholesale trade) and 4000 (transportation, communication, informat and utilities) as permitted uses,
    - Allow limited educational facilities (6000)
    - More restrictions on 5000 and 9000 level uses
    - **Reduce** threshold for SPU trigger for chemical manufacturing and bulk storage from 30% to 27.2%)
- Clarify that:
  - Any bulk storage of culinary or medicinal materials (LBCS Function Code 3632), or bulk storage of hazardous materials (LBCS Function Code 3633) that comprises 27.2% or more of the total area of the AIM zoned property shall be considered a special permitted use and shall be subject to the procedures of Sec. 33-2.23 Special permitted uses of this UDC.
  - Less than 27.2% of the total area of the AIM zoned property may be used for the bulk storage of culinary or medicinal materials (LBCS Function Code 3632) or bulk storage of hazardous materials (LBCS Function Code 3633) provided additional criteria are met.
- Delete the 30% restriction for ancillary non-industrial uses, since most of the previous uses will no longer be permitted
- Add new dimensional standards
- Clarify that site plan review is required for SPUs
- Clarify that the Parish Council may grant variances to the AIM dimensional, development, signs, and parking regulations provided additional criteria are met



Proposed Dimensional Standards – AIM	
<b>Lot Standards</b>	
Min. Lot Area	5,000sf
Min. Lot Depth	None
Min. Lot Width	None
<b>Height</b>	
Max. Building Height	None
<b>Setbacks</b>	
Min. Front Yard Setback	10'
Min. Corner Side Yard Setback	10'
Min. Interior Side Yard Setback	10'
Min. Rear Yard Setback	10'

**Z-17-23**






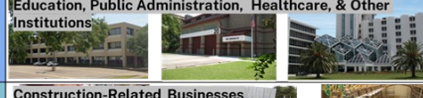


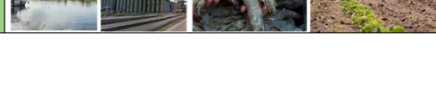
# **Industrial Zoning Districts Map Amendment**

*Planning Department Led*



# Methodology: Surveying

- The Planning Dept. surveyed industrial zoned properties and updated land use information in the Parish's geographic information system (GIS) software.
- Site visits and surveys were conducted during the summer of 2021 and between winter of 2022-2023.
- Land use survey was based off of the Land-Based Classification Standards (LBCS).

Land-Based Classification Standards (LBCS)		
1000	Residence or Accommodations	
2000	General Sales or Services	
3000	Manufacturing & Wholesale Trade	
4000	Transportation, Communication, Information, & Utilities	
5000	Arts, Entertainment, & Recreation	
6000	Education, Public Administration, Healthcare, & Other Institutions	
7000	Construction-Related Businesses	
8000	Mining & Extraction	
9000	Agriculture, Forestry, Fishing, & Hunting	

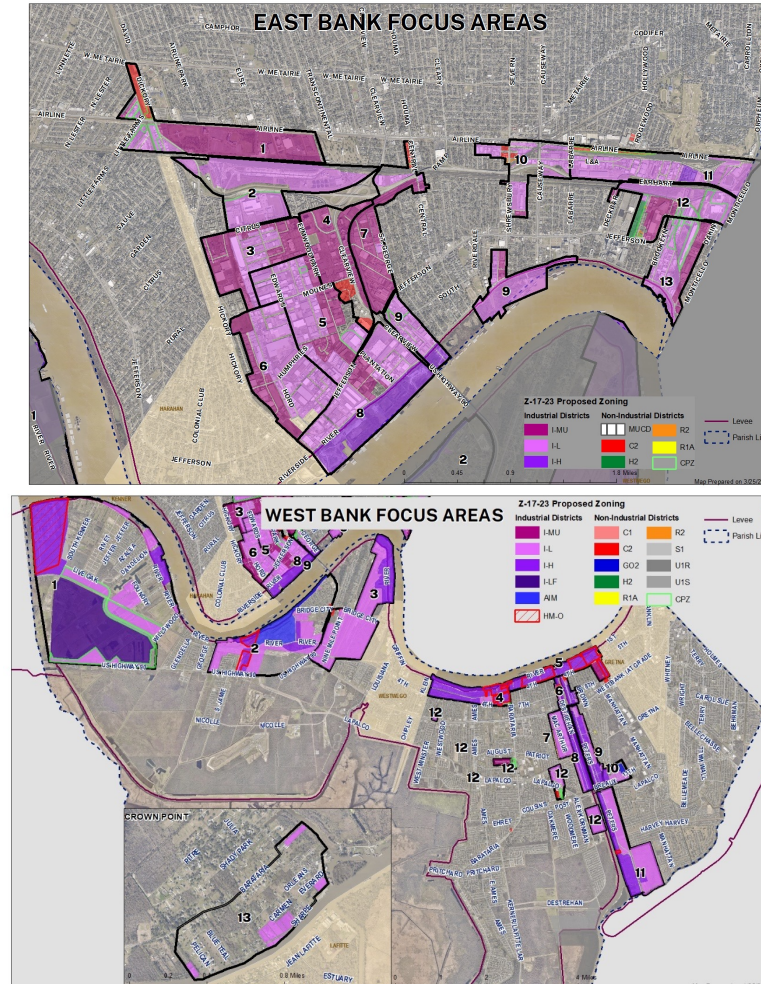
The Planning Dept. evaluated the following while mapping the proposed industrial districts:

- Current base zoning;
- Current overlay zoning, if applicable;
- Type and size of land uses by development site;
- Type and size of land uses with proposed zoning;
- Surrounding zoning;
- Proximity to incompatible uses; and
- Future land use (FLU) designation.

# Methodology: ArcGIS StoryMap

- Staff published an ArcGIS StoryMap in June 2023 in conjunction with the second draft industrial district regulations for public comment.
- Draft maps and the StoryMap were presented at the West Bank Port Development Task Force (WBPDTF) and two public meetings in June 2023.
- Industrial-zoned property was broken into “focus areas” for ease of analysis.
- Each focus area was broken down with current zoning, proposed zoning, and rationale behind proposed zoning.

[StoryMap Link](#)

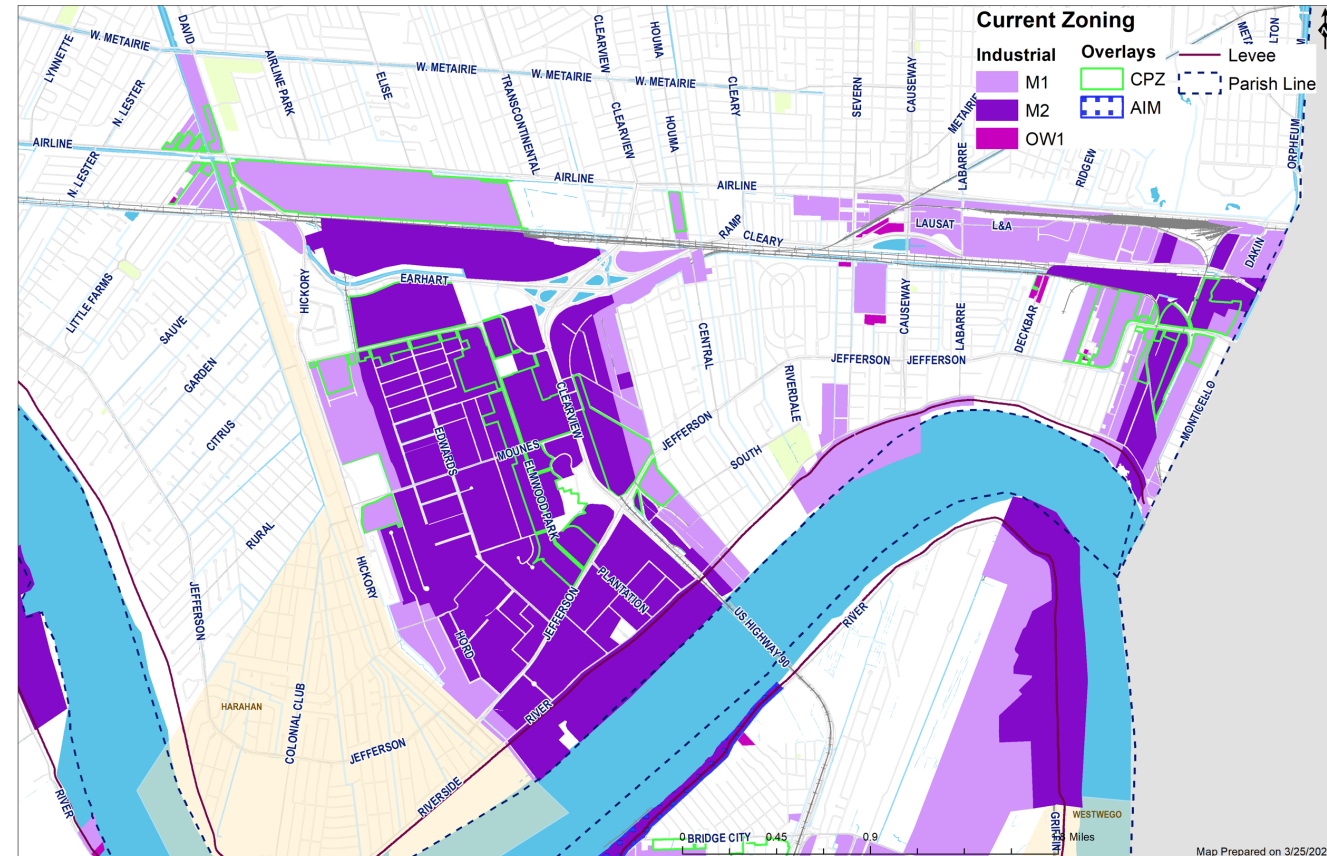




# Current Industrial Zoning: East Bank

In general-

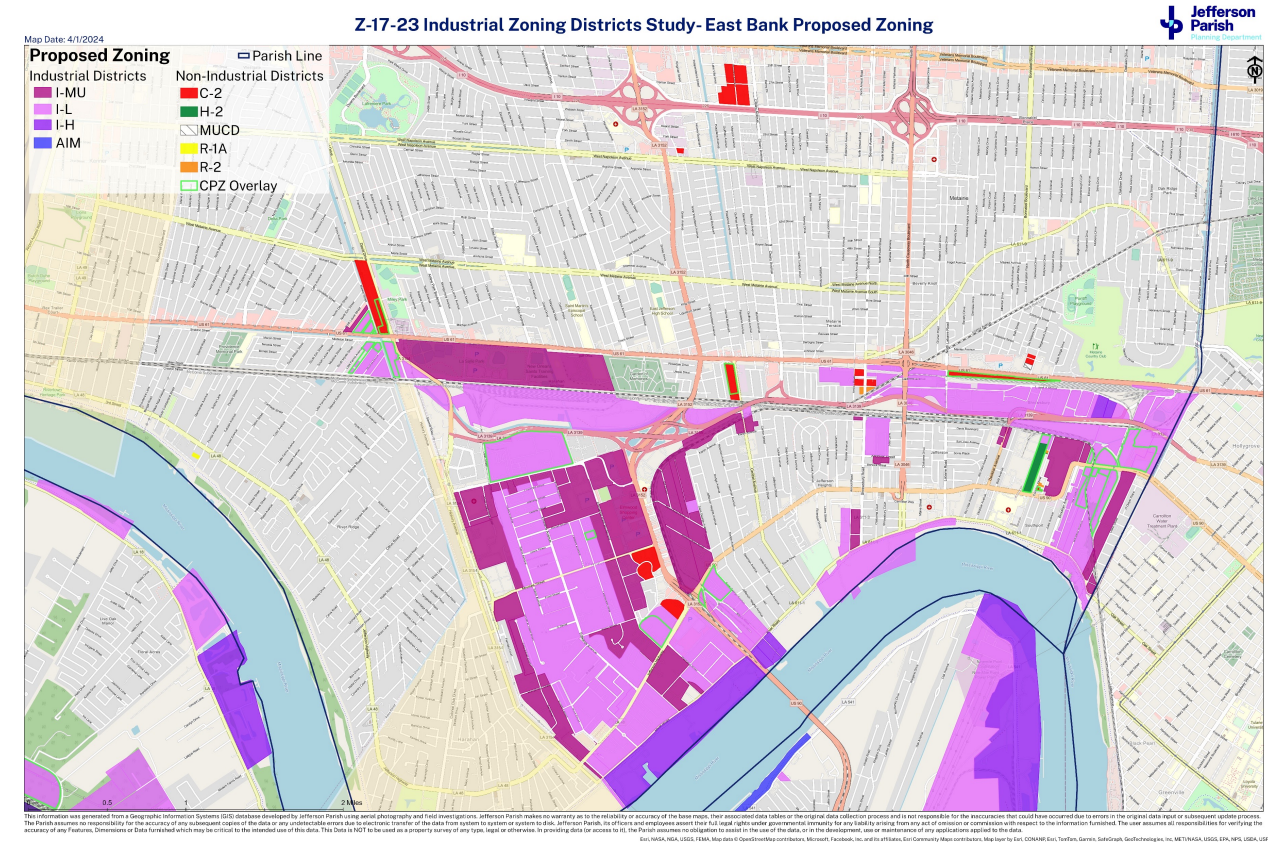
- The **M-1 Industrial District** is mapped along Airline Highway, the periphery of Elmwood, and batture property.
- The **M-2 Industrial District** is mapped on the majority of Elmwood and part of Jefferson near the Parish line.
- The **OW-1 Office Warehouse District** is mapped on a few smaller sites and intersections.
- The **CPZ Commercial Parkway Overlay Zone** is mapped along portions of Airline Hwy, Jefferson Hwy, Clearview Pkwy, and Elmwood.



# Proposed Zoning: East Bank

In general-

- The **I-MU Industrial Mixed-Use District** is mapped on properties along the periphery in Elmwood and on sites that currently have the CPZ Commercial Parkway Overlay Zone mapped on them, such as LaSalle Park and sites near Jefferson Highway and the Orleans Parish line.
- The **I-L Light Industrial District** is mapped on sites throughout the East Bank, including the core of the Elmwood area, along Earhart Expressway, and parts of Jefferson Highway.
- The **I-H Heavy Industrial District** is mapped along batture property.
- More appropriate non-industrial zoning districts are mapped on non-industrial sites that previously had industrial zoning.

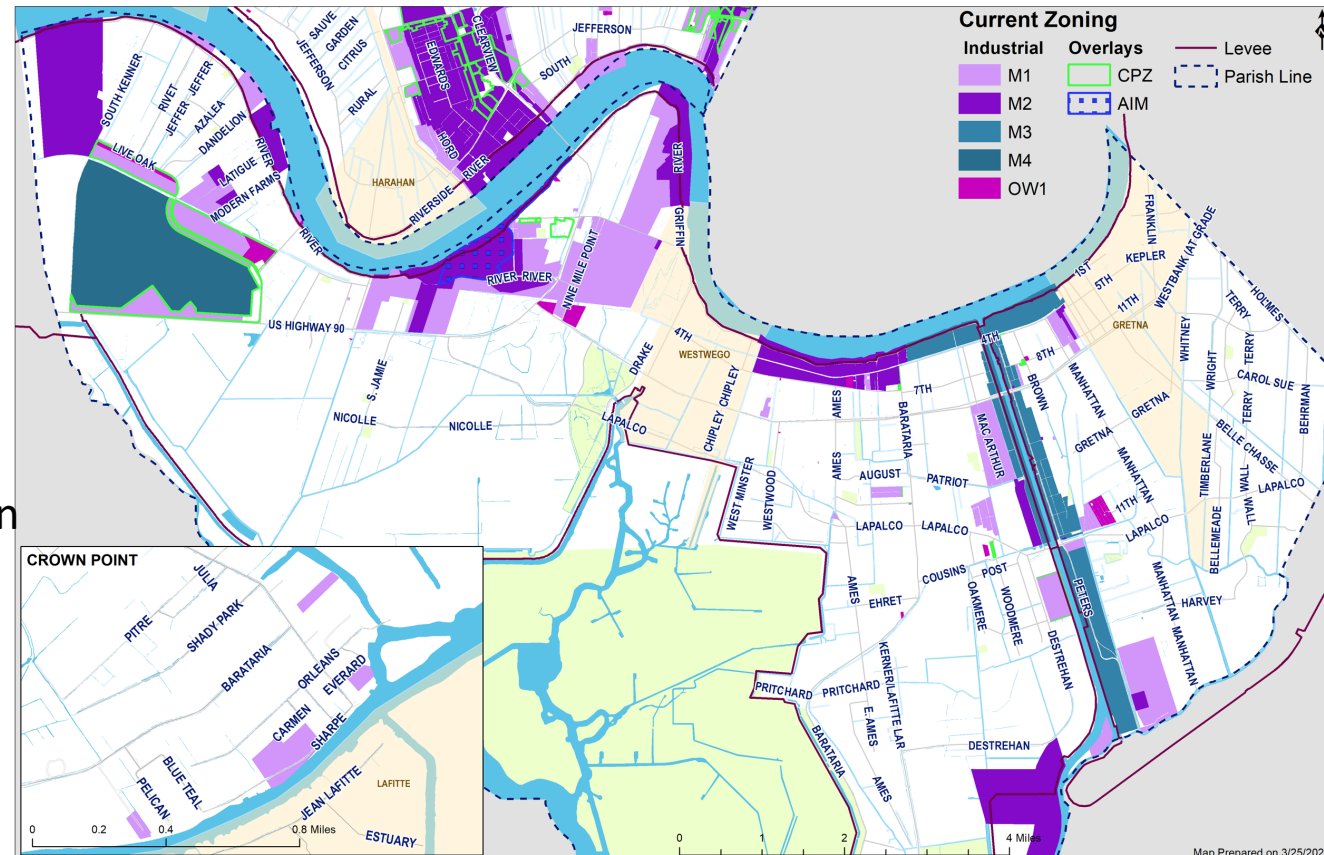




# Current Industrial Zoning: West Bank

In general-

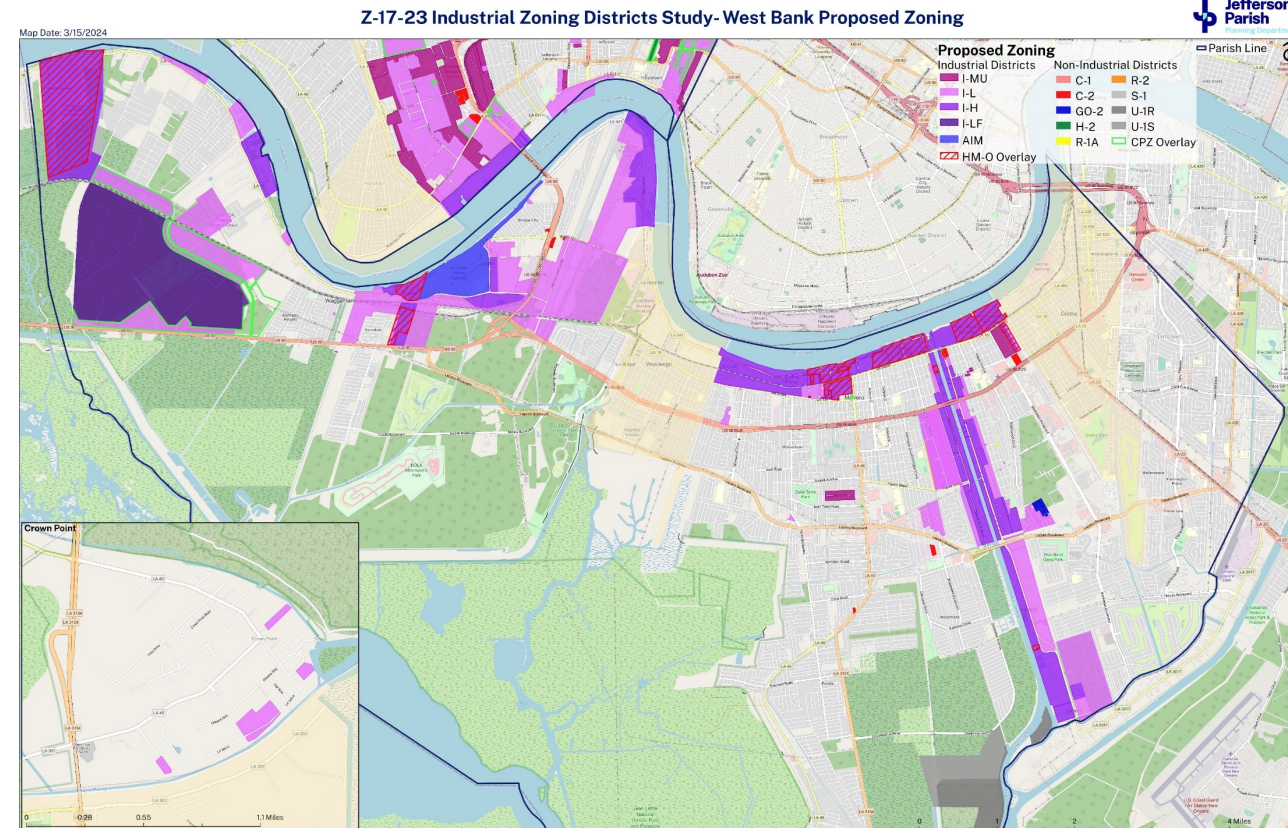
- The **M-1 Industrial District** is mapped on large undeveloped tracks and on sites in Crown Point.
- The **M-2 Industrial District** is mapped along rail and existing sites with bulk storage of flammable liquids.
- The **M-3 Industrial District** is mapped along the Harvey Canal.
- The **M-4 Industrial District** is mapped on the footprint of the Landfill.
- The **OW-1 Office Warehouse District** is mapped on smaller sites as buffering between industrial and non-industrial districts.
- The **AIM Avondale Industrial Marine Overlay District** is mapped on Avondale Shipyard's footprint.



# Proposed Zoning: West Bank

In general-

- The **I-MU Industrial Mixed-Use District** is mapped on sites that as a buffer between heavy industrial land and non-industrial land.
- The **I-L Light Industrial District** is mapped on large undeveloped sites as a way to preserve industrial land on the West Bank and on sites buffering between industrial sites and non-industrial sites.
- The **I-H Heavy Industrial District** is mapped along batture property, the Harvey Canal, the Mississippi River, and where the proposed HM-O overlay is mapped.
- The **I-LF Industrial Landfill District** is mapped on the existing footprint of the landfill.
- The **HM-O overlay district** is mapped on existing approved site plans for the bulk storage of flammable and combustible liquids.
- Planning recommends mapping the **AIM Avondale Industrial District** as a base district on the existing footprint of the AIM overlay district and lot AV-7, which is part of the development site of Avondale.



# Z-17-23 Recommendation in Summary

- Rezone industrial-zoned properties to the most appropriate new industrial zoning district or existing non-industrial district, as appropriate.
- In general, Planning recommends the following map changes-
  - The **I-MU Industrial Mixed-Use District** is mapped on properties along the periphery in Elmwood, on sites that currently have the CPZ Commercial Parkway Overlay Zone mapped on them, such as LaSalle Park and sites near Jefferson Highway and the Orleans Parish line, and on sites that act as a buffer between heavy industrial land and non-industrial land.
  - The **I-L Light Industrial District** is mapped on sites throughout the East Bank, including the core of the Elmwood area, along Earhart Expressway, and parts of Jefferson Highway. It is also mapped on large undeveloped sites as a way to preserve industrial land on the West Bank and on sites buffering between industrial sites and non-industrial sites.
  - The **I-H Heavy Industrial District** is mapped along batture property, the Harvey Canal, the Mississippi River, and where the proposed HM-O overlay is mapped.
  - The **I-LF Industrial Landfill District** is mapped on the existing footprint of the landfill.
  - The **HM-O overlay district** is mapped on existing approved site plans for bulk storage of hazardous materials.
- Planning recommends mapping the **AIM Avondale Industrial District** as a base district on the existing footprint and lot AV-7.