



JEFFERSON PARISH

Industrial Districts Zoning Study | Draft 3 Industrial Districts Regulations

Prepared for Jefferson Parish, Louisiana by Camiros, Ltd. | Draft 3 April 2024

* This draft shows changes to the June 2023 Draft 2 document



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I. District Standards

Sec. 33-3.41. Industrial Mixed-Use District (I-MU)

Sec. 33-3.41.1. Purpose.

The I-MU Industrial Mixed-Use 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.

Sec. 33-3.41.2. Authorized uses.

- (a) *Use matrix.* For the table of authorized uses in this district, see Table 33-3.40-1, Authorized Land Uses for Industrial Zoning Districts, of this UDC.
 - (1) However, any existing standalone single-family, two-family, three-family, or four-family dwelling in existence prior to the effective date [INSERT EFFECTIVE DATE] of this ordinance [INSERT THIS ORDINANCE NO.], shall be recognized as a conforming use; and furthermore, shall be allowed to:
 - (a) Be granted permits for repair and maintenance.
 - 1. If an expansion is included in the repair or maintenance, the area regulations of the R-3 Multiple-Family Residential District shall apply.
 - (b) 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:
 - 1. The restoration of residential dwelling shall be subject to the area regulations of the R-3 Multiple-Family Residential District; and
 - 2. 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).
- (b) *Accessory uses or structures.* Accessory buildings and uses, including offices, restaurants, cafeterias, retail, and wholesale outlets, when operated in conjunction with and located on the same site as a permitted use in this district.
- (c) *Mechanical equipment.* Mechanical equipment is allowed in accordance with Sec. 33-6.9. Site design, of this UDC.

Sec. 33-3.41.3. Dimensional standards.

The dimensional standards within the I-MU Industrial Mixed-Use Zoning District are provided in Tables 33-3.41.3-1 and 33-3.41.3-2.

Table 33-3.41.3-1: Residential Dimensional Standards: Townhouses and Multi-Family Dwellings: I-MU Industrial Mixed-use Zoning District

Lot Standards	Townhouse	Multi-Family
Minimum Lot Area Per Family	1,350sf	800sf
Minimum Lot Depth	75'	None
Minimum Lot Width	18'	None
Height	Townhouse	Multi-Family
Maximum Building Height¹	None, except that when a building is on a lot in the I-MU 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	
Number of Units	Townhouse	Multi-Family
Minimum Number of Units	5	30
Setbacks	Townhouse	Multi-Family
Minimum Front Yard Setback	10'	10'
Minimum Corner Side Yard Setback	10'	10'
Minimum Interior Side Yard Setback	None 40'	10'
Minimum Rear Yard Setback	10'	10'

¹ Any structures integral to the operation of a use, such as chimneys, water towers, elevator houses, mechanical equipment, and other similar items that exceed the maximum height allowed in the district are allowed.

EDITOR'S NOTE: This edit is primarily a reorganization of the table. Any changes in standards are shown in redline above.

Table 33-3.41.3-1: Residential Dimensional Standards: Townhouses and Multi-Family Dwellings: I-MU Light Industrial Zoning District

Lot Standards	
Minimum Lot Area Per Family – Multi-Family	800sf per family
Minimum Lot Area – Townhouse	1,350sf
Minimum Lot Depth – Multi-Family	None
Minimum Lot Depth – Townhouse	75'
Minimum Lot Width – Multi-Family	None
Minimum Lot Width – Townhouse	18'
Height	
Maximum Building Height¹	None, except that when a building is on a lot in the I-MU 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.
Number of Units	
Minimum Number of Units – Multi-Family	30
Minimum Number of Units – Townhouse	5
Setbacks	
Minimum Front Yard Setback	10'
Minimum Corner Side Yard Setback	10'
Minimum Interior Side Yard Setback	10'
Minimum Rear Yard Setback	10'

¹Any structures integral to the operation of a use, such as chimneys, water towers, elevator houses, mechanical equipment, and other similar items that exceed the maximum height allowed in the district are allowed.

Table 33-3.41.3-2. Nonresidential Dimensional Standards: I-MU Industrial Mixed-Use Zoning District	
Lot Standards	
Minimum Lot Area	None
Minimum Lot Depth	None
Minimum Lot Width	None
Height	
Maximum Building Height ¹	None, when a building is on a lot in the I-MU 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.
Setbacks	
Minimum Front Yard Setback	10'
Minimum Corner Side Yard Setback	10'
Minimum Interior Side Yard Setback	10', unless abutting residential district, then 20'
Minimum Rear Yard Setback	10', unless abutting residential district, then 20'

¹Any 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 allowed. Any such structures that are freestanding must be set back from all lot lines a distance equal to the height of the structure.

Sec. 33-3.41.4. Development standards.

- (a) *Purpose.* It is the intent of these standards to promote design practices that support a variety of uses and character of the zoning district.
- (b) *Building and Site Design.*
 - (1) *Building Design.* Sec. 33-6.8. Building design shall apply.
 - (2) *Site Design.* Sec. 33-6.9. Site design shall apply. For business park or campus developments over two (2) acres in size in the I-MU District, the following design elements are required:
 - a. Internal sidewalk connections are required between buildings and from buildings to all on-site facilities (parking areas, bicycle facilities, plazas, and open space, etc.). All internal sidewalks must have a hard surface constructed of concrete, asphalt, or other similar material and at least five (5) feet in width.
 - b. Remaining open space within the site must be sixty (60) percent covered in a combination of the following: grass and groundcover; shrubs and trees; usable outdoor hardscape features, such as courtyards, seating areas, patios, and water features.
- (c) *Landscaping and screening.*
 - (1) *Generally.*
 - a. [Section 33-6.25, Landscaping, buffering, and screening, shall apply.](#)
 - ba. Where there is a conflict between Sec. 33-6.25. and standards of this section, the standards of this section shall govern.
 - cb. Where this section is silent on a standard, Sec. 33-6.25. shall apply.

- (2) *Property buffers.* A property buffer is required when the I-MU District abuts any district other than an I-MU, I-L, I-H, or I-LF District. Property buffers are required for new development and for expansions as described in Section 33-6.25.2 (b).
 - a. Table 33-6.25.5-2: Property Buffer Requirements by Use shall apply.
 - b. *Property buffer fencing.* A solid fence or wall, constructed of wood, brick, masonry, chainlink fence with vegetative screening, or stone a minimum of six (6) feet in height to a maximum of ~~eight~~ten (810) feet shall be erected along the applicable lot line of the development site for one hundred (100) percent of the property buffer length, with the exception of required ingress/egress points. Where chainlink fence with vegetative screening is used, vegetative screening must be evergreen vines or climbing plants and maintained in healthy condition.
- (d) *Parking and clear vision areas.* Off-street parking shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Requirements, of Chapter 40, Zoning, of this Code.
- (e) *Group Development and Outparcels.* Sec. 33-5.22. Group development of this Code shall apply.

Sec. 33-3.41.5. Signs.

The sign regulations provided in Article XXVIII. General Commercial District C-2 of Chapter 40 shall apply to the I-MU District. The general sign regulations of Article XXXVI. General Sign Regulations shall also apply for any standards that are not provided in this section.

Sec. 33-3.41.6. Development approval.

Sec. 33-3.41.6.1. Site plan review.

- (a) *Site plan review required.* In accordance with this section and Section 33-2.25, Site plan, in Article 2, Procedures, of this UDC, site plan review is required when the following actions occur:
 - (1) New development.
 - (2) For existing development:
 - a. Change of use that requires an increase in the number of parking needed to service the structure, shall result in greater compliance with the I-MU District requirements for the portion of the building, structure, or site area that is proposed to be altered, to the maximum extent practical, given the type and extent of the alteration, and the constraints of the site, as determined by the Planning Director after considering LURTC comments.
 - b. Any additions to developments or structures, including construction of parking area(s) or lots, which add fifty (50) percent or more to the size, in terms of total area or total number of parking spaces, of the original development. Any addition shall fully comply with the provisions of the I-MU District.
 - c. Any amendments made to an approved site plan.
- (b) *Site plan review not required.* The following developments or activities shall not be subject to site plan review.
 - (1) Interior renovations;
 - (2) Any routine exterior maintenance as determined by the Planning Director, including excavation, filling, or grading;
 - (3) Change of use that does not increase required parking; or
 - (4) Sign permits for signs meeting all requirements of these standards except detached signs, which are subject to site plan review.

Sec. 33-3.41.6.2. Variances.

- (a) The Parish Council may grant variances to the I-MU dimensional, development, signs, and parking regulations provided the following criteria are met:
 - (1) The proposal complies with the requirements to the maximum extent possible taking into account space limitations of existing structures.
 - (2) The proposal does not adversely affect the harmony or compatibility of surrounding land uses.
 - (3) That special conditions and circumstances exist peculiar to the land, structures or buildings which are not applicable to other land, structures, or buildings in the same zone.
 - (4) The granting of the variance will not be contrary to the public interest, will not adversely affect property values, will not adversely affect other property in the vicinity, and will be in harmony with the intent and purpose of this UDC.
 - (5) If the applicant complies strictly with the provisions of this UDC, then the applicant will be unable to make reasonable use of the affected property.
 - (6) The requested variance will not conflict with the purposes of this district, UDC, or the comprehensive plan.
- (b) The Parish Council shall not grant a variance for more than fifty (50) percent of the required minimum property buffer depth. ~~when abutting commercial; or~~

~~Any property buffer requirements, when abutting a residential or institutional use or district.~~

Sec. 33-3.42 Light Industrial District (I-L)

Sec. 33-3.42.1. Purpose.

The I-L Light Industrial 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.

Sec. 33-3.42.2. Authorized uses.

(a) *Use matrix.* For the table of authorized uses in this district, see Table 33-3.40-1, Authorized Land Uses for Industrial Zoning Districts, of this UDC.

(1) However, any existing stand-alone residential dwelling in existence prior to the effective date [INSERT EFFECTIVE DATE] of this ordinance [INSERT THIS ORDINANCE NO.], shall be recognized as a conforming use; and furthermore, shall be allowed to:

(a) Be granted permits for repair and maintenance.

1. If an expansion is included in the repair or maintenance, the area regulations of the R-3 Multiple-Family Residential District shall apply.

(b) 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:

1. The restoration of residential dwelling shall be subject to the area regulations of the R-3 Multiple-Family Residential District; and

2. 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).

be restored if it is demolished or destroyed beyond seventy-five (75) percent of its value or more, provided that the new construction meets the minimum dimensional standards provided below:

a. The restoration of a single family, two family, three family, or four family dwelling shall be subject to the area regulations of the R-3 Multiple-Family Residential District.

b. 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).

(b) *Accessory uses or structures.* Accessory buildings and uses, including offices, restaurants, cafeterias, retail, and wholesale outlets, when operated in conjunction with and located on the same site as a permitted use in this district.

(c) *Mechanical equipment.* Mechanical equipment is allowed in accordance with Sec. 33-6.9. Site design of this UDC.

Sec. 33-3.42.3. Dimensional standards.

The dimensional standards within the I-L Light Industrial Zoning District are provided in Table 33-3.42.3-1.

Table 33-3.42.3-1. Dimensional Standards - I-L Light Industrial Zoning District	
Lot Standards	
Minimum Lot Area	5,000sf
Minimum Lot Depth	None
Minimum Lot Width	None
Height	
Maximum Building Height ¹	None, except that when a building is on a lot in the I-L 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.
Setbacks	
Minimum Front Yard Setback	10'
Minimum Corner Side Yard Setback	10'
Minimum Interior Side Yard Setback	10', unless abutting residential district, then 20'
Minimum Rear Yard Setback	10', unless abutting residential district, then 20'

¹ 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.

Sec. 33-3.42.4. Development standards.(a) *Landscaping and screening.*

- (1) *Applicability.* Sec. 33-6.25, Landscaping, buffering, and screening, shall apply when:
 - a. The I-L district abuts or is located across the street right-of-way from any district other than an I-L, I-H, or I-LF District; and
 - b. When site plan review is required, according to Sec. 33-3.42.6. Development approval.

(2) *Generally.*

- a. Where there is a conflict between Sec. 33-6.25. and standards of this section, the standards of this section shall govern.
- b. Where this section is silent on a standard, Sec. 33-6.25. shall apply.

(3) *Property buffers.* A property buffer is required when the I-L District abuts any district other than an I-MU, I-L, I-H, or I-LF District. Property buffers are required for new development and for expansions as described in Section 33-6.25.2 (b).

- a. Table 33-6.25.5-2: Property Buffer Requirements by Use shall apply.
- b. *Property buffer fencing.* A solid fence or wall, constructed of wood, brick, masonry, chainlink fence with vegetative screening, or stone a minimum of six (6) feet in height to a maximum of ~~eight~~^{ten} (8¹⁰) feet shall be erected along the applicable lot line of the development site for one hundred (100) percent of the property buffer length, with the exception of required ingress/egress points. Where chainlink fence with vegetative screening is used, vegetative screening must be evergreen vines or climbing plants and maintained in healthy condition.

(b) *Parking and clear vision areas.* Off-street parking shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Requirements, of Chapter 40, Zoning, of this Code.

(c) *Group Development and Outparcels.* Sec. 33-5.22. Group development of this Code shall apply.

Sec. 33-3.42.5. Signs.

The sign regulations provided in Article XXVIII. General Commercial District C-2 of Chapter 40 shall apply to the I-L District. The general sign regulations of Article XXXVI. General Sign Regulations shall also apply for any standards that are not provided in this section.

Sec. 33-3.42.6. Development approval.

Sec. 33-3.42.6.1. Site plan review.

(a) *Site plan review required.* In accordance with this section and Section 33-2.25, Site plan, in Article 2, Procedures, of this UDC, site plan review is required when the following actions occur:

- (1) When the I-L District abuts or is located across the street right-of-way from any district other than an I-L, I-H, or I-LF District and when the following actions occur:
 - a. New development.
 - b. For existing development:
 1. Change of use that requires an increase in the number of parking spaces needed to service the structure, shall result in greater compliance with the I-L District requirements for the portion of the building, structure, or site area that is proposed to be altered, to the maximum extent practical, given the type and extent of the alteration, and the constraints of the site, as determined by the Planning Director after considering LURTC comments.
 2. Any additions to developments or structures, including construction of parking area(s) or lots, which add fifty (50) percent or more to the size, in terms of total area or total number of parking spaces, of the original development. Any addition shall fully comply with the provisions of the I-L District.
 - c. Any amendments made to an approved site plan.

(b) *Site plan review not required.* The following developments or activities shall not be subject to site plan review.

- (1) Interior renovations;
- (2) Any routine exterior maintenance as determined by the Planning Director, including excavation, filling, or grading;
- (3) Change of use that does not increase required parking; or
- (4) Sign permits for signs meeting all requirements of these standards or the underlying zoning district, except monument or freestanding directional signs, which are subject to site plan review.

Sec. 33-3.42.6.2. Variances.

(a) The Parish Council may grant variances to the I-L District dimensional, development, signs, and parking regulations provided the following criteria are met:

- (1) The proposal complies with the requirements to the maximum extent possible taking into account space limitations of existing structures.
- (2) The proposal does not adversely affect the harmony or compatibility of surrounding land uses.
- (3) That special conditions and circumstances exist peculiar to the land, structures or buildings which are not applicable to other land, structures or buildings in the same zone.

- (4) The granting of the variance will not be contrary to the public interest, will not adversely affect property values, will not adversely affect other property in the vicinity, and will be in harmony with the intent and purpose of this UDC.
- (5) If the applicant complies strictly with the provisions of this UDC, then the applicant will be unable to make reasonable use of the affected property.
- (6) The requested variance will not conflict with the purposes of this district, UDC, or the comprehensive plan.

(b) The Parish Council shall not grant a variance for more than fifty (50) percent of the required minimum property buffer. ~~depth when abutting commercial; or~~

~~Any property buffer requirements, when abutting a residential or institutional use or district.~~

Sec. 33-3.43 Heavy Industrial District (I-H)

Sec. 33-3.43.1. Purpose.

The I-H Heavy Industrial 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.

Sec. 33-3.43.2. Authorized uses.

- (a) *Use matrix.* For the table of authorized uses in this district, see Table 33-3.40-1, Authorized Land Uses for Industrial Zoning Districts, of this UDC.
- (1) However, any existing stand-alone residential dwelling in existence prior to the effective date [INSERT EFFECTIVE DATE] of this ordinance [INSERT THIS ORDINANCE NO.], shall be recognized as a conforming use; and furthermore, shall be allowed to:
 - (a) Be granted permits for repair and maintenance.
 - 1. If an expansion is included in the repair or maintenance, the area regulations of the R-3 Multiple-Family Residential District shall apply.
 - (b) 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:
 - 1. The restoration of residential dwelling shall be subject to the area regulations of the R-3 Multiple-Family Residential District; and
 - 2. 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).
- (b) be restored if it is demolished or destroyed beyond seventy-five (75) percent of its value or more, provided that the new construction meets the minimum dimensional standards provided below:
 - a. The restoration of a single family, two family, three family, or four family dwelling shall be subject to the area regulations of the R-3 Multiple-Family Residential District.
 - b. 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).
- (c) *Accessory uses or structures.* Accessory buildings and uses, including offices, restaurants, cafeterias, retail, and wholesale outlets, when operated in conjunction with and located on the same site as a permitted use in this district.
- (c) *Mechanical equipment.* Mechanical equipment is allowed in accordance with Sec. 33-6.9. Site design of this UDC.

Sec. 33-3.43.3. Dimensional standards.

The dimensional standards within the I-H Heavy Industrial Zoning District are provided in Table 33-3.43.3-1.

Table 33-3.43.3-1. Dimensional Standards - I-H Heavy Industrial Zoning District	
Lot Standards	
Minimum Lot Area	5,000sf
Minimum Lot Depth	None
Minimum Lot Width	None
Height	
Maximum Building Height ¹	None, except that when a building is on a lot in the 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.
Setbacks	
Minimum Front Yard Setback	25'
Minimum Corner Side Yard Setback	25'
Minimum Interior Side Yard Setback	25', unless abutting residential district, then 50'
Minimum Rear Yard Setback	25', unless abutting residential district, then 50'

¹ 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.

Sec. 33-3.43.4. Development standards.(a) *Landscaping and screening.*

(1) *Applicability.* Sec. 33-6.25, Landscaping, buffering, and screening. shall apply when:

- a. The I-H District abuts or is located across the street right-of-way from any district other than an I-L, I-H, or I-LF District; and
- b. When site plan review is required, according to Sec. 33- 3.43.6. Development approval.

(2) *Generally.*

- a. Where there is a conflict between Sec. 33-6.25. and standards of this section, the standards of this section shall govern.
- b. Where this section is silent on a standard, Sec. 33-6.25. shall apply.

(3) *Property buffers.* A property buffer is required when the I-H District abuts any district other than an I-L, I-H, or I-LF District. Property buffers are required for new development and for expansions as described in Section 33-6.25.2 (b).

- a. The property buffer must be a minimum width of either twenty-five (25) feet or fifty (50) feet as specified below and measured perpendicularly from the rear or side lot line. The property buffer shall be divided into Zone A and Zone B.

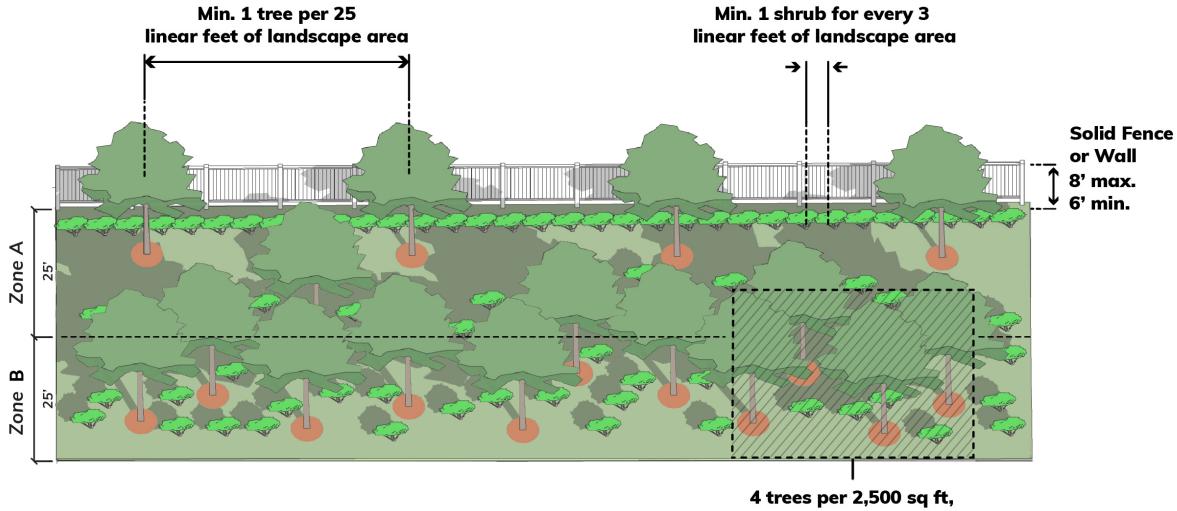
1. Zone A and Zone B shall apply when abutting a residential district.

2. Zone A shall apply when abutting any other -district.

~~The property buffer must be a minimum width of seventy-five (75) feet, measured perpendicularly from the rear or side lot line. The property buffer shall be divided into Zone A and Zone B.~~

- b. Zone A comprises the first twenty-five (25) feet of the property buffer, measured perpendicularly from the rear or side lot line. Requirements for plantings within Zone A are as follows:
 - 1. One (1) Class A tree must be planted every twenty-five (25) linear feet. Trees may be spaced at various intervals ~~based~~, but the total number of trees planted must be no less than one (1) per twenty-five (25) linear feet of property buffer length.
 - 2. One (1) shrub must be planted for every three (3) linear feet of landscape area, spaced linearly. Shrubs may be spaced at various intervals, but the total number of shrubs planted must be no less than one (1) per three (3) linear feet of buffer yard length.
 - 3. The remainder of the yard must be planted in live groundcover, perennials, grass, or additional trees or shrubs.
 - 4. A solid fence or wall, constructed of wood, brick, masonry, chainlink fence with vegetative screening, or stone a minimum of six (6) feet in height to a maximum of ~~eight~~^{ten} (810) feet shall be erected along the applicable lot line for one hundred (100) percent of the property buffer length, with the exception of required ingress/egress points. A berm is permitted; if constructed on a berm, the height of the berm is included in the calculation of fence height. Where a chainlink fence with vegetative screening is used, vegetative screening must be evergreen vines or climbing plants and maintained in healthy condition.
- c. Zone B comprises ~~the~~^{an} additional twenty-five (25) feet of the property buffer ~~remainder of the required property buffer outside~~ measured from the boundary of Zone A. Requirements for plantings within Zone B are as follows:
 - 1. Four (4) Class A trees ~~is~~^{are} required per two-thousand five-hundred (2,500) square feet of property buffer area within Zone B.
 - 2. The remainder of the yard must be planted in live groundcover, shrubs, or additional trees.
 - 3. Trees shall be planted in a cluster pattern with an example illustrated in Figure 33-3.43.4-1 below.

Figure 33-3.43.4-1: I-H District Property Buffer.
UPDATED



- (b) *Parking and clear vision areas.* Off-street parking shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Requirements, of Chapter 40, Zoning, of this Code.
- (c) *Group Development and Outparcels.* Sec. 33-5.22. Group development of this Code shall apply.

Sec. 33-3.43.5. Signs.

The sign regulations provided in Article XXVIII. General Commercial District C-2 of Chapter 40 shall apply to the I-H District. The general sign regulations of Article XXXVI. General Sign Regulations shall also apply for any standards that are not provided in this section.

Sec. 33-3.43.6. Development approval.

Sec. 33-3.43.6.1. Site plan review.

- (a) *Site plan review required.* A site plan is required in accordance with this section and Section 33-2.25, Site plan, in Article 2, Procedures, of this UDC. ~~Site plan review is required~~ when the following actions occur:
 - (1) When the I-H District abuts or is located across the street right-of-way from any district other than the I-L, I-H, or I-LF District, and when the following actions occur:
 - a. New development.
 - b. For existing development:
 - 1. Change of use that requires an increase in the number of parking spaces needed to service the structure, shall result in greater compliance with the I-H District requirements for the portion of the building, structure, or site area that is proposed to be altered, to the maximum extent practical, given the type and extent of the alteration, and the constraints of the site, as determined by the Planning Director after considering LURTC comments.
 - 2. Any additions to developments or structures, including construction of parking area(s) or lots, which add fifty (50) percent or more to the size, in terms of total area or total number of parking spaces, of the original development. Any addition shall fully comply with the provisions of the I-H District.
 - c. Any amendments made to an approved site plan.
- (b) *Site plan review not required.* The following developments or activities shall not be subject to site plan review.
 - (1) Interior renovations;
 - (2) Any routine exterior maintenance as determined by the Planning Director, including excavation, filling, or grading;
 - (3) Change of use that does not increase required parking; or
 - (4) Sign permits for signs meeting all requirements of these standards or the underlying zoning district, except monument or freestanding directional signs, which are subject to site plan review.

Sec. 33-3.43.6.2. Variances.

- (a) The Parish Council may grant variances to the I-H dimensional, development, signs, and parking regulations provided the following criteria are met:
 - (1) The proposal complies with the requirements to the maximum extent possible taking into account space limitations of existing structures.
 - (2) The proposal does not adversely affect the harmony or compatibility of surrounding land uses.
 - (3) That special conditions and circumstances exist peculiar to the land, structures or buildings which are not applicable to other land, structures or buildings in the same zone.

- (4) The granting of the variance will not be contrary to the public interest, will not adversely affect property values, will not adversely affect other property in the vicinity, and will be in harmony with the intent and purpose of this UDC.
- (5) If the applicant complies strictly with the provisions of this UDC, then the applicant will be unable to make reasonable use of the affected property.
- (6) The requested variance will not conflict with the purposes of this district, UDC, or the comprehensive plan.

(b) The Parish Council shall not grant a variance for more than fifty (50) percent of the required minimum property buffer. ~~depth requirement of Zone A when abutting a nonresidential district.~~

~~Any minimum property buffer depth requirement of Zone A when abutting a residential district.~~

Sec. 33-3.44. Landfill Industrial District (I-LF)

Sec. 33-3.44.1. Purpose.

The Landfill Industrial District (I-LF) is a specialized zoning district for industrial activities that involve waste collection, handling, and disposal 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.

Sec. 33-3.44.2. Authorized uses.

- (a) *Use matrix.* For the table of authorized uses in this district, see Table 33-3.40-1, Authorized Land Uses for Industrial Zoning Districts, of this UDC.
- (b) *Accessory uses or structures.* Accessory buildings and uses, including offices or cafeterias, when operated in conjunction with and located on the same site as a permitted use in this district.
- (c) *Mechanical equipment.* Mechanical equipment is allowed in accordance with Sec. 33-6.9. Site design, of this UDC.

Sec. 33-3.44.3. Dimensional standards.

The dimensional standards within the I-LF Landfill Industrial Zoning District are provided in Table 33-3.44.3-1. However, all uses must comply with any setbacks, buffering, and security requirements mandated by federal and/or state law; in the event any of conflict with local, state, or federal regulations, the more restrictive control governs.

Table 33-3.44.3-1. Dimensional Standards - I-LF Landfill Industrial Zoning District	
Lot Standards	
Minimum Lot Area	30 acres
Minimum Lot Depth	None
Minimum Lot Width	None
Height	
Maximum Building Height	None
Setbacks	
Minimum Front Yard Setback	200'
Minimum Corner Side Setback	200'
Minimum Interior Side Setback	200', unless abutting residential district, then 500'
Minimum Rear Setback	200', unless abutting residential district, then 500'

Sec. 33-3.44.4. Development standards.

- (a) *Landscaping and screening.* The I-LF District is not subject to the standards of Section 33-6.25. The following screening and buffering is required:
 - (1) The first twenty (20) feet from any property line which abuts an improved public street shall be landscaped and buffered by trees, shrubs, earth berms, or a combination of the same. In no event shall such buffer be less than seven (7) feet in height.
 - (2) Within the required setback areas, existing vegetation shall not be disturbed or removed except for paved access areas, landscaping, and security fencing.
 - (3) A solid fence or wall, constructed of wood, brick, masonry, chainlink fence with vegetative screening, or stone a minimum of six (6) feet in height to a maximum of ~~ten~~^{eight} (108) feet shall be erected along any property line which abuts an improved public street for one hundred (100) percent of the property line length, with the exception of required ingress/egress points. The fence may be located farther from the edge but additional plantings groundcover, perennials, grass, or additional trees or shrubs are required within the area. A berm is permitted; if constructed on a berm, the height of the berm is included in the calculation of fence height. Where chainlink fence with vegetative screening is used, vegetative screening must be evergreen vines or climbing plants and maintained in healthy condition.
 - (4) In the event any of the above are in conflict with other local, state, or federal regulations, the more restrictive shall govern.

- (b) *Parking and clear vision areas.* Off-street parking shall be provided as set forth in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Requirements, of Chapter 40, Zoning, of this Code.
- (c) *Group Development and Outparcels.* Sec. 33-5.22. Group development of this Code shall apply.

Sec. 33-3.44.5. Signs.

The sign regulations provided in Article XXVIII. General Commercial District C-2 of Chapter 40 shall apply to the I-LF District. The general sign regulations of Article XXXVI. General Sign Regulations shall also apply for any standards that are not provided in this section.

Sec. 33-3.44.6. Development approval.

Sec. 33-3.44.6.1. Site plan review.

Site plan review is required for all new development and any expansion or alteration of a structure in the I-LF in accordance with Section 33-2.25, Site plan, in Article 2, Procedures, of this UDC. If the Planning Director determines that the I-LF regulations are fully met ~~including any variances that the Parish Council grants~~, the Planning Director may grant ministerial approval and the development may proceed to the building permit process.

Sec. 33-3.44.6.2. Variances.

- (a) The Parish Council may grant variances to the I-LF District dimensional, development, signs, and parking regulations provided the following criteria are met:
 - (1) The proposal complies with the requirements to the maximum extent possible taking into account space limitations of existing structures.
 - (2) The proposal does not adversely affect the harmony or compatibility of surrounding land uses.
 - (3) That special conditions and circumstances exist peculiar to the land, structures or buildings which are not applicable to other land, structures or buildings in the same zone.
 - (4) The granting of the variance will not be contrary to the public interest, will not adversely affect property values, will not adversely affect other property in the vicinity, and will be in harmony with the intent and purpose of this UDC.
 - (5) If the applicant complies strictly with the provisions of this UDC, then the applicant will be unable to make reasonable use of the affected property.
 - (6) The requested variance will not conflict with the purposes of this district, UDC, or the comprehensive plan.

~~(b) However, variances to the minimum setback requirements shall not be granted, except upon a finding by the Parish Council that granting the variance will not be detrimental to the public welfare or seriously affect or be injurious to other property or improvements in the area in which the property or improvements in the area in which the property for which the variance is sought is located.~~

(b) Variances to the minimum setback requirements shall only be granted when, in addition to meeting the standards above, the Parish Council also finds that granting the variance will not be detrimental to the public welfare or seriously affect or be injurious to other property or improvements in the area in which the property or improvements in the area in which the property for which the variance is sought is located

Sec. 33-3.70. Hazardous Materials Overlay District (HM-O)

Sec. 33-3.70.1. Purpose.

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.

Sec. 33-3.70.2. Applicability of base district.

The standards of the base district apply unless otherwise modified by this overlay district. In the case of conflict between the standards of the base district and this overlay, the HM-O District controls.

Sec. 33-3.70.3. Authorized uses.

- (a) *Authorized uses.* Authorized uses in this district are those uses authorized in the underlying zoning district with the following exception:
 - (1) Bulk storage of hazardous materials (LBCS function code 3633) may be permitted as a special permitted use in accordance with Sec. 33-2.23. Special permitted uses and in compliance with the standards of this Section.

Sec. 33-3.70.4. Specific use standards.

The following specific use standards shall apply to the bulk storage of hazardous materials within the HM-O District.

- (a) ~~Compliance with all~~All requirements of Chapter 13, Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, are complied with.
- (b) 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.
- (c) 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.
- (d) There is ready access for fire and emergency equipment in accordance with Chapter 13, Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials.
- (e) In the event the use for which a special permitted use 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 permitted use.
- (f) 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.
- (g) Any proposed changes in the bulk storage of hazardous materials use, including any changes in the use of the products or products themselves which may affect emission data previously submitted as well as any significant modification in an existing or new air emission or water discharge permit from any state or federal agency, shall be submitted to the Parish Council for approval as a major amendment in accordance with Section 33-2.23 Special permitted uses.
- (h) Adequate safeguards are provided to limit obnoxious or offensive emissions of smoke, ~~gas~~, gases, vibration, light, noise, glare, dust, and odors or other noxious or offensive fumes or spilled liquids.
- (i) An odor control plan is required, to be submitted to and approved by the Department of Environmental Affairs. At the time of special permitted use renewal, if an odor control plan is not in place, it is required as part of the renewal. The odor control plan consists of five components. The Department of Environmental Affairs may modify these plan components.

- (1) Conduct a product odor assessment, including review of product safety data sheets (SDS) to identify odor related information.
- (2) Identify odor sources within the facility, including temporary odor sources from activities such as cleaning and maintenance.
- (3) Provide a work program that describes how site monitoring and investigation of odor complaints will be conducted. This should describe processes such as routine inspections and/or odor patrol, as well as how the facility will document odor complaints and conduct follow-up investigations.
- (4) Describe the operational procedures to control odors.
- (5) Catalog potential additional emission and odor control equipment that may be necessary if there are excessive offsite impacts of odors from the facility.
- (j) Where bulk storage of hazardous material includes or primarily conducts storage of hazardous materials in drums, tote tanks, boxes, or other intermediate bulk containers (IBC), the general location of such storage areas must be shown on the site plan and/or special permitted use. If locations are changed, an amendment to the site plan and/or special permitted use is required. All locations of such storage areas must be updated as part of special permitted use renewal.
- (k) A 24-hour manned hotline number for the public to contact is required and must be posted on the site in multiple locations that are clearly visible to the public. At the time of special permitted use renewal, if a 24-hour manned hotline number for the public is not posted, it is required as part of the renewal. The 24-hour manned hotline number must be that of the state required emergency contact.
- (l) 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.

(m) An emission reporting plan and air permit compliance website is required in accordance with Sec. 13-138. Additional standards for bulk storage of hazardous materials in the HM-O District.

EDITOR'S NOTE: See Section V of this report for new proposed language related to the emission reporting plan and air permit compliance website. This language, applicable to the HM-O District, will be located in Chapter 13.

~~(m) The following standards shall apply to any new facility established on or after the effective date [insert effective date] of this ordinance [INSERT ORDINANCE NO.] involved with the bulk storage of hazardous materials that requires the installation of an air monitoring system by either federal or state law, rule, regulation, or guidance by the facility's permit:~~

- ~~(1) For purposes of this section, the following terms shall have the meanings ascribed to them in this section, unless the context clearly indicates otherwise:~~
 - ~~a. Facility shall mean any stationary source or any group of stationary sources that are located on one or more contiguous or adjacent properties, which are under the common control of the same person or persons, and defined as a major source under the Federal Clean Air Act, as amended, 42 U.S.C. 7401 et seq., the Louisiana Air Control Law, or any rule or regulation promulgated pursuant to either of these laws.~~
 - ~~b. Air monitoring system shall mean equipment required to be installed or operated by federal or state law, rule, regulation, or guidance by the facility's permit, registration, variance, or license, or by order of the secretary, that measures and records air pollutant concentrations and is used for detecting any exceedance of air quality standards or the existence of a public health threat. In addition to any other requirements of a facility's air monitoring system, the system shall also include all of the following items:~~
 - ~~1. Real time data collection whereby the data collected from the system is not stored for later processing, but is collected, processed, and transmitted simultaneously and without delay, so that any exceedance of air quality standards can be identified and addressed;~~

2. ~~Real-time data dissemination to the public including, but not limited to, a real-time text message or telephone call sent to a community alert system for first responders, municipalities, community members, and any other people who choose to receive the message or call, or who are located within a geographic area surrounding the facility. The message or call shall be sent in the event of an exceedance of air quality standards, a public health threat, or any exceedance of the limits provided for in the facility's permit or otherwise provided by law.~~

(2) ~~The owner or operator of each facility shall continuously operate an air monitoring system as otherwise required and that meets the requirements of item (1) of this section, at the facility at a location determined by the Parish. The air monitoring system shall be installed at the facility's cost and any monitoring expense incurred by the Parish shall be at the cost of the facility owner and at no expense to the Parish. The system shall monitor each criteria pollutant under both the United States Environmental Protection Agency's national primary and secondary ambient air quality standards, 40 CFR Part 50, Chapter 1, Subchapter C; and the list of toxic air pollutants in Chapter 51 of Part III of Title 33 of the Louisiana Administrative Code contained in the estimated emissions of the facility's Part 70 permit.~~

(3) ~~All facility owners or operators required to install and operate an air monitoring system pursuant to this section shall maintain records of all air monitoring system data, including the time periods the system was inoperable due to malfunction or maintenance, for a period of five years after the data is collected. The facility operator shall report this data to the Parish twice each year. Data shall be collected and stored so that exceedances of public health standards can be accurately traced to the date, location, and type of pollution.~~

(4) ~~In addition to the requirements set forth in this section, any monitoring system required by this section shall at a minimum meet the United States Environmental Protection Agency's monitoring requirements of 40 CFR Part 58, as amended.~~

Sec. 33-3.70.5. Replacement of existing bulk storage tanks.

Existing bulk storage tanks may be replaced for maintenance, safety reasons, or where new technologies contribute to safer and/or more efficient storage. ~~When undertaking such actions, an increase in the capacity of such bulk storage tanks is prohibited. Site plan review for such replacement is required per Sec. 33-2.23.7. Administrative approval of a site plan for such replacement is required per Sec. 33-2.25.3.(1) (Ministerial development approval). Notwithstanding the previous sentence, Any increase in change capacity or change of the list of approved materials stored within such tanks requires a major amendment to the special permitted use in accordance with Sec. 33-2.23. Special permitted uses.~~

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.]. 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 be applied to the enlargement.
- (c) Bulk storage containers 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 District.
- (d) However, adjoining or abutting lots under the same ownership that are not zoned the I-L or I-H District may be used to meet this separation requirement so long as such lots are used only to install the required landscape buffer of Section 33-3.7045.7.
- (e) The required landscape buffer (Sec. 33-3.7045.7) may be located within this separation area.

Sec. 33-3.70.7. Required landscape buffer.

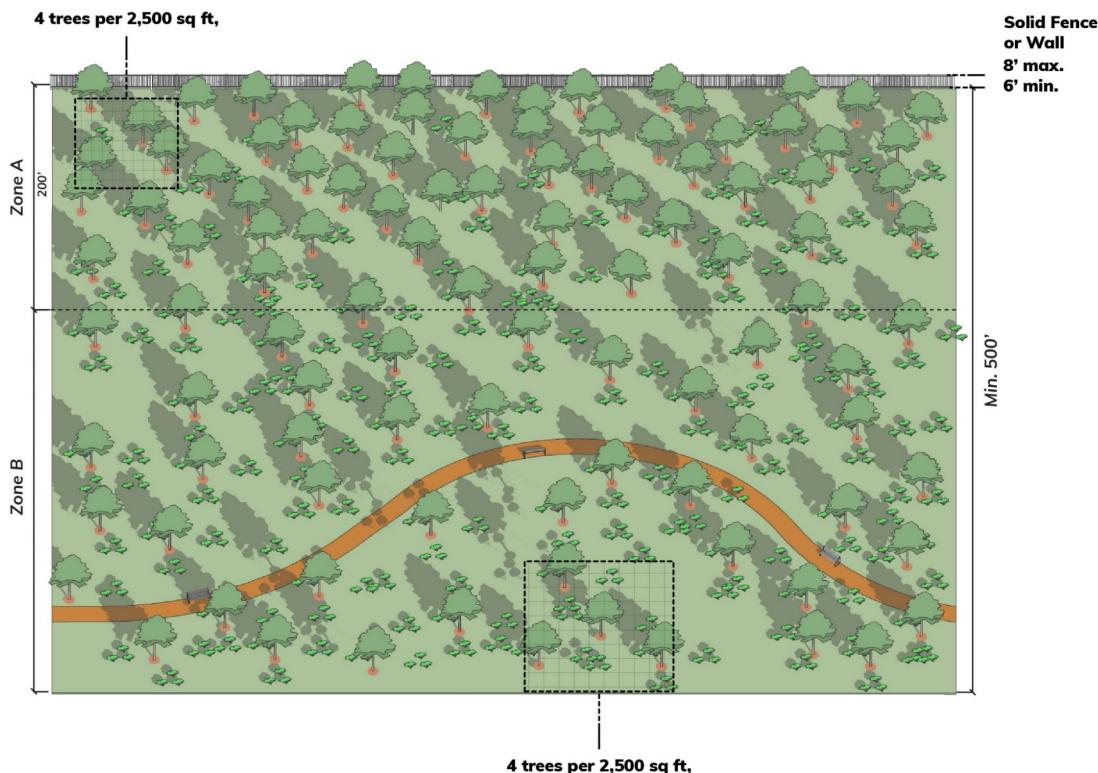
A landscape buffer is required to create a physical separation between hazardous material and the surrounding area. ~~The landscape buffer is required for the expansion of any existing hazardous materials bulk storage facilities or any new hazardous materials bulk storage facilities.~~ The buffer is measured perpendicularly from any lot line that shared with another lot that is not part of the development site.

- (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.]. These requirements also apply to any expansion of an existing special permitted use boundary as of the 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 requirement is applied 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.
- (c) The landscape buffer must be a minimum width of five hundred (500) feet. The landscape buffer shall be divided into Zone A and Zone B.
- (d) Zone A comprises the first two hundred (200) feet of the landscape buffer, measured perpendicularly from the lot line.
- (e) Zone B comprises the remainder of the required landscape buffer outside of Zone A.
- (f) Required plantings in the landscape buffer are as follows:

Zone	Required Trees
Zone A	4 trees per 2,500sf
Zone B	4 trees per 5,000sf

- (g) The remainder of both zones must be planted in live groundcover, shrubs, or additional trees.
- (h) Trees shall be planted in a cluster pattern with an example illustrated in Figure 33-3.45.7-1 below.
- (i) In Zone A, a solid fence or wall, constructed of wood, brick, masonry, chainlink fence with vegetative screening, or stone a minimum of six (6) feet in height to a maximum of ~~eight (8)~~ten (10) feet shall be erected along the applicable lot line for one hundred (100) percent of the property buffer length, with the exception of required ingress/egress points. A berm is permitted; if constructed on a berm, the height of the berm is included in the calculation of fence height. Where chainlink fence with vegetative screening is used, vegetative screening must be evergreen vines or climbing plants and maintained in healthy condition.
- (j) Where the required landscape buffer is located along a rail line and landscape is prohibited along such rail lines by the owner/operator, landscape is not required only in that area controlled by the rail owner/operator. Such area is included in the total dimension of the landscape buffer. The remaining area outside of such control must be landscaped in accordance with this section.

Figure 33-3.70.7-1. HM-O District Landscape Buffer



Sec. 33-3.70.8. Variances.

- (a) The Parish Council may grant variances to the HM-O District dimensional, development, signs, and parking regulations provided the following criteria are met:
 - (1) The proposal complies with the requirements to the maximum extent possible taking into account space limitations of existing structures.
 - (2) The proposal does not adversely affect the harmony or compatibility of surrounding land uses.
 - (3) That special conditions and circumstances exist peculiar to the land, structures or buildings which are not applicable to other land, structures or buildings in the same zone.
 - (4) The granting of the variance will not be contrary to the public interest, will not adversely affect property values, will not adversely affect other property in the vicinity, and will be in harmony with the intent and purpose of this UDC.
 - (5) If the applicant complies strictly with the provisions of this UDC, then the applicant will be unable to make reasonable use of the affected property.
 - (6) The requested variance will not conflict with the purposes of this district, UDC, or the comprehensive plan.
- (b) The Parish Council shall not grant variances to the following standards within the HM-O District:
 - (1) Specific use standards (Sec. 33-3.[7045.4](#))
 - (2) Separation requirement (Sec. 33-3.[7045.6](#))
 - (3) Landscape buffer (Sec. 33-3.[7045.7](#))

Sec. 33-3.70.9. HM-O District Zoning Map Amendment Criteria.

(a) A map amendment [per Sec. 33-2.21.](#) for the HM-O District is subject to the following additional requirements:

- (1) The HM-O District may only be applied as an overlay to the I-H District.
- (2) Mailed notice for the proposed amendment, per Sec. 33-2.6, is required for all owners of property located within one-thousand (1,000) feet, measured radially from the lot lines of the subject property.
- (3) A neighborhood meeting for the proposed rezoning shall be required. The neighborhood meeting shall be held prior to review by the Planning Advisory Board.
 - a. Mailed notice for the neighborhood meeting is required for all owners of property located within one-thousand (1,000) feet, measured radially from the lot lines of the subject property. Mailed notice must be provided a minimum of fifteen (15) days up to a maximum of thirty (30) days before the meeting. The applicant is responsible for all notice.
 - b. The neighborhood meeting shall be open to the public and open for public comment.
 - c. The public meeting shall include a review of the ~~concept~~ plan for the development site. The ~~concept~~ plan shall include:
 - i. A summary of types of products or services to be stored and/or produced, a physical description of proposed building and site, and an overview of anticipated environmental impact, controls to comply with environmental regulations, and any voluntary activities undertaken to go beyond legally required environmental control standards.
 - ii. A written statement that lists all federal, state, and local permits on the current development site and those to be applied for.
 - iii. The expected schedule of construction.
 - d. Public comment shall be documented, including attendance sheets ~~and an affidavit documenting compliance with required notice.~~
 - e. [Following the public meeting, the applicant shall submit the following materials](#) ~~These materials shall be submitted~~ to the Planning Department to be included as part of the public record. No application will be advertised for Planning Advisory Board review until such documentation is received:
 - i. [A copy of the mailed notice provided to property owners.](#)
 - ii. [A copy of the materials required under c. above and any other materials distributed at the meeting.](#)
 - iii. [Attendance](#) ~~Attendance~~ sheets from the meeting.
 - iv. [An affidavit signed by the applicant attesting that the required notice procedure was followed.](#)
 - v. [A report summarizing the public outreach conducted, including:](#)
 - (A) [The dates, times, and locations of all meetings held with interested parties.](#)
 - (B) [The total number of people that participated in the process \(the number of people who attended all meetings, as well as any others who made contact via other means, as evident from sign-in sheets, emails, etc.\).](#)

(C) A list of any concerns, issues, and problems expressed by the participants. A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them.

f. Any opinions or advice provided at the meeting shall be in no way binding with respect to any official action that may be taken on the subsequent formal application. Any failure to observe formal procedures shall not affect the ultimate validity of any future formal action.

(b) The following elements of design, construction, and operation intended to mitigate, minimize, or avoid negative environmental impacts in the following categories shall be considered as part of a map amendment for the HM-O District:

- (1) Air pollution reduction technologies for stacks, exhaust pipes, or other such equipment or facilities.
- (2) Plans to minimize odors, emissions, noise, dust, and glare.
- (3) Energy efficiency or renewable energy elements.
- (4) Waste minimization or re-use programs.
- (5) On-site or off-site green stormwater infrastructure.

(c) A map amendment for the HM-O District and the application/amendment for a special permitted use for the bulk storage of hazardous materials may be applied for simultaneously at applicant's option.

II. Uses

INDUSTRIAL ZONING DISTRICTS USE MATRIX

Sec. 33-3.40. - Industrial Zoning Districts Use Matrix.

Table 33-3.40-1, Authorized Land Uses for Industrial Zoning Districts, lists the principal uses, as described in section 33-3.4.4, Master Use Matrix, permitted with supplemental use regulations (S), permitted by-right (P), special permitted use approval required (SPU), or prohibited (X) within the industrial zoning districts, in accordance with the interpretation provided in section 33-3.4.2, Interpretation of zoning district use matrices.

EDITOR'S NOTES:

Uses new to the matrix continue to be indicated in the use matrix in ***blue italic bold font***. Unless indicated in redline edits, these are the same new uses from Draft 2 (June 2023).

Due to formatting limitations, certain rows that have been deleted may not align with the table columns.

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
RESIDENCE OR ACCOMMODATION FUNCTIONS	1000	Homes, apartments, housing for the elderly, and hotels					
PRIVATE DWELLING	1100	Single-family homes, doubles, apartments, condominiums, mobile homes, townhouses; excludes households with special provisions					
Single family	1110						
<i>single family detached</i>	1111	Typical single-family dwelling		X	X	X	X
<i>single family attached (townhouse)</i>	1112	Each unit on a separate lot; fire wall may protrude from roof or roofs may be staggered	33-5.3.4.1 17 .2	S	X	X	X
<i>single family manufactured home</i>	1113		33-5.3.4.1 17 .3	X	X	X	X
Two family (double or duplex)	1120						
<i>two family detached</i>	1121	Secondary or accessory dwelling unit		X	X	X	X
<i>two family attached</i>	1122	Two attached dwelling units on a single lot		X	X	X	X
Three family (triplex)	1130						
<i>three family detached</i>	1131			X	X	X	X
<i>three family attached</i>	1132	Three attached dwelling units on a single lot		X	X	X	X
<i>Four family (quadruplex)</i>	1140	Four attached dwelling units on a single lot		X	X	X	X
Multi-family	1150	Five or more units		P	X	X	X
HOUSING SERVICES	1200	Housing and custodial services for those who cannot care for themselves, such as the elderly. The subcategories reflect four common patterns of housing for the elderly and relate to the level of dependence on the care provider					
<i>retirement housing services</i>	1210	Housing with minimal convenience services, but focus on attracting elderly residents so as to provide a social support system among the residents		X	X	X	X
<i>congregate living services</i>	1220	Housing with convenience services such as meals, housekeeping, transportation, recreational programs		X	X	X	X
Assisted-living and board and care homes	1230	Adult care, group homes, board and care; services include daily activity assistance such as dressing, grooming, bathing, etc.		X	X	X	X
<i>board and care home</i>	1231	See definition in Article 10. Definitions of this UDC	33-5.3.4. 25	X	X	X	X
<i>assisted living</i>	1232	See definition in Article 10. Definitions of this UDC		X	X	X	X
<i>continuing care retirement center</i>	1240	Retirement centers to which residents turn over some or all of their assets in exchange for housing, personal care, convenience care, and some health care. Also called endowment facilities, founders care facilities, continuing care retirement centers, etc.		X	X	X	X
<i>nursing or convalescent home</i>	1250	Nursing homes and convalescent hospitals providing 24-hour skilled nursing care		X	X	X	X
HOTELS, MOTELS, OR OTHER ACCOMMODATION SERVICES	1300	Lodging and short-term accommodation for travelers, may offer wide range of services					

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
<i>bed and breakfast</i>	1310	See definition in Article 10. Definitions of this UDC	33-5.3.4. 3	X	X	X	X
<i>rooming and boarding</i>	1320	Dormitory, fraternity or sorority house or other specific group membership, providing temporary accommodations and may offer housekeeping, meals, and laundry services		X	X	X	X
<i>barracks</i>	1321	Primarily associated with uniformed services (police, military, etc.)		X	X	X	X
<i>dormitory</i>	1322	Primarily associated with an institution that provides sleeping units and communal dining facilities (college and universities)		P	P	X	X
Temporary living quarters	1323	<i>A dwelling used by a person or persons who care for and ensure the security of the building, plant, equipment, or grounds associated with an industry, business, office, or recreation area located on the site.</i>		P	P	P	X
Hotel or motel	1330	Hotels that do not have gambling services but may offer food services, recreational services, convention hosting services, laundry services, etc.; includes extended-stay hotels					
<i>hotel</i>	1331	See definition in Article 10. Definitions of this UDC		P	X	X	X
<i>motel</i>	1332	See definition in Article 10. Definitions of this UDC		P	X	X	X
Casino hotel	1340	Functions like a resort or hotel in addition to the gambling operations in the casino portions of the premises providing services packaged to serve gambling, sports betting, slot machines, food services, conference or convention facilities, and recreational amenities like spas; see definition of gaming establishment in Article 10. Definitions of this UDC.	33-5.3. 8.2 44	SPU	SPU	SPU	X
Other traveler accommodations	1350	Guest houses, youth hostels and similar short-term lodging		X	X	X	X
GENERAL SALES OR SERVICES	2000	Comprises the vast majority of non-residential uses associated with commercial land use; establishments engaged in retailing merchandise generally without transformation, in small quantities, and to the general public, and rendering services incidental to the sale of merchandise					
RETAIL SALES OR SERVICE AND REPAIR	2100	Non-residential uses with displays of merchandise sold to the general public and other businesses, or after-sales services such as repair or installation					
Automobile sales or service	2110	Motor vehicle and parts and accessories dealers including repair and maintenance, may have showrooms or open lots for selling vehicles					
<i>car dealer</i>	2111	Retail new or used automobiles and light trucks such as SUV's		P	P	X	X
<i>bus, truck, mobile homes, or large vehicles</i>	2112	Retail new or used larger vehicles not included in car dealers category such as buses, RV's, and trucks;		P	P	X	X
<i>motorcycle, atv</i>	2113	Retail new or used motorcycles, motorbikes, motor scooters, mopeds, and off-road all-terrain vehicles		P	P	X	X
<i>boat or marine craft dealer</i>	2114	Retail new or used boats, personal watercraft, outboard motors, boat trailers, related marine equipment supplies		P	P	P	X
<i>parts, accessories, or tires</i>	2115	Automotive parts and supply stores, automotive stereo stores, tire and tube shops		P	P	X	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
gasoline service	2116	Primarily retail automotive fuels with or without convenience stores or food marts and may provide automotive repair, automotive oils, and replacement parts and accessories	33-5.3. 5.1.240	P	P	P	X
automotive repair and maintenance	2117	Automotive repair garages, maintenance and tune-up shops, body and paint shops, oil change and lubrication shops, detail shop, car wash		P	P	P	X
truck stop	2118	Primarily retailing fuels to trucks often in combination with activities such as providing repair or food services; See definition in Article 10. Definitions of this UDC	33-5.3. 5.1.322	X	SPU	SPU	X
car wash	2119	Primarily engaged in cleaning, washing, and/or waxing automotive vehicles such as passenger cars, trucks, vans, and trailers; includes automotive detail shops	33-5.3. 5.1.3.42	P	P	X	X
Heavy consumer goods sales or service	2120	Heavy or durable goods sales or services					
furniture or home furnishings	2121	Furniture (household, outdoor, office), flooring, bedding, window treatment; may be sold in combination with major appliances or home electronics, or in combination with installation and repair services		P	P	X	X
hardware, home center	2122	Retail home building and repair supplies, may sell other products, such as lumber, plumbing and electrical goods, tools, housewares, hardware, lawn and garden supplies, paint and wallpaper store		P	P	X	X
lawn and garden supplies	2123	Retail nursery and garden products predominantly grown elsewhere, outdoor power equipment sales or services, pool supply		P	P	P	X
department store, warehouse club, or superstore	2124	Retail large variety of goods, may include apparel, furniture, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, sporting goods, and groceries in combination with general merchandise; no single line of merchandise predominating		P	P	X	X
electronics and appliances	2125	Retail household-type appliances, tv's, stereos, cameras, cell phones, may sell computer hardware and software along with other lines of merchandise and may include trained repair persons to handle maintenance and repair; however, businesses primarily selling computer hardware, software and services or camera equipment and services are classified in separate categories		P	X	X	X
lumber yard and building materials	2126	Lumber yards and heavy building materials retailing establishments		P	P	PX	X
heating and plumbing equipment	2127	Heating and plumbing equipment retailers; for heating and plumbing contractors who install or service, use the appropriate construction category		P	P	X	X
Durable consumer goods sales and service	2130	Retail wide range of product lines such as apparel, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, sporting goods, automotive parts, and dry goods.					
computer and software	2131	Retail computers, computer peripherals, and prepackaged software without other electronic or office equipment; may also provide repair, support, and training		P	X	X	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
<i>camera and photographic supplies</i>	2132	Primarily retail cameras and photographic supplies or retail with repair and film developing		P	X	X	X
<i>clothing, footwear, jewelry, silverware, watches and clocks, luggage and leather goods, sewing supplies</i>	2133	Included is retailing in combination with repair and lapidary work; for stand-alone tailor, use LBCS Function Code 2624		P	X	X	X
<i>sporting goods, toy and hobby, and musical instruments</i>	2134	Primarily retailing bicycles and bicycle parts, camping equipment, exercise and fitness equipment, trophies, athletic uniforms, specialty sports footwear, toys, games, hobby, craft, musical instruments,		P	X	X	X
<i>books, magazines, music, stationery</i>	2135	Primarily retailing books, newspapers, magazines, stationery, school and office supplies, gift and novelty merchandise, souvenirs, greeting cards and candles, seasonal and holiday decorations, curios, sheet music, prerecorded audio and video tapes, CDs, DVDs and similar products		P	X	X	X
Consumer goods, other	2140	Retail merchandise (except groceries or health items) not included in preceding codes					
<i>florist</i>	2141	Retail cut flowers, floral arrangements, and potted plants purchased from others		P	X	X	X
<i>art dealer, supplies, sales and service</i>	2142	Retail original and limited edition art works and may offer art supplies and services; Included in this category are establishments displaying works of art for retail sale in art galleries		P	X	X	X
<i>tobacco sales or tobacconist</i>	2143	Retail cigarettes, cigars, tobacco, pipes, and other tobacco supplies		P	X	X	X
<i>mail order sales or direct selling</i>	2144	Retailing other than in stores, offer services through sales staff that may go to the customer's location or may utilize mail or electronic media, includes businesses retailing from catalogue showrooms of mail-order houses		P	X	X	X
<i>antique shop, flea market, thrift stores</i>	2145	Primarily retail a general line of used goods		P	X	X	X
Grocery, food, beverage, dairy	2150	Retail food and beverage merchandise from fixed point-of-sale locations					
<i>grocery store, supermarket, or bakery</i>	2151	Retail a general line of food, includes meat and seafood markets, delicatessens, and businesses retailing baked goods made on- or off-premises; not principally for but may include immediate consumption [8-23-17]		P	X	X	X
<i>convenience store</i>	2152	Excludes those with fuel pumps; primarily retail a limited line of goods that generally includes milk, bread, soda, and snacks		P	P	P	X
<i>specialty food store</i>	2153	Primarily retail specialty food items such as packaged coffee, tea, confectionery products, nuts, spices, and gourmet foods		P	X	X	X
<i>fruit and vegetable store</i>	2154	Primarily retail fresh fruits and vegetables either as stand-alone business or larger collection of shops such as common with farmers' markets and roadside grocery stands		P	X	X	X
<i>beer, wine, and liquor store</i>	2155	Primarily retail packaged alcoholic beverages		P	X	X	X
Health and personal care	2160	Retail health and personal care merchandise from fixed point-of-sale locations; may have specialized staff trained in dealing with the products, such as pharmacists and opticians					

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
pharmacy or drug store	2161	Primarily retail prescription or nonprescription drugs; often include general line of products common to a convenience store		P	X	X	X
cosmetic and beauty supplies and personal grooming products	2162	Primarily retail cosmetics, perfumes, toiletries, and personal grooming products		P	X	X	X
optical and contact lenses	2163	Retail prescription or nonprescription eyeglasses and contact lenses; includes customer fitting or lens grinding		P	X	X	X
convalescent supply, prosthetic, hearing aid store	2164	Retail prescription or nonprescription health and convalescent aids; includes customer fitting		P	X	X	X
health food supplement store	2165	Primarily retail food supplement products such as vitamins, nutrition supplements, and body enhancing supplements		P	X	X	X
FINANCE AND INSURANCE	2200	Businesses engaged in financial transactions that create, liquidate, or change ownership of financial assets; also pool financial risks by underwriting insurance and annuities or support employee benefits programs					
Bank, credit union, or savings institution	2210	Perform central banking functions and accept deposits or lend funds from these deposits		P	P	X	X
drive-through bank or credit union	2211	Includes drive-through banking services to patrons	33-5.3.5.1.58	P	P	X	X
Credit and finance businesses	2220	Extend credit or lend funds raised by credit market borrowing, such as issuing commercial paper or other debt instruments or by borrowing from other financial intermediaries; also include credit card, sales financing, unsecured consumer lending, real estate credit, international trade financing, and secondary market financing		P	P	X	X
pawn shop and retail loan	2221	Consumer cash lending secured by personal property; retail unsecured loan operations		P	P	X	X
Investment banking, securities, and brokerages	2230	Securities underwriting, brokering, exchange services, managing portfolios, providing investment advice and trust, fiduciary, and custody services		P	X	X	X
Insurance-related businesses	2240	Insurance and annuity underwriting, selling insurance and employee-benefit related services		P	X	X	X
Fund, trust, or other financial businesses	2250	Pool assets, such as funds and trusts, on behalf of shareholders or beneficiaries; act as principals in buying or selling financial contracts, and provide related investment services		P	X	X	X
REAL ESTATE, AND RENTAL AND LEASING	2300	Establishments that rent or lease and may sell assets, which can be tangible such as real estate or equipment or intangible such as patents and trademarks					
real estate services	2310	Establishments that lease real estate (except buildings) such as manufactured home sites and vacant lots; includes real estate appraisers and other establishments performing real estate related services while not leasing buildings		P	X	X	X
Property management services	2320	Manage real property for others; management includes services associated with overall operation of property such as collecting rents, overseeing maintenance, security and trash removal					

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
<i>commercial property-related</i>	2321	Establishments that rent or lease buildings not used as residences [4-25-18]		P	P	X	X
<i>rental housing-related</i>	2322	Establishments that rent or lease buildings used as residences		P	P	X	X
Rental and leasing	2330	Establishments that rent or lease tangible goods such as consumer goods and mechanical equipment to customers; excludes businesses primarily renting equipment with operators					
<i>cars rental and leasing</i>	2331	Rent or lease passenger cars without drivers		P	P	X	X
<i>leasing trucks, trailers, rv's, buses, aircraft, tugboats, etc.</i>	2332	Rent or lease trucks, tractors, buses, semi-trailers, utility trailers, RVs, or off-highway transportation equipment such as aircraft, railroad cars, steamships, or tugboats; drivers or operators not provided		P	P	P	X
<i>recreational goods rental</i>	2333	Rent skis, canoes, bicycles, sailboats, motorcycles		P	P	X	X
<i>leasing commercial, industrial machinery and equipment</i>	2334	Rent or lease office machinery and equipment, heavy equipment without operators for construction, well-drilling, forestry, agriculture, telecommunications, manufacturing, metalworking, institutional furniture, motion picture, or theatrical equipment		P	P	P	X
<i>consumer goods rental</i>	2335	Rent personal and household-type goods and a range of consumer, commercial, and industrial equipment geared toward consumers, often operate from a retail-like or store-front facility; rental items include home health equipment, consumer electronics, formal wear, costumes, furniture and party supplies		P	P	X	X
<i>intellectual property rental</i>	2336	Establishments that assign patents, trademarks, brand names, and franchise agreements		P	P	P	X
BUSINESS, PROFESSIONAL, SCIENTIFIC, AND TECHNICAL	2400	Establishments that perform professional, scientific, and technical services that require a high degree of expertise and training; often operate from an office					
Professional services	2410	Establishments that sell expertise and perform professional scientific, and technical services, which depend on worker skills and knowledge rather than equipment; employees tend to be highly specialized					
<i>legal services</i>	2411	Title abstract and real estate settlement offices, lawyers, notaries, and other legal service establishments		P	P	X	X
<i>accounting, tax, bookkeeping, payroll services</i>	2412	Accounting-related establishments that provide services such as auditing accounting records, designing accounting systems, preparing financial statements, developing budgets, preparing tax returns, processing payrolls, bookkeeping, billing		P	P	X	X
<i>architectural, engineering, surveying and related services</i>	2413	Architectural, landscape architectural, engineering, drafting, building inspection, surveying and mapping, and laboratory testing (except medical, veterinary, or auto emission) such as acoustics, calibration, electronic, mechanical		P	P	P	X
<i>graphic, industrial, interior design services</i>	2414	Provide specialized design services that include interior, industrial, and graphic design, includes commercial studios with artists that generate illustrations requiring technical accuracy or interpretative skills		P	P	P	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
consulting services (management, environmental technical)	2415	Advise and assist businesses and other organizations on management, scientific, and technological issues; includes establishments that provide expertise in information technologies		P	P	P	X
scientific research and development services	2416	Conduct research or analyze in the physical, engineering, cognitive, or life sciences		P	P	P	X
advertising, media, and photography services	2417	Advertising, public relations, media buying agencies, direct mail advertisers, market research, translation providers, commercial and consumer photography and ideography studios; translation and interpretation providers		P	X	X	X
veterinary services	2418	Establishments with licensed practitioners of veterinary medicine, dentistry or surgery for animals; testing services for licensed veterinary practitioners; veterinary clinics, and animal hospitals	33-5.3.5.24	P	P	X	X
<i>industrial design</i>	2419	<i>The design, marketing, and/or brand development of various products that are researched and developed by integrating the fields of art, business, science, and/or engineering. An industrial design establishment may create prototypes and products but does not mass manufacture products from the premises.</i>		P	P	P	X
Administrative services	2420	Typical office uses in any business area, provide a variety of standard administrative services; the default assignment for most office buildings					
office administrative services	2421	Office providing administrative services such as billing, record keeping, personnel, organizational planning; use this classification for stand-alone establishments which, although they may be part of a larger company, are separate from the actual goods or services producing facilities		P	P	P	X
facilities support services	2422	Office providing operating staff for support services within a client's facilities, including janitorial, security, maintenance, laundry services, trash disposal, and mail reception		P	P	P	X
employment agency	2423	Office providing employee placement, temporary help, and employee leasing services		P	P	P	X
copy center, private mail center, other business support services	2424	Establishments that provide document preparation, telephone answering, telemarketing, mailing (except direct mailing advertising), court reporting, steno typing, facsimiles, word processing, on-site PC rental, may operate copy centers which provide photocopying, duplicating, blueprinting		P	P	P	X
collection agency	2425	Collect payments, compile credit and employment information, repossess tangible assets		P	P	X	X
Travel arrangement and reservation services	2430	Office promoting or selling travel, tour, or accommodation services, includes convention and visitors' bureaus and wholesale tour operators		P	X	X	X
Investigation and security services	2440	Office providing investigation, detective, guard and patrol services, picking up and delivery of money or valuable items with protection while in transit, selling of security systems along with installation, repair or monitoring, remote monitoring of security systems, locksmiths		P	X	X	X

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Services to buildings and dwellings	2450	Office providing pest control, janitorial services, landscaping, carpet and upholstery cleaning, and other services for buildings and dwellings					
<i>extermination and pest control</i>	2451	Exterminate and control birds, mosquitoes, rodents, termites and other insects and pests (except for crop and forestry production), includes businesses that provide fumigation services		P	P	P	X
<i>janitorial</i>	2452	Clean building interiors, interiors of transportation equipment, windows, swimming pools, drains or gutters		P	P	P	X
<i>landscaping</i>	2453	Office providing landscape maintenance, and tree, shrub, plant, lawn, or garden installation, may design landscape plans or construct walkways, retaining walls, decks, fences, ponds, or similar structures; for nurseries, see 2121 (retail) or 9140 (agricultural)		P	P	P	X
<i>carpet and upholstery cleaning</i>	2454	Establishments that clean and dye used rugs, carpets, and upholstery		P	P	P	X
<i>packing, crating, and convention and trade show</i>	2455	Establishments that package client owned materials, organize, promote, and manage events such as business and trade shows, conventions, conferences, with or without staff, float building and decorating; use this code for standalone conference and convention facilities		P	P	X	X
FOOD SERVICES	2500	Prepare meals, snacks, and beverages for immediate consumption					
Full-service restaurant	2510	Provide food services to patrons who order and are served while seated and pay after eating, may provide this service in combination with selling alcoholic beverages, providing takeout services, or presenting live nontheatrical entertainment		P	P	P	X
Cafeteria or limited-service restaurant	2520	Provide food services to patrons who order or select items and pay before eating; may be consumed on premises, taken out, or delivered, includes deli, pizza delivery, cafeterias which use cafeteria-style serving equipment, a refrigerated area, and self-service beverage dispensing equipment, and which display food and drink items in a continuous cafeteria line		P	P	P	X
<i>drive-through restaurants</i>	2521	Provides drive-in, drive-through or drive-up food service to patrons; includes most fast-food restaurants	33-5.3.5.1.5 ⁸	P	P	P	X
Snack or nonalcoholic bar	2530	Prepare and serve specialty snacks, such as ice cream, frozen yogurt, cookies, and other baked goods, and nonalcoholic beverages such as coffee, tea, juice or soda for consumption on or near the premises; includes snowball stands		P	P	P	X
<i>drive-through snack or nonalcoholic bar</i>	2531	Provides drive-in, drive-through or drive-up food service to patrons; limited to restaurants that prepare and serve specialty snacks, such as ice cream, frozen yogurt, cookies, and nonalcoholic beverages	33-5.3.5.1.5 ^{33-5.3.8}	P	P	P	X
Bar or drinking place	2540	Bars, taverns, nightclubs primarily serving alcoholic beverages for immediate consumption; may provide limited food and entertainment		P	P	X	X
<i>drive-through alcoholic beverage service</i>	2541	Provides drive-in, drive-through or drive-up sale of alcoholic beverages to patrons; includes drive-thru daiquiri shops	33-5.3.5.1.5 ^{33-5.3.8}	P	P	X	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
Mobile food services	2550	Prepare and serve meals and snacks for immediate consumption from a motorized vehicle, cart, stand, or table; the use is the central location from which the services are provided, not each vehicle, cart, stand, or table; the land used as the primary site for the business' sales		P	P	P	X
Caterer, banquet hall	2560	Provide single event-based food services via transport of food to events or preparation of food at an off-premise site for a restaurant. Includes banquet halls with catering for wedding receptions and other similar uses.		P	P	X	X
Food service contractor	2570	Provide food services at institutional, governmental, commercial, or industrial locations based on contracts for a specified period of time		P	P	P	X
Vending machine operator	2580	Establishments that retail merchandise through vending machines that they service, not primarily engaged in warehousing or wholesale distribution of machines and equipment		P	P	P	X
PERSONAL SERVICES	2600	Catch-all category for all personal service establishments; provided to individuals rather than to businesses					
Personal care	2610	Hair, nail, and skin care and related personal care					
hair, nail, and cosmetic skin care	2611	Barber or beauty shop, nail, facial, or cosmetology salon, hair stylist shop		P	X	X	X
dieting and weight reducing	2612	Provides nonmedical services to assist clients in attaining or maintaining a desired weight, services include individual and group counseling, menu and exercise planning, and weight and body measurement monitoring		P	X	X	X
tanning salon	2614			P	X	X	X
commercial body art facility	2615	See definition in Article 10 Definitions of this UDC		P	X	X	X
depilatory or electrolysis (i.e., hair removal), hair weaving or replacement (except by offices of physicians), ear piercing	2616			P	X	X	X
Dry cleaning and laundry	2620						
coin-operated laundromat	2621	Primarily engaged in operating facilities with coin-operated or similar self-service laundry equipment for customer use on the premises		P	P	X	X
dry cleaning and laundry	2622	Provide dry-cleaning and laundering services (except coin-operated), drop-off and pickup sites for laundries/drycleaners, specialty cleaning services for special types of garments	33-5.3.5.30	P	P	X	X
linen and uniform supply	2623	Primarily engaged in supplying, on a rental or contract basis, laundered items such as uniforms, gowns and coats, table linens, bed linens, clean room apparel, and treated mop or shop towels		P	P	P	X
tailor, alterationist	2624	Primarily engaged in altering personal clothing items purchased elsewhere to fit individual customers; for Textiles, see LBCS Function Code 3130		P	P	X	X
Photofinishing	2630	Primarily engaged in developing film or making slides, prints and enlargements		P	P	X	X
Parking lot and parking garage	2640	Primarily engaged in providing parking for motor vehicles, usually on an hourly, daily, or monthly basis, may provide valet parking services					

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
<i>parking lot</i>	2641	Use this code for stand-alone parking lots only	33-6.25.5	P	P	P	X
<i>parking garage</i>	2642	Use this code for stand-alone parking garages only	33-5.3. 5.1.6 45	P	P	P	X
Adult use	2650						
<i>massage parlor</i>	2651			X	X	S	X
<i>adult establishment</i>	2653		33-5.3.5.5	X	X	S	X
<i>adult cabaret</i>	2654			X	X	S	X
Self-storage	2660	Establishments comprised of buildings or group of buildings with individual, generally contiguous rooms or units rented to the public for the storage and retrieval of personal property and which have access and locks under control of the tenant	33-5.3.5.4 19	P	P	X	X
PET AND ANIMAL SALES OR SERVICE (EXCEPT VETERINARY)	2700	Establishments that retail pets and other animals (except for farming purposes) and pet supplies, provide animal services such as grooming, training, and care taking					
<i>pet or pet supply store</i>	2710	Retail pets, pet foods, pet supplies		P	X	X	X
<i>animal and pet services and kennels</i>	2720	Provide animal and pet care services (except veterinary services and horse boarding), such as boarding, grooming, sitting, and training	33-5.3.5.5 33 5.3.13	S	P	X	X
MANUFACTURING AND WHOLESALE TRADE	3000	Are located in plants, factories or mills and employ power-driven machines and materials-handling equipment but may employ workers who create new products by hand; these establishments process products of agriculture, forestry, fishing, mining as well as products of other manufacturing uses. When captive services such as accounting are provided by a separate business, they are classified in the appropriate function code and not in manufacturing					
FOODS, TEXTILES, AND RELATED PRODUCTS	3100	Primarily produce food, tobacco, textiles, and leather products					
<i>Food and non-alcoholic beverages</i>	3110	Transform livestock and produce into products for intermediate or final consumption typically sold to wholesalers or retailers; manufacture beverages as nonalcoholic and fermented and distilled alcoholic beverages ; includes principally wholesale bakery and candy producers for later consumption and ice manufacturing		P	P	P	X
<i>food and non-alcoholic beverage production</i>	3111	<i>Includes production of food, non-alcoholic beverages, and ice; may include coffee roasting</i>		P	P	P	X
<i>commercial kitchen</i>	3112	<i>A certified shared commercial kitchen in which individuals or businesses prepare value-added food products and meals, usually paying an hourly, daily, weekly, or monthly rate to lease a space shared by others.</i>		P	P	P	X
<i>food production support services</i>	3113	<i>Establishments that support local food production companies in the assembly of their products, such as packaging/co-packing facilities, cold storage, and refrigeration facilities.</i>		P	P	P	X
<i>animal slaughtering and processing</i>	3114	<i>Establishments that slaughter animals, prepare processed meats and meat byproducts, and render or refine animal fat, bones, and meat scraps</i>		X	X	P	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
<u>micro-production of alcohol-Alcoholic beverages</u>	31113120	<i>A licensed facility for the production and packaging of Manufacture or produce alcoholic beverages, such as beer, wine, spirits, cider, and mead, for distribution and consumption on-premises. Such facilities include a tasting room, bar, and/or restaurant.</i>	See proposed standards following this matrix	S	S	X	X
<u>brewery</u>	3121	<i>A facility licensed as a "Manufacturer or brewer" as defined in Title 26, Section 241, of the Louisiana Revised Statutes. The facilities may include an on-site tasting room or rooms as an accessory use with retail sales of only those alcoholic beverages produced at the facility for consumption on or off the premises.</i>	See. 33-5.3.6.1.	S	S	X	X
<u>distillery</u>	3122	<i>A facility licensed as a "Manufacturer" as defined in Title 26, Section 2, of the Louisiana Revised Statutes. The facilities may include an on-site tasting room as an accessory use with retail sales of only those alcoholic beverages produced at that facility for consumption on or off the premises.</i>	See. 33-5.3.6.1.	S	S	X	X
<u>micro-brewery</u>	3123	<i>A facility licensed as a "Microbrewery" as defined in Title 26, Section 241, of the Louisiana Revised Statutes. The facilities may include an on-site tasting room with retail sales of alcoholic beverages for consumption on or off the premises.</i>	See. 33-5.3.6.1.	S	S	X	X
<u>micro-distillery</u>	3124	<i>A facility licensed as a "Microdistillery" as defined in Title 26, Section 2, of the Louisiana Revised Statutes. The facility may include an on-site tasting room with retail sales of alcoholic beverages for consumption on or off the premises.</i>	See. 33-5.3.6.1.	S	S	X	X
<u>micro-winery</u>	3125	<i>A facility licensed as a "micro-winery" in accordance with Title 26, Section 2, of the Louisiana Revised Statutes. The facilities may include an on-site tasting room with retail sales of alcoholic beverages for consumption on or off the premises.</i>	See. 33-5.3.6.1.	S	S	X	X
<u>winery</u>	3126	<i>A facility licensed as a "Winery" in accordance with Title 26, Section 2, of the Louisiana Revised Statutes. An on-site tasting room with retail sales of only wine produced at that facility for consumption on or off the premises shall be a permitted accessory use.</i>	See. 33-5.3.6.1.	S	S	X	X
<u>Wholesale alcoholic beverage production</u>	312742	<i>A licensed facility for the production and packaging of alcoholic beverages, such as beer, wine, spirits, cider, and mead, for distribution and consumption off-premises.</i>		X	PSPU	PSPU	X
<u>Food and non-alcoholic beverage production</u>	3113	<i>Includes production of food, non-alcoholic beverages, and ice; may include coffee roasting</i>		P	P	P	X
<u>commercial kitchen</u>	3114	<i>A certified shared commercial kitchen in which individuals or businesses prepare value-added food products and meals, usually paying an hourly, daily, weekly, or monthly rate to lease a space shared by others.</i>		P	P	P	X
<u>Food production support services</u>	3115	<i>Establishments that support local food production companies in the assembly of their products, such as packaging/co-packing facilities, cold storage, and refrigeration facilities.</i>		P	P	P	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
<i>animal slaughtering and processing</i>	3116	Establishments that slaughter animals, prepare processed meats and meat byproducts, and render or refine animal fat, bones, and meat scraps		X	X	P	X
Tobacco manufacturing	3120 3130	Redry and stem tobacco or manufacture cigarettes, cigars or other tobacco products		X	X	P	X
Textiles	3130 3140	Textile mills, textile product mills, apparel manufacturers, includes uses that work with materials owned by others and those that manufacture custom garments for individual clients; for tailors and alterationists only, use LBCS Function Code 2624		P	P	P	X
Leather and leather substitute products	3140 3150	Manufacture products for final consumption from leather and leather substitutes such as rubber, plastics, or textiles. Rubber footwear, textile luggage, and plastic purses are examples.		P	P	P	X
Leather and hide tanning and finishing	3144 3151	Establishments primarily engaged in one or more of the following: tanning, currying, and finishing hides and skins; having others process hides and skins on a contract basis; dyeing or dressing furs		X	X	P	X
WOOD, PAPER, AND PRINTING PRODUCTS	3200	Manufacture wood and paper products, such as lumber, furniture, wood building products, mobile homes, and paper products; some perform related services such as printing and bookbinding					
Wood products	3210	Manufacture wood products, except furniture, such as lumber, plywood, veneers, wood containers, wood flooring, wood trusses, mobile homes, and prefabricated wood buildings; may include sawing, planning, shaping, laminating, or assembling wood products		X	P	P	X
Paper and printing materials	3220	Manufacture paper and offer printing-related products that include newspapers, books, periodicals, and greeting cards; may perform support activities such as bookbinding, plate-making and data imaging; does not include publishers of printed products or those that both print and publish		X	P	P	X
<i>pulp, paper, and paperboard mills</i>	3221	Establishments primarily engaged in manufacturing pulp, paper, or paperboard		X	X	P	X
<i>printing and related support activities</i>	3222	Establishments that do not manufacture the stock that they print; for publishers and publishers that also print, use publishing or information codes		P	P	P	X
Furniture and related products	3230	Manufactures furniture and related articles such as mattresses, window blinds, cabinets, fixtures; for manufacturers of transportation equipment seats and furniture, use the transportation manufacturing category; for manufacturers of medical-type furniture, use the miscellaneous manufacturing category		P	P	P	X
CHEMICALS, AND METALS, MACHINERY, AND ELECTRONICS MANUFACTURING	3300	Transform or refine chemicals or metals, and manufacture products from chemicals or metals; establishments working with base materials (such as iron ore) are classified by the input material, while establishments creating more finished products (such as machinery) are classified by the finished product					

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
Petroleum and coal products: refineries, asphalt materials	3310	Transform crude petroleum and coal into usable products through petroleum refining, including establishments that primarily further refine into products such as asphalt, asphalt materials, and lubricating oils		X	X	SPU	X
<i>coke plant</i>	3311	<i>A facility that produces coke from coal in either a by-product coke oven battery or a non-recovery coke oven battery.</i>		X	X	X	X
Chemicals manufacturing/Chemicals, plastics, and rubber products	3320	Process and transform organic and inorganic raw materials, plastics and rubber, and form products by chemical processes					
<i>basic chemical manufacturing</i>	3321	Establishments engaged in the manufacture of chemicals using basic processes, such as thermal cracking and distillation; includes petrochemical hydrocarbons, industrial gas, dyes, alkalis and chlorine, ethyl alcohol, acids	33-5.3.6.2	X	X	SPU	X
<i>ammonia and acid manufacturing</i>	3322	<i>A facility for the production of ammonia and acid products.</i>		X	X	SPU	X
<i>resin, synthetic rubber</i>	3323	Establishments primarily engaged in manufacturing synthetic resins, plastics materials, and related products		X	X	SPU	X
<i>pesticide, fertilizer, and other agricultural chemicals</i>	3324	Establishments primarily engaged in manufacturing nitrogenous or phosphatic fertilizer materials, fertilizers from sewage, animal waste, or other mixed ingredients, and agricultural and household pest control chemicals		X	X	SPU	X
<i>adhesive</i>	3325	Establishments primarily engaged in manufacturing adhesives, glues, and caulking compounds		X	X	SPU	X
<i>explosives and pyrotechnics</i>	3326	Establishments primarily engaged in the manufacture of explosives or pyrotechnics		X	X	SPU	X
Nonmetallic mineral products	3330	Transform, mine, and quarry nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials, into bricks, refractories, ceramics, glass, cement, concrete, lime, gypsum, abrasives, ceramic plumbing fixtures, statuary, cut stone products, and mineral wool. Also includes concrete crushing and other related activities.	33-5.3.11.1	X	X	SPU	X
Primary metal manufacturing	3340	Smelt or refine metals and transform metal into basic metal products, such as bars, rods, wires, and castings or finished products other than machinery, electronics, computers or furniture					
iron and steel mills; foundries	3341	Establishments engaged in one or more of the following: direct reduction or iron ore; manufacturing pig iron in molten or solid form; converting pig iron into steel; manufacturing ferroalloys; making steel; making steel and manufacturing shapes, and making steel and forming tube and pipe		X	X	SPU	X
alumina or copper refining, production, smelting, and alloying; foundries	3342	Establishments engaged in one or more of the following: refining alumina; making aluminum from alumina; recovering aluminum from scrap or dross; alloying purchased aluminum; manufacturing aluminum primary forms; smelting copper ore; and refining and alloying of copper		X	X	SPU	X
coating, engraving, heat treating, and allied activities	3343	Establishments primarily engaged in heat treating metals and metal products; enameling, lacquering, and varnishing metals and metal products; hot dip galvanizing or powder coating metals; electroplating, plating, anodizing, and other metal surfacing services		X	SPU	SPU	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
ammunition	3344	Establishments primarily engaged in manufacturing ammunition (except small arms), includes bombs, depth charges, rockets, grenades, mines, torpedoes		X	X	SPU	X
Machinery manufacturing	3350	Make machinery for particular applications, such as construction, ventilation, heating and cooling; create products that apply mechanical force; processes include forging, stamping, bending, forming, machining, welding, and assembling; design considerations are inherent		X	P	P	X
Electrical equipment, appliance, and components manufacturing	3360	Manufacture computers, communication equipment, lighting equipment, batteries, motors, appliances, computer peripherals and other products that generate, distribute, and use electrical energy or power		X	P	P	X
Transportation equipment	3370	Establishments that provide equipment for transporting people and goods		X	P	P	X
Alternative energy manufacturing	3380	Establishments that manufacture, install, or repair, equipment used for wind and solar energy.		P	P	P	X
CRAFT MANUFACTURING AND ASSEMBLY	3400	<i>An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from previously prepared materials, or the indoor provision of industrial services, where there are no external effects across property lines from such process.</i>					
Jewelry and silverware	3410			P	P	P	X
Sporting goods, dolls, toys, games, and musical instruments	3420	Includes electronic games		P	P	P	X
Office supplies (except paper)	3430	Manufacture pens, pencils, markers, crayons, chalk, staplers, inked ribbons and similar products, except paper		P	P	P	X
Signs	3440	Manufacture signs and related displays of all materials except printing paper or paperboard		P	P	P	X
Artisan production	3450	<i>Artisan-related industrial processes that create goods by hand, with or without tools, such as metalworking, glassblowing, woodworking, and pottery.</i>		P	P	P	X
Light Assembly	3460	<i>The assembly of previously manufactured parts within a fully enclosed structure that does not create noise, smoke, fumes, odors, glare, or health or safety hazards outside the building</i>		P	P	P	X
Other craft manufacturing	3470	<i>Miscellaneous manufacturing processes engaged in the processing, fabrication, treatment, or packaging of products primarily from previously prepared materials, but does not include basic industrial processing from raw materials.</i>		P	P	P	X
WHOLESALE TRADE	3500	Normally operate from a warehouse or office, selling or arranging the purchase of goods to other businesses and having little or no display of merchandise					
Durable goods	3510	Sell or arrange the purchase or sale of capital or durable goods to other businesses, products include motor vehicles, furniture, construction materials,		P	P	P	X

LBCS Classification	Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
		machinery and equipment, sporting goods, toys and hobby goods, recyclable materials					
Nondurable goods	3520	Sell or arrange the purchase or sale of nondurable goods to other businesses, products include paper products, chemicals, drugs, textiles, apparel, footwear, groceries, farm products, petroleum products, alcoholic beverages, books, magazines, newspapers, flowers, and tobacco products		P	P	P	X
WAREHOUSING AND STORAGE SERVICES	3600	Establishments that operate warehouse and storage facilities for general merchandise, refrigerated goods, portable storage units (PSUs), and other warehouse products, provide the facilities to store goods but do not sell the goods they handle and may provide a range of services related to distribution, such as labeling, breaking bulk, inventory control, light assembly, packaging, and transportation arrangement					
Office and warehousing	3610			P	P	P	X
Warehousing and Distribution	3620			P	P	P	X
<u>Distribution and fulfillment center</u>	<u>3621</u>	A facility where goods or products are stored on-site temporarily, for the purpose of delivery to a neighborhood retail, fulfillment center or residential or commercial property. Such facilities may include automated systems, office space, and a pick and pack area to be used by employees for sorting and packaging goods and products for delivery from available, on-site inventory. Distribution and fulfillment center may include Warehousing not defined as Courier and messenger services LBCS Function Code (4160) or Postal services (4170).		P	P	P	X
<u>Transportation logistics hub</u>	<u>3622</u>	Establishments, or activities comprised of or engaged in one or more of manufacturing, production, product finishing, value-added services, packaging, labeling, assembly, distribution, freight handling, transshipment, wholesaling, warehousing, recycling, repair, marketing, or information technologies.		P	P	P	X
Bulk Storage	<u>3630</u>	Storage of gases, liquids, and/or solids not under active shipping papers, stored or able to be stored (e.g., existing tanks not in use/empty) in the following amounts: gases with a liquid capacity equal to or greater than five thousand (5,000) gallons; liquids or slurries equal to or greater than ten thousand (10,000) gallons or one hundred thousand (100,000) pounds; and solids equal to or greater than one hundred thousand (100,000) pounds. If thresholds for storage in bulk are amended in Chapter 13 of the Parish Code, the standards of Chapter 13 shall control.					
<u>bulk storage of non-hazardous materials</u>	<u>3631</u>	See definitions in Article 10. Definitions of this UDC SEE DEFINITION FOLLOWING USE TABLE		P	P	P	X
<u>bulk storage of culinary and medicinal materials</u>	<u>3632</u>	See definitions in Article 10. Definitions of this UDC SEE DEFINITION FOLLOWING USE TABLE	<u>33-5.3.6.4</u>	X	X	SPU	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
<i>bulk storage of hazardous materials</i> <i>Only allowed within the HM-O District as an SPU with additional standards (Sec. 33-3.45)</i>	3633	See definitions in Article 10. Definitions of this UDC SEE DEFINITION FOLLOWING USE TABLE	See standards within the HM-O District	X	X	X	X
TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES	4000	Transportation, communication, and utilities for essential facilities; cannot be distinguished by a single physical location but in most cases the type of use is deduced from the type of structures and activities on the land					
TRANSPORTATION SERVICES	4100	Facilities that serve passengers and cargo movements, grouped by modes of transportation					
<i>Air transportation facility</i>	4110	Provide air transportation for passengers or cargo using aircraft, such as airplanes and helicopters; includes scenic and sightseeing air transportation uses but excludes air courier (see 4160)					
<i>air passenger transportation</i>	4111	Provide scheduled and nonscheduled air transportation for passengers		X	X	SPU	X
<i>air freight transportation</i>	4112	Provide scheduled and nonscheduled air transportation of cargo without transporting passengers; uses primarily providing scheduled air transportation of mail on a contract basis are included in this class		X	X	SPU	X
<i>airport and support uses</i>	4113	Provide air traffic control, operate airports or public flying fields or support airport operations such as rental of hangar space and cargo handling services; uses that provide specialty air transportation or flying services		X	X	SPU	X
<i>aircraft and accessories</i>	4114	Aircraft maintenance, repair, and testing (except factory conversions)		X	X	SPU	X
<i>other air transportation</i>	4115	Operate for scenic or sightseeing purposes, hot air balloon rides, helicopter rides, aerial tram and cable cars		X	X	SPU	X
<i>heliport or helistop</i>	4116	A takeoff and landing place for helicopters, often located on the roof of a building or in some other limited area.		X	X	SPU	X
Rail transportation facility	4120	Establishments that provide passenger and freight transportation and rail transportation support		P	P	P	X
<i>rail passenger transportation</i>	4121	For passengers only; operate over long distances between metropolitan areas; for systems within local areas only, use the appropriate local transit system classification		P	P	P	X
<i>rail freight transportation</i>	4122	For freight systems only; may operate over long distances, or within local areas only		P	P	P	X
<i>rail transportation support uses</i>	4123	Provide specialized services such as repair, maintenance, loading and unloading rail cars; operate independent terminals		P	P	P	X
Road, ground passenger, and transit transportation	4130	Establishments that operate urban transit systems, charter and school bus transportation, taxis					
<i>local transit systems—bus, special needs, and other motor vehicles</i>	4131	Single-mode local transit systems other than rail, included are shuttle services and special needs transportation		P	P	P	X
<i>non-local and charter bus</i>	4132	Non-local passenger buses for charter or for special needs transportation for elderly, infirm, or handicapped		P	P	P	X
<i>school and employee bus transportation</i>	4133	Provide buses and other motor vehicles to transport pupils or employees		P	P	P	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
sightseeing	4134	Scenic or sightseeing land transportation		P	P	P	X
taxi and limousine service	4135	Provide passenger transportation by automobile or van, includes taxicab owners and operators, taxicab fleet operators, taxicab organizations, and limousine and luxury sedan businesses		P	P	P	X
towing and other road and ground services	4136	Tow light and heavy motor vehicles, both local and long distance; may provide incidental services, such as storage and emergency repair services		P	P	P	X
Truck and freight transportation services	4140	Establishments that provide over-the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers					
general freight trucking, local	4141	Provide local general freight trucking, usually within a metropolitan area which may cross state lines; most trips are same-day return		P	P	P	X
general freight trucking, long-distance	4142	Provide long-distance freight trucking, usually between metropolitan areas which may cross country borders		X	P	P	X
Marine and water transportation facility	4150	Establishments that provide transportation of passengers and cargo using watercraft, such as ships, barges, tankers, or refrigerated trailers					
marine and sightseeing transportation	4151	Provide water transportation, including scenic and sightseeing, for passengers		P	P	P	X
marine freight transportation	4152	Provide water transportation for cargo		X	P	P	X
marine port and harbor operations	4153	Operate ports, harbors, or canals		P	P	P	X
marine cargo handling and dry dock services	4154	Provide stevedoring and other marine cargo handling services except warehousing		X	P	P	X
marine navigational and other services	4155	Arrange for transportation of freight between shippers and carriers and provide navigational and other shipping services not included in other classes; include shipping agents, customs brokers, freight forwarders, and salvage uses		P	P	P	X
Courier and messenger services	4160	Establishments that provide air, surface, or combined courier delivery services of parcels and messages, may form a network including local and point-to-point pick-up and delivery; for retail business or copy center, see LBCS Function Code 2424		P	P	P	X
Postal services	4170	Operate the national postal service, including businesses that sort, route, and deliver on a contract basis					
national post office	4171			P	P	P	X
Pipeline transportation	4180	Use transmission pipelines to transport products, such as crude oil, natural gas, or refined petroleum; transportation of natural gas includes the storage of natural gas		X	SPU	SPU	X
COMMUNICATIONS AND INFORMATION	4200	These establishments produce or distribute information and pertain to those that transform information into a commodity					
Publishing	4210	Issue copies of works for which they usually possess copyright; may publish works originally created by others for which they have obtained the rights or works that they have created in-house					

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
<i>newspapers, books, periodicals, etc.</i>	4211	Publish newspapers, magazines, books, databases, greeting cards, calendars, maps, and similar works		P	P	X	X
<i>software publisher</i>	4212	Publish and reproduce computer software, including designing, providing documentation, assisting in installation, and providing support services to software purchasers		P	P	X	X
Motion pictures and sound recording	4220	Produce and distribute motion pictures and sound recordings; activities include contracting with performers, creating the film or sound content and producing technical postproduction services; does not include wholesaling video and sound recordings					
<i>motion picture and video production, publishing, and distribution</i>	4221	Produce or distribute motion pictures, videos, television programs, or commercials		P	P	<u>PX</u>	X
<i>motion picture viewing and exhibition services</i>	4222	Operate movie theaters, drive-ins, film festival exhibitions; this category does not include movie-theaters; for movie-theaters, see Function Code 5170		P	P	<u>PX</u>	X
<i>sound recording, production, publishing</i>	4223	Produce, distribute, or publish music and musical recordings or provide sound recording		P	P	P	X
Telecommunications and broadcasting	4230	Provide point-to-point communications and related services; if multiple services are shared between the same facilities, use this general category					
<i>radio and television broadcasting</i>	4231	Operate broadcasting studios and facilities for over the air or satellite delivery of radio and television programs		P	P	P	X
<i>cable networks and distribution</i>	4232	Operate studios and facilities or cable systems, direct-to-home satellite systems		P	P	P	X
<i>wireless telecommunications</i>	4233	Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound, or full motion picture video; cell towers		P	P	P	X
<i>telephone and other wired telecommunications</i>	4234	Operate telephone networks		P	P	P	X
Information services and data processing industries	4240	News syndicates and information and data processing services; may supply information to the news media or provide electronic data processing services					
<i>online information services</i>	4241	Internet access and service providers		P	X	X	X
<i>library or archive</i>	4242	Provide library or archive services		P	X	X	X
<i>news syndicate</i>	4243	Supply information such as news reports, articles, pictures and features to the news media		P	X	X	X
<i>data processing, hosting and related services</i>	4244	Provide web hosting, computer data storage, optical scanning, computer input preparation, microfilm imaging		P	P	P	X
<i>data mining center</i>	4245	<i>A facility for the operation of specialized computer equipment for the primary purpose of mining one (1) or more blockchain based cryptocurrencies. Physical characteristics of this use include specialized computer hardware, high density load electricity use, a high energy use intensity, and with a high load factor in addition to the use of equipment to cool the hardware and operating space.</i>	<u>33-5.3.7.1</u>	X	X	SPU	X

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UTILITIES AND UTILITY SERVICES	4300	Provide utility services such as electric power, gas, water and sewage removal; not included are waste management services, which collect, treat, and dispose of waste materials, and do not directly use or operate utilities					
Electric power	4310	Provide electric power generation, transmission, control, and distribution; include electric power transmission and control systems (including lines and transformer stations), and distribution systems (i.e., lines, poles, meters, and wiring)					
<i>hydroelectric power generation</i>	4311	Operate hydroelectric power generation facilities by using water power to drive a turbine and produce electric power		P	P	P	X
<i>fossil fuel electric power generation</i>	4312	Operate fossil fuel electric power generation by using coal, oil, gas or other fossil fuels in internal combustion or combustion turbine conventional steam process to produce electric power	Article 5-33-5.3.7.2	SSPU	SSPU	SSPU	X
<i>nuclear power generation</i>	4313	Operate nuclear electric power generation facilities		X	X	SPU	X
<i>alternative energy sources</i>	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	X
Natural gas, petroleum, fuels	4320	Operate gas distribution systems, gas marketers, gas brokers, transmit and distribute gas to final customers		X	SPU	SPU	X
Water, steam, air conditioning supply	4330	Public and private utility establishments that offer drinking water, water treatment, water supply, irrigation, steam supply, or hot or cool air supply					
<i>drinking water</i>	4331	Operate water treatment plants, filtration plants, pumping stations for drinking water only		X	P	P	X
<i>irrigation and industrial water supply</i>	4332	Operate water treatment plants and water supply systems for irrigation and industrial supply only		X	P	P	X
<i>air conditioning and steam supply</i>	4333	Provide steam, heated air, or cooled air		X	P	P	X
Sewer, solid waste, and related services	4340	Collect, treat, and dispose of waste materials; locally haul waste materials; operate materials recovery facilities; provide remediation services; operate sewer systems or sewage treatment facilities; or provide septic pumping or other miscellaneous waste management services; establishments that primarily haul over long distances are classified in transportation					
<i>hazardous waste collection</i>	4341	Operate treatment and disposal facilities for hazardous waste; combine, collect, or haul hazardous waste materials within a local area while operating treatment or disposal facilities	33-5.3.7.4	X	X	X	SPU
<i>hazardous waste treatment and disposal</i>	4342	Remediate and clean contaminated buildings, soil, or ground water; abate asbestos, lead paint and other toxic materials	33-5.3.7.4	X	X	X	SPU
<i>solid waste collection</i>	4343	Collect or haul hazardous waste, non-hazardous waste, or recyclable materials within a local area; operate waste transfer stations		X	X	SPU	SPU
<i>solid waste combustor or incinerator</i>	4344	Operate combustors and incinerators for the disposal of non-hazardous solid waste, includes compost dumps; may produce byproducts such as electricity		X	X	X	P

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		and may locally collect or haul nonhazardous waste materials along with the operation of facilities; compost dumps					
<i>solid waste landfill</i>	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		X	X	X	P
<i>waste treatment and disposal</i>	4346	Operate facilities for separating and sorting recyclable materials from non-hazardous waste streams		X	X	SPU	P
<i>septic tank and related services</i>	4347	Pump septic tanks and cesspools, rent or service portable toilets		X	SPU	P	P
<i>sewer systems or sewage treatment facilities</i>	4348	Establishments operating sewer systems or sewage treatment facilities that collect, treat, and dispose of waste		X	P	P	P
Recycling facilities	4349	<i>Facilities used for the sorting, processing and/or treatment of refuse, waste, or any other material for the primary purpose of recycling or reuse.</i>	<u>33-5.3.7.5</u>	X	X	SPU	SPU
Junk/salvage yard	4400	<i>A facility used for the abandonment, sale, storage, collection, or baling of scrap metal, other scrap or discarded materials, waste tire processing or collection area, and/or abandoned vehicles or machinery, or parts thereof.</i>		X	X	SPU	X
ARTS, ENTERTAINMENT, AND RECREATION	5000	Establishments that operate facilities or provide services for a variety of cultural, entertainment, and recreational functions					
PERFORMING ARTS OR SUPPORTING USES	5100	Produce or organize and promote live presentations, excludes nightclubs					
<i>theater, dance or music use</i>	5110	Companies, groups, or theaters that produce theatrical presentations and dance, dinner theaters, and live musical entertainment		P	P	X	X
<i>performance theater</i>	5111	Includes concert halls and other structures with fixed seats typically arranged on a sloped or stepped floor		P	P	X	X
<i>Amphitheater</i>	5112	Primarily open air; modern versions have fixed seating under a roof (but no walls)		P	P	X	X
Sports team or club	5120	Professional or semi-professional sports teams or clubs participating in live sporting events					
<i>sports training or operation facility</i>	5121	A facility used for the typically private activities of a professional or semi-professional sports team; primarily includes practice facilities as well as management offices		P	P	X	X
<i>sports stadium or arena</i>	5122	A large facility seating spectators of sporting events like football, baseball, and basketball; also house circuses, ice shows, horse shows, music concerts and other entertainment		P	P	X	X
Racetrack	5130	Operate racetracks for events such as auto, dog, and horse races		P	P	X	X
Promoter of sports, performing arts, similar events	5140	Organize, promote, and manage performances, events; may operate their own facilities or rent to other promoters from an office within the facility or a separate office use		P	P	X	X

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Agent for management services	5150	Agents representing artists, athletes, entertainers, and other public figures typically from an office use		P	P	X	X
Independent artist, writer, or performer	5160	Studio of independent individual(s) engaged in performing in artistic productions, in creating artistic and cultural works or productions, or in providing technical expertise necessary for these productions		P	P	X	X
Movie theater	5170	Specialized theater for showing movies or motion pictures; includes cineplexes and megaplexes which are grouped in a manner that allows them to share box or ticket offices, parking facilities, lobby areas, restrooms, concession stands, signs and marquee displays, and other service and maintenance facilities		P	P	X	X
drive-in theater	5171	A form of cinema consisting of a large outdoor movie screen, a projection booth, a concession stand and a large parking area for automobiles from which customers can view movies; may include multiple screens		P	P	X	X
MUSEUMS AND OTHER SPECIAL PURPOSE RECREATIONAL INSTITUTIONS	5200	Public and private museums, historical sites, zoos, and similar uses					
Museum	5210	Preserve and exhibit objects of historical, cultural, or educational value; includes art museums, halls of fame, planetariums, science or technology museums, wax museums		P	X	X	X
Historical or archeological institution	5220	Archeological sites, battlefields, historical ships, and pioneer villages		P	X	X	X
Zoos, aquariums, botanical gardens, arboreta	5230	Preserve and exhibit live plant and animal life displays, including those in natural areas or settings		P	X	X	X
AMUSEMENT, SPORTS, OR RECREATION USES	5300	Operate facilities offering activities such as sports, recreation, amusement, or gambling, and provide services such as facilitating amusement in places operated by others, operating recreational sports groups, and guiding tours; for establishments using transportation equipment, such as sightseeing buses, dinner boats, or helicopters, use the appropriate transportation category					
Amusement or theme park	5310	Operate a variety of attractions such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds		P	P	X	X
Games arcade	5320	Operate arcades and parlors, except gambling, billiard, or pool		P	P	X	X
Casino or gambling	5330	Uses that operate gambling establishments (except casino hotels), includes riverboat casinos, bingo halls, and video gaming terminals, or provide services such as lotteries.	33-5.3.8.244	SPU	SPU	SPU	X
<i>off-track wagering facility</i>	<i>5331</i>	<i>Establishments that allow for sanctioned gambling on horse racing outside a racetrack.</i>	<i>33-5.3.8.33-5.3.14</i>	S	S	S	X
Golf course and country club	5340	Operate golf courses (except miniature) or primarily operate golf courses along with dining facilities and other recreational facilities or country clubs that often provide food and beverage services, equipment rental services, and golf	33-5.3.8.433-5.3.6	X	X	X	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
		instruction services. Definition of club, private or service includes LBCS function code 5340. [10-7-15]					
Marina or yachting club facility operators	5360	Operate docking and storage facilities for pleasure craft owners, may retail fuel and marine supplies, and may repair, maintain, or rent pleasure boats		P	X	X	X
Fitness, recreational sports, gym, athletic club	5370	Operate fitness and recreational sports facilities or provide services for fitness or recreational sports teams, clubs, or individual activities					
<i>fitness and recreational sports center</i>	5371	Aerobic dance or exercise center, gymnasium, physical fitness center, health and athletic club, indoor handball, racquetball, volleyball, tennis, or swimming facilities		P	P	X	X
<i>miniature golf courses, archery or shooting ranges, outdoor volleyball, tennis, or swimming facilities, recreational ball parks and courts</i>	5372			P	P	X	X
<i>recreational day camp (except instructional), recreational or youth sports teams and leagues not operating facilities, boating clubs (without marinas), dance halls</i>	5373			P	P	X	X
<i>stable, horseback riding</i>	5374	Use this code for recreational establishments only, for others see LBCS Function Code 9372		X	P	X	X
Bowling, billiards, pool	5380	Establishments that operate bowling, billiards, or pool centers		P	P	X	X
Skating rink, roller skating	5390	Establishments that operate skating rinks; may offer skating products and services		P	P	X	X
CAMPS, CAMPING, AND RELATED USES SUCH AS RV PARKS	5400	Operate sites to accommodate campers, travelers, and their equipment, including tents, tent trailers, travel trailers, and recreational vehicles; provide overnight recreational camps, such as children's camps, family vacation camps, hunting and fishing camps and outdoor adventure retreats; may provide cabins, food services, washrooms, recreational facilities; RV parks.		X	P	X	X
NATURAL AND OTHER RECREATIONAL PARKS	5500	All parks without special economic functions		P	P	X	X
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS	6000						
EDUCATIONAL SERVICES	6100	Offer teaching and learning					
<i>Day care center, accessory to a school, religious use, or institution</i>	6110	Accessory to a grade school (LBCS 6120), religious use, or institutions.	33-5.3.9.27 or 33-5.3.9.148	S	S	X	X
<i>Grade school</i>	6120	Comprises all public, private, and specialty schools between the preschool and university level					
<i>elementary</i>	6121		33-5.3.9.148	X	X	X	X
<i>middle or junior</i>	6122		33-5.3.9.148	X	X	X	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
Senior or high	6123		33-5.3.9.148	X	X	X	X
Special needs education services	6125	Offer specialized services such as for the physically or mentally disabled		X	X	X	X
Adult education services	6126			P	X	X	X
College or university	6130	Comprise junior colleges, universities, and professional schools furnishing academic or technical courses and granting degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels		P	P	X	X
Technical, trade, or other specialty school	6140	Offer vocational and technical training; often leads to job-specific certification					
beauty schools	6141	Train in barbering, hair styling, or cosmetic arts		P	X	X	X
business management	6142	Offer courses in office procedures, secretarial skills, basic office skills, office machine operation, reception and communication		P	X	X	X
computer or electronic equipment training	6143	Conduct computer training in computer repair and programming, software packages, computerized business systems, computer electronics technology, computer operations, local network management; includes other electronic equipment		P	P	X	X
driving education	6144	All driver education establishments, including mandatory public drivers education, truck drivers education, and operation, and operation of public transit motor vehicles		P	P	X	X
fine and performing arts education	6145	Offer instruction in dance, art, drama, and music including graphic arts, photography and modeling		P	X	X	X
flight training	6146	Offer vocational or recreational aviation and flight training		X	SPU	SPU	X
sports and recreation education	6147	Offer instruction in athletic activities, includes overnight and day sports camps that primarily instruct		P	P	X	X
medical, dental, veterinary, nursing (except academic) assistance	6148	Offer vocational training in medical, dental, veterinary, pharmacy, or nursing assisting; for nursing or other training with academic degrees, see LBCS code 6130 College or university		P	P	X	X
language and tutoring	6149	Offer foreign language instruction, including sign language, public speaking training, academic tutoring, speed reading, and exam preparation services		P	X	X	X
PUBLIC ADMINISTRATION	6200	All government functions, includes federal, state and local government agencies that administer, oversee, and manage programs and have executive, legislative, or judicial authority; however, use the appropriate category if the government agency is engaged in a function (selling maps or operating a convention center, e.g.) similar to private businesses					
Legislative and executive functions	6210	Government and public administrative offices		P	P	P	X
Judicial functions	6220	Civilian courts of law and correctional institutions		P	P	X	X
court	6221	Civilian courts, courts of law, and sheriff's offices conducting court functions only		P	P	X	X
correctional institution or jail	6222	Facilities for the confinement, correction, and rehabilitation of offenders sentenced by a court		X	X	X	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
OTHER GOVERNMENT FUNCTIONS	6300	Use this category for government owned uses not classified elsewhere such as defense and national guard facilities					
Military and national security	6310	Armed Forces, including Air Force, Army, Marine Corps, National Guard, Navy, and military police and courts facilities		P	P	P	X
Space research and technology	6320	Administer and operate space flights, space research, and space exploration		P	P	P	X
PUBLIC SAFETY	6400	Government-owned facilities providing fire and rescue, police, and emergency response services					
Fire and rescue	6410	Includes combined fire and ambulance or rescue services		P	P	P	X
Police	6420	Includes combined police and fire departments		P	P	P	X
Emergency response	6430	Provide ground or air transportation for medical relief		P	P	P	X
HEALTH AND HUMAN SERVICES	6500	Provide health care, social assistance, and associated services					
Ambulatory or outpatient care services	6510	Offer health care services directly to patients without providing inpatient services		X	X	X	X
clinic	6511	Offices of physicians; dentists; chiropractors; optometrists; mental health specialists; physical, occupational, and speech therapists; audiologists; podiatrists; licensed massage therapists; and other health practitioners; with related support services, including but not limited to simple testing and imaging.		P	X	X	X
family planning or outpatient care clinic	6512	Provide outpatient family planning services and outpatient care		P	X	X	X
medical or diagnostic laboratory	6513	Provide analytic or diagnostic services including medical imaging as a primary use in a stand-alone laboratory.		P	X	X	X
blood or organ bank	6514	Collect, store, or distribute blood and organs		P	X	X	X
Nursing, supervision and other rehabilitative services	6520	Provide inpatient nursing and rehabilitative services and can accommodate patients for extended care, includes convalescent homes or hospitals, nursing homes and rest homes with nursing care, inpatient care hospices		P	X	X	X
Hospital	6530			P	X	X	X
Health care facility	6540	Maximum of 25 beds for overnight care		P	X	X	X
Social assistance, welfare, and charitable services	6560	Provide social assistance directly to individuals, do not offer residential or accommodation services					
child and youth services	6561	Offer services such as adoption, foster care, drug prevention services, and life-skills training		P	X	X	X
day care center	6562	See definition in Article 10. Definitions of this UDC.	33-5.3.9.27	S	S	X	X
community food services	6563	Collect, prepare, and deliver food for the needy, food banks, meal delivery programs and soup kitchens		P	P	X	X
emergency and relief services	6564	Provide food, shelter, clothing, medical relief, resettlement and counseling to disaster victims		P	P	P	X
other family services	6565	Hotline centers, suicide crisis centers, self-help organizations, etc.		P	X	X	X
services for elderly and disabled	6566	Provide group support, companionship, day care, homemaker services to the elderly and persons with disabilities; does not include housing for the elderly		P	X	X	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
veterans affairs	6567	Provide health and human services for veterans		P	X	X	X
vocational rehabilitation	6568	Provide job counseling, job training, and other vocational services		P	X	X	X
RELIGIOUS INSTITUTION	6600	Churches, temples, synagogues, mosques, etc.	33-5.3.9.3 ⁴⁶	P	P	X	X
DEATH CARE SERVICES	6700	Funeral homes, crematories, cemeteries					
Funeral home and services	6710	Includes funeral homes combined with crematories		P	P	X	X
Cemetery or cremation services	6720	Operate sites or structures reserved for the internment of human or animal remains, or for cremating the dead		P	P	X	X
ASSOCIATIONS, NON-PROFIT ORGANIZATIONS, CLUBS	6800	Includes grant making, civic, professional, and similar organizations, promote the interests of their members or a particular cause, may publish newsletters, books and periodicals for distribution to their membership					
Labor or political organization	6810	Promote the interests of labor unions, political groups, and political fund-raising groups		P	X	X	X
Business association or professional membership	6820	Promote the business interests of their members organization or of their profession		P	X	X	X
Civic, social, or fraternal organization	6830	Promote the interests of their members or a particular cause; may provide grantmaking foundations or charitable trusts, raise funds for social welfare activities or solicit contributions and offer memberships. Definition of club, private or service includes LBCS function code 6830.	33-5.3.8.4 ⁶	P	X	X	X
CONSTRUCTION-RELATED BUSINESSES	7000	Build or demolish buildings and structures, or perform additions, alterations, reconstruction, installation, and repairs; test drilling, landfill, leveling, earthmoving, excavating, land drainage, and other land preparation; should reflect the location of the use and not where it is performing its services; engaged primarily in on-site heavy equipment and material storage					
BUILDING, DEVELOPING, AND GENERAL CONTRACTING	7100	Custom builders, engineer-constructors, general contractors, developers, land subdividers, and construction management firms; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		P	P	P	X
MACHINERY RELATED	7200	Contractors that install or utilize specialized machinery not generally used by other contractors, building equipment and machinery installation, excavation, wrecking and demolition, structural steel erection contractors; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		X	P	P	X
SPECIAL TRADE CONTRACTOR	7300	Specialize in construction activities such as plumbing, painting and electrical work; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services					
Carpentry, floor, and tile contractor	7310	Provide framing, carpentry, finishing work, floor laying and miscellaneous floor installation and tiling services; if engaged primarily in administration and		P	P	P	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
		management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services					
Concrete contractor	7320	Use concrete, asphalt and other materials to produce parking areas, building foundations, structures, retaining walls, patios, driveways and walks; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		P	P	P	X
Electrical contractor	7330	Perform on-site electrical work, equipment service and installation and may sell electrical equipment along with installation; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		P	P	P	X
Glass and glazing contractor	7340	Install and tint glass, excludes automotive glass businesses; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		P	P	P	X
Masonry and drywall contractor	7350	Provide masonry, stone setting, drywall, plaster and other stone and building insulation work; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		P	P	P	X
Painting and wall covering	7360	Provide exterior painting and interior wall covering; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		P	P	P	X
Plumbing, heating, and air conditioning	7370	Install or service plumbing, heating, and air-conditioning equipment, may sell equipment along with installation; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		P	P	P	X
Roofing, siding, or sheet metal contractor	7380	Provide installation and services for roofing, siding, sheet metal, and roof drainage equipment; if engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services		P	P	P	X
HEAVY CONSTRUCTION	7400	Provide heavy nonbuilding construction					
Highway and street construction	7410	Highway, street, road, or airport runway construction		X	P	P	X
Bridge and tunnel construction	7420	Bridge, viaduct, elevated highway, or tunnel construction		X	P	P	X
Water, sewer, and pipeline construction	7430	Water main, sewer, drain, gas main, natural gas pumping station, oil and gas pipeline construction		X	P	P	X
Power lines, communication and transmission lines	7440	Electric power and communication transmission line and tower, radio and television tower, and cable television line construction, cable laying,		X	P	P	X
Industrial and other non-building construction	7450	Heavy industrial or other nonbuilding construction such as chemical complexes, cement plants, industrial incinerators, docks, golf courses, canals, sewage or water treatment plants		X	P	P	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
MINING AND EXTRACTION	8000	Extract natural mineral solids (coal and ores), liquid minerals (crude petroleum), and gases (natural gas); mining includes quarrying, well operations, beneficiating, and other preparations customarily performed at the mine site or as a part of mining activity					
OIL AND NATURAL GAS	8100	Operate and develop oil and gas field properties; activities include exploration, drilling and equipping wells, operation		X	X	SPU	X
BORROW PIT	8200	<i>Excavation for the purpose of removing gravel, clay, and sand used in construction.</i>	33-5.3.11.1	X	X	SPU	X
AGRICULTURE, FORESTRY, FISHING, AND HUNTING	9000	Grow crops, raise animals, harvest timber, and harvest fish and other animals, may be described as farms, greenhouses, nurseries, or hatcheries					
CROP PRODUCTION	9100						
Grain and oilseed	9110	Grows oilseed and/or grain crops in open fields		X	P	X	X
grain elevator	9111	<i>A facility designed to stockpile or store grain, which contains a bucket elevator or a pneumatic conveyor to move grain from lower levels up into silos or similar storage facilities, to be later conveyed, blended, and weighted into trucks, railroad cars, or barges for shipment. A grain elevator may also include receiving and testing offices, weighbridges, and storage facilities.</i>		X	X	X	X
Vegetable farming or growing	9120			X	P	X	X
Fruits and trees	9130			X	P	X	X
Greenhouse, nursery and floriculture	9140	Grow crops under cover, nursery stock, and flowers		P	P	X	X
All other crops	9150			X	P	X	X
SUPPORT FUNCTIONS FOR AGRICULTURE	9200	Perform activities associated with production and distribution of forest and agricultural products, includes dusting, spraying, fertilizing		X	P	X	X
ANIMAL PRODUCTION	9300	Keep, graze, breed or feed animals in farms or feedlots					
Cattle ranch	9310			X	P	X	X
Dairy cattle and milk production	9320			X	P	X	X
Hog farm	9330			X	P	X	X
Poultry and egg production	9340			X	P	X	X
Sheep and goat farm	9350			X	P	X	X
Fish hatchery, fishery, aquaculture	9360	Farm raise finfish, shellfish, or any other kind of animal aquaculture		X	P	X	X
All other animal production	9370	Raises other animals and insects for sale or product production		X	P	X	X
bees	9371			X	P	X	X
horse and equine	9372			X	P	X	X
fur-bearing	9373			X	P	X	X
Support function for animal production	9380	Provide services such as animal breeding, pedigree records, horse boarding, livestock spraying		X	P	X	X

LBCS Classification	LBCS Function Code	Description	Specific Use Standard Sec. No.	I-MU	I-L	I-H	I-LF
FORESTRY AND LOGGING	9400	Grow and harvest timber on long production cycles, or specialize in reforestation, seeding and similar activities		X	X	X	X
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	X	X
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	X	X
UNCLASSIFIABLE OR NO FUNCTION	9900	Temporary placeholder until a code can be assigned					

BULK STORAGE DEFINITIONS

Bulk Storage of Hazardous Materials (LBCS function code 3633)

- (a) *Generally.*
 - (1) *Quantities.* Bulk Storage of Hazardous Materials shall mean hazardous materials, as defined in Chapter 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 Chapter 13 of the Parish Code, the standards of Chapter 13 shall control.
 - a. Gases with a liquid capacity equal to or greater than five thousand (5,000) gallons.
 - b. Liquids or slurries equal to or greater than ten thousand (10,000) gallons or one hundred thousand (100,000) pounds.
 - c. Solids equal to or greater than one hundred thousand (100,000) pounds.
 - (2) *LBCS classification.* The bulk storage of hazardous materials shall be designated as LBCS Function Code 3633, within Section 33-3.4.4. Master use matrix, Table 33-3.4.4-1. Master Use Matrix, unless specified as an exception below.
- (b) *Types.* Bulk Storage of Hazardous Materials including, but not limited to:
 - (1) 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 by tank vehicle directly to the end user.
 - (2) 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.
- (c) *Exceptions.* Bulk Storage of Hazardous Materials for the purposes of this definition does not include the following; however, such storage of materials may be subject to the standards of Chapter 13.
 - (1) *Retail outlets.* 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.
 - (2) *Accessory storage.* The following uses or use categories within Section 33-3.4.4. - Master use matrix, Table 33-3.4.4-1. Master Use Matrix, are not considered Bulk Storage of Hazardous Materials even if hazardous materials are stored in quantities that meet or exceed the thresholds established in above amounts. Storage of such materials must be accessory to and essential to operation of the principal use, and are considered part of the principal use and subject to the standards of that use.

Exceptions to Bulk Storage of Hazardous Materials Definition	
LBCS Classification	LBCS Function Code
LBCS Classification <i>Automobile Sales or Service</i>	2110
LBCS Classification <i>Business, Professional, Scientific, and Technical</i>	2400
LBCS Classification <i>Dry Cleaning and Laundry</i>	2620
LBCS Classification Use <i>Micro-Production of Alcohol Food and Non-Alcoholic Beverage Production</i>	3111
LBCS Classification Uses <i>Food and Non-Alcoholic Beverage Production</i> <i>Brewery, Distillery, Micro-brewery, Micro-distillery, Micro-winery, Winery</i>	3113 <ins>3121-3126</ins>
LBCS Classification <i>Craft Manufacturing and Assembly</i>	3400
<u>LBCS Classification <i>Distribution and Fulfillment Center</i></u>	<u>3621</u>
LBCS Classification <i>Transportation, Communication, Information, and Utilities</i>	4000
LBCS Classification <i>Utilities and Utility Services</i>	4300
LBCS Classification <i>Amusement, Sports, or Recreation Uses</i>	5300
LBCS Classification <i>Other Government Functions</i>	6300
LBCS Classification <i>Public Safety</i>	6400
LBCS Classification <i>Health and Human Services</i>	6500
LBCS Classification <i>Construction-Related Businesses</i>	7000
LBCS Classification <i>Heavy Construction</i>	7400
LBCS Classification <i>Mining and Extraction</i>	8000
LBCS Classification <i>Agriculture, Forestry, Fishing, and Hunting</i>	9000

(3) *Bulk storage of culinary and medicinal materials* (LBCS function code 3632).

Bulk Storage of Culinary and Medicinal Materials (LBCS function code 3632)

(a) *Bulk storage of culinary and medicinal materials* (LBCS function code 3632) mean culinary and medicinal materials stored or able to be stored (e.g., existing tanks not in use/empty) in the following cumulative amounts:

- (1) Gases with a liquid capacity equal to or greater than five thousand (5,000) gallons.
- (2) Liquids or slurries equal to or greater than ten thousand (10,000) gallons or one hundred thousand (100,000) pounds.
- (3) Solids equal to or greater than one hundred thousand (100,000) pounds.

(b) Bulk storage of culinary and medicinal materials may be considered hazardous materials ~~but and~~ are not considered Bulk Storage of Hazardous Materials.

- (1) Bulk storage of food grade and edible products include, but are not limited to:
 - a. Edible cooking oils including, but not limited to, palm kernel oil, sunflower seed oil, coconut oil, vegetable oil, and peanut oil, cake, and meal;
 - b. Corn oils and corn by products including, but not limited to, corn starch, corn syrup, glucose, high fructose syrup, corn oil, edible starches, and wheat gluten;
 - c. Shortening, table oils, margarine, and other edible fats and oils;
 - d. Animal oils, including fish oil and other marine animal oils, and fish and animal meal;
 - e. Raw sugar, syrups, or finished (granulated or clarified) cane sugar from sugarcane;
 - f. Materials for candy and other confectionery products, including chocolate candy, other confections, and related products;
 - g. Food flavoring extracts, syrups, powders;

- h. Prepared foods and miscellaneous food specialties including, but not limited to, baking powder, yeast, peanut butter, tea, spices, vinegar, and dry preparations, such as pasta, rice, potatoes, textured vegetable protein, and similar products, to be prepared and cooked by the consumer;
- i. Flour or meal from grain (does not include grain elevators (LBCS function code 9111);
- j. Dairy products, such as milk, cheese, yogurt, and ice cream and frozen desserts; or
- k. Malt beverages, wines, brandy and brandy spirits, alcoholic liquors, including for blending processes or mixing, soft drinks and carbonated waters, and fruit and vegetable juice (does not include the LBCS Classification Uses ~~Micro-Production of Alcohol~~ [Brewery](#), ~~Distillery~~ [Distillery](#), [Micro-brewery](#), [Micro-distillery](#), [Micro-winery](#), or [Winery](#)).
- l. Animal, vegetable, and/or plant oils and fats that are not ready for human consumption, including those in a crude, unrefined or unprocessed state.
- m. Bulk storage of organic and inorganic medicinal chemicals and their derivatives, and botanical drugs and herbs, such as agar-agar, basic vitamins, and isolating active medicinal principals such as alkaloids from botanical drugs and herbs.

Bulk Storage of Non-Hazardous Materials (LBCS function code 3631)

- (a) *Bulk storage of non-hazardous materials* shall mean materials stored or able to be stored (e.g., existing tanks not in use/empty) in the following cumulative amounts that are not classified as hazardous materials as defined by Chapter 13.
 - (1) Gases with a liquid capacity equal to or greater than five thousand (5,000) gallons.
 - (2) Liquids or slurries equal to or greater than ten thousand (10,000) gallons or one hundred thousand (100,000) pounds.
 - (3) Solids equal to or greater than one hundred thousand (100,000) pounds.
- (b) Exceptions. *Bulk storage of non-hazardous materials*, for the purposes of this definition, does not include the following. However, such storage of materials may still be subject to the standards of Chapter 13.
 - (1) If non-hazardous materials are stored in quantities that meet or exceed the thresholds established above, but are accessory to and essential to operation of the principal use, they are considered part of the principal use and subject to the standards of that use.

ADDITIONAL USE STANDARDS

In Article 5 – Supplemental Conditions of the UDC, Division 1 – Specific Use Standards, there are standards that certain uses must comply with. The following are the proposed additions. They would be added sequentially to Division 1 of Article 5 (specifically, Section 33-5.3).

Micro-Production of Alcohol~~Brewery, Distillery, Micro-brewery, Micro-distillery, Micro-winery, and Winery~~ (LBCS function codes 3121-312644)

- (a) The establishment shall include a restaurant, bar, and/or tasting room within the same building. The minimum size of the restaurant, bar, and/or tasting room shall be 20% of the total square footage of the use or 1,500 square feet, whichever is less.
- (b) Facilities may include retail areas for the purchase of beverages manufactured on-site and related items.

Adult Use (LBCS function code 2650)

- (a) The distance between any adult use and any residential district or dwelling, shall be a minimum of one thousand (1,000) feet, measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the adult use to the closest property line of the residential district or dwelling, whichever is greater.
- (b) The distance between any two (2) adult uses shall be one thousand (1,000) feet, measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business.
- (c) The distance between any adult use and any existing school, day care center, church or place of worship, park or recreational area, public library, museum, or community center, shall be a minimum of one thousand (1,000) feet, measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the adult use to the closest property line of the school, day care center, church or place of worship, park or recreational area, public library, museum, or community center.

Hazardous Waste Collection and Hazardous Waste Treatment and Disposal (LBCS function codes 4341 and 4342)

- (a) Nuclear or radioactive waste treatment, storage, and/or disposal facilities are prohibited in the Parish.

Recycling Facilities (LBCS function code 4349)

- (a) All unloading, processing, bailing, or other activities shall be conducted entirely within an enclosed building.
- (b) All materials to be recycled shall be stored and monitored adequately to minimize contamination of the environment, particularly, adjacent properties.
- (c) Adequate safeguards shall be provided to limit obnoxious or offensive emissions of smoke, gases, vibration, light, noise, glare, dust, and odors or other noxious or offensive fumes and shall minimize adverse impacts and nuisance in accordance with the best practical technology.
- (d) On the perimeter(s) of the lot a continuous unbroken barrier is required. The barrier shall be a fence with a minimum height of seven (7) feet consisting of an opaque material.
- (e) Any outdoor operations shall ~~The proposed facility will~~ be located a distance of no less than five hundred (500) feet from any residential zoning district ~~or residential development~~.
- (f) The following information shall be submitted to the Jefferson Parish Department of Environmental Affairs for review and approval prior to the issuance of a building permit:

- (1) Site plans depicting: all structures on the site with setbacks; height, materials, and location of all fences and buffering; ingress and egress patterns; location, number and dimensions of parking spaces; location and dimensions of loading and unloading areas; and surrounding land use and zoning within five hundred (500) feet of the subject site.
- (2) A description of recycling processes, including a complete list of all by-products and all waste generated.
- (3) A materials flow plan outlining the procedures for receipt and storage of used materials, and handling of materials during processing and disposal procedures for any waste products.
- (4) A list of methods employed in the facility to safeguard emissions.
- (g) All local, state, and federal codes shall be met.
- (h) In the event any of the above criteria, standards, or regulations are in conflict with each other or with local, state, or federal regulations, the more restrictive shall govern.
- (i) In the event the use for which a permit is being sought pursuant hereto requires any air emission or water discharge or any other permit from any local, state, or federal agency, the application therefore, together with proof of submission and the issued permit, if available, shall be made a part of the application for the permit.
- (j) Any proposed changes in use or processing, including changes in the use of the products themselves which may affect emission data previously submitted, shall require resubmission to Jefferson Parish Department of Environmental Affairs for review and approval.

Data Mining Center (LBCS function code 4245)

- (a) All noise, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible at or beyond the property line. Any data mining center located within five-hundred (500) feet of a residential district or use is required to submit a noise mitigation plan.
- (b) Electric fields and magnetic fields shall not be created that adversely affect the public health, safety, and welfare, including but not limited to interference with the normal operation of equipment or instruments or normal radio, telephone, or television reception off the premises where the activity is conducted.
- (c) The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers for any component of the operation is prohibited.
- (d) Prior to approving the special permit use, the applicant shall provide written verification from utilities that:
 - (1) Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity is available to serve the other needs of the area.
 - (2) Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the use.
 - (3) The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises.

Chemicals manufacturing/Chemicals, plastics, and rubber products (LBCS function code 3320) - Basic chemical manufacturing (3321); ammonia and acid manufacturing (3322); resin, synthetic rubber (3323); pesticide, fertilizer, and other agricultural chemicals (3324); adhesive (3325); explosives and pyrotechnics (3326)

- (a) All requirements of Chapter 13, Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, are complied with.
- (b) 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 percent (50%) percent of the total site area.
- (c) The street system, ingress and egress, off-street parking, loading and pedestrian ways, are adequate and in accordance with the Code of Ordinances of Jefferson Parish. A traffic impact analysis may be required as per Section 33-7.5.10, subject to the thresholds of that section.
- (d) There is ready access for fire and emergency equipment in accordance with Chapter 13, Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials.
- (e) In the event the use for which a special ~~use permit~~permitted use 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~~permitted use.
- (f) 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.
- (g) Any proposed changes in these uses, including any changes in the use of the products or products themselves which may affect emission data previously submitted as well as any change in an existing or new air emission or water discharge permit from any state or federal agency, shall be submitted to the Parish Council for approval as a major amendment in accordance with Section 33-2.23 Special permitted uses for approval in accordance with this section.
- (h) Adequate safeguards are provided to limit obnoxious or offensive emissions of smoke, ~~gas~~-gases, vibration, light, noise, glare, dust, and odors or other noxious or offensive fumes or spilled liquids.
- (i) An odor control plan is required, to be submitted to and approved by the Department of Environmental Affairs. At the time of special permit use renewal, if an odor control plan is not in place, it is required as part of the renewal. The odor control plan consists of five components. The Department of Environmental Affairs may modify these plan components.
 - (1) Conduct a product odor assessment, including review of product safety data sheets (SDS) to identify odor related information.
 - (2) Identify odor sources within the facility, including temporary odor sources from activities such as cleaning and maintenance.
 - (3) Provide a work program that describes how site monitoring and investigation of odor complaints will be conducted. This should describe processes such as routine inspections and/or odor patrol, as well as how the facility will document odor complaints and conduct follow-up investigations.
 - (4) Describe the operational procedures to control odors.
 - (5) Catalog potential additional emission and odor control equipment that may be necessary if there are excessive offsite impacts of odors from the facility.
- (j) The general location storage of hazardous materials stored in drums, tote tanks, boxes or other intermediate bulk containers (IBC), must be shown on the site plan and/or special permitted use application. If locations

are changed, an amendment to the site plan and/or special permitted use is required. All locations of such storage areas must be updated as part of special permitted use renewal.

- (k) A 24-hour manned hotline number for the public to contact is required and must be posted on the site in multiple locations that are clearly visible to the public. At the time of special permitted use renewal, if a 24-hour manned hotline number for the public is not posted, it is required as part of the renewal. The 24-hour manned hotline number must be that of the state required emergency contact.
- (l) 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.

Bulk storage of culinary and medicinal materials (LBCS function code 3632)

- (a) All requirements of Chapter 13, Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, are complied with.
- (b) 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.
- (c) 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.
- (d) There is ready access for fire and emergency equipment in accordance with Chapter 13, Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials.
- (e) In the event the use for which a special ~~use permit~~permitted use 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~~permitted use.
- (f) 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.
- (g) Any proposed changes in this use, including any changes in the use of the products or products themselves which may affect emission data previously submitted as well as any change in an existing or new air emission or water discharge permit from any state or federal agency. shall be submitted to the Parish Council for approval as a major amendment in accordance with Section 33-2.23 Special permitted uses~~for approval in accordance with this section.~~
- (h) Adequate safeguards are provided to limit obnoxious or offensive emissions of smoke, ~~gas~~, gases, vibration, light, noise, glare, dust, and odors or other noxious or offensive fumes or spilled liquids.
- (i) An odor control plan is required, to be submitted to and approved by the Department of Environmental Affairs. At the time of special permit use renewal, if an odor control plan is not in place, it is required as part of the renewal. The odor control plan consists of five components. The Department of Environmental Affairs may modify these plan components.
 - (1) Conduct a product odor assessment, including review of product safety data sheets (SDS) to identify odor related information.
 - (2) Identify odor sources within the facility, including temporary odor sources from activities such as cleaning and maintenance.
 - (3) Provide a work program that describes how site monitoring and investigation of odor complaints will be conducted. This should describe processes such as routine inspections and/or odor patrol, as well as how the facility will document odor complaints and conduct follow-up investigations.
 - (4) Describe the operational procedures to control odors.

- (5) Catalog potential additional emission and odor control equipment that may be necessary if there are excessive offsite impacts of odors from the facility.
- (j) Where bulk storage of hazardous material includes or primarily conducts storage of hazardous materials in drums, tote tanks, boxes, or other intermediate bulk containers (IBC), the general location of such storage areas must be shown on the site plan and/or special permit use. If locations are changed, an amendment to the site plan and/or special permit use is required. All locations of such storage areas must be updated as part of special permitted use renewal.
- (k) A 24-hour manned hotline number for the public to contact is required and must be posted on the site in multiple locations that are clearly visible to the public. At the time of special permit use renewal, if a 24-hour manned hotline number for the public is not posted, it is required as part of the renewal. The 24-hour manned hotline number must be that of the state required emergency contact.
- (l) 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.

Borrow Pit and Nonmetallic Mineral Products (LBCS function code 8200)

- (a) Any site considered for mineral extraction or borrow pit operations shall have a minimum area of twenty (20) acres.
- (b) Notices shall be posted at intervals no greater than one hundred (100) feet along the property boundaries and along any public rights-of-way that shall warn of the excavation or borrow pit operation on the property and against trespassing on such property.
- (c) The excavation sites or borrow pit ~~may shall~~ not be located closer than two thousand (2,000) feet from any existing residential structure or any platted residential subdivision boundary.
- (d) The excavation sites or borrow pit ~~may shall~~ not be located closer than two thousand (2,000) feet from any existing or abandoned excavation site or borrow pit as measured in a straight line between excavation sites.
- (e) No excavation site or borrow pit shall be closer than one hundred fifty (150) feet to any property line. Within this reserved perimeter buffer area, existing vegetation shall not be disturbed or removed except for paved access areas and required landscaping and buffering.
- (f) No excavation site or borrow pit shall occupy or disturb more than fifty (50) percent of the site.
- (g) All excavation sites or borrow pits shall be secured with a chain-link fence topped with barbed wire with a minimum height of six (6) feet and a self-closing gate with a locking device at each opening to prevent unauthorized access to the site.
- (h) All areas of operation shall be completely screened from view from public rights-of-way and adjacent properties by trees and shrubs, fences, walls or earth berms or any combination thereof.
- (i) All excavation sites or borrow pits shall allow for and preserve the historic topographical drainage of the area. In so complying, the applicant shall in no way increase drainage and/or runoff water to or from any adjacent property.
- (j) All excavation sites will be required to maintain a side slope of one (1) foot vertical drop for three (3) feet horizontal run to a depth of ten (10) feet.
- (k) Hauling during the period of operation requires all trucks with loads of material exiting the site shall be covered with their tailgates securely latched. In addition, all exiting trucks and trailers will be hosed down of excess mud and dirt on tires, wheels and vehicle.
- (l) Vehicular access to the excavation site or borrow pit may not be provided from residential local or residential collector streets. All driveways which serve the site must be wide enough to accommodate two-way traffic at all times and an area on the site must be provided to accommodate vehicles entering the site so that no traffic waiting to enter the site will be backed up on any public right-of-way. Excess mud and debris shall be

removed from any public roadway at intervals necessary to keep the roadway clear and safe for passage at all times within one half (½) mile in both directions of the entrance to the site.

- (m) Excavation sites or borrow pits may not be operated on Sunday, and may not operate earlier than 7:00 a.m. nor later than 6:00 p.m. on any other day except in cases of emergency involving safety on the site.
- (n) The borrow pit shall not be used for the disposal of any material not originally found in the borrow pit or approved by the Director of the Jefferson Parish Department of Environmental Affairs and the Department of Public Works.
- (o) Closed or abandoned excavation sites or borrow pits shall be reclaimed or filled with sand or other approved material to the pre-excavation elevation unless incorporated into a platted subdivision or other permitted use within the district, as a water feature within the development site. Filling will begin within six (6) months of abandonment of operations. Development plans must be approved within twelve (12) months of the abandonment of the operation. The fencing and screening requirements shall be maintained until all improvements are in place and accepted by Jefferson Parish at which time the fencing, screening and complete filling requirements will not be required.
- (p) A ~~bond~~performance security bond shall be posted equal to one hundred ten (110) percent of the cost to fill the excavated site—and a development agreement shall be executed by the applicant to ensure adequate closure of the site, in accordance with Article 2 Procedures, Division 4 Development agreements of this UDC.
- (q) Existing mineral extraction or borrow pit operations that initiate new excavations after the passage of these regulations shall be subject to all the above criteria for the new operation.

III. Landscape Regulations

DIVISION 3. GREENSPACE (LANDSCAPING, BUFFERING AND SCREENING, TREE PRESERVATION)

EDITOR'S NOTE:

- Unlike other sections of the draft industrial standards, the landscape standards of this section show only additions and deletions to current UDC language.
- Additions to current language are shown in **bold blue underline**.
- Edits to Draft 2 are shown in ~~red strikethrough~~.

Sec. 33-6.25. Landscaping, buffering, and screening.

Editor's note(s)—See subsequent sections, §§ 33-6.25.1—33-6.25.12, for provisions pertaining to landscaping, buffering, and screening.

Sec. 33-6.25.1. Purpose.

These landscaping, buffering, and screening requirements are designed to:

- Promote and protect the health, safety, and general welfare by creating an environment that is aesthetically pleasing, alleviates the effects of climate, and promotes economic development through an enhanced quality of life;
- Reduce the negative environmental effects of development while enhancing and protecting property values and public and private investments;
- Promote walkable, pedestrian-scale streetscapes;
- Increase infiltration in permeable land areas essential to stormwater management, groundwater recharge, and subsidence reduction;
- Mitigate air, dust, noise, heat, glare, chemical pollution, and other adverse environmental effects through the biological filtering capacities of trees and other vegetation;
- 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;
- Encourage preservation of existing significant trees and incorporate native plants and ecosystems into landscape design;
- Ensure composition of all plant material includes species indigenous or acclimated to the growing conditions and climate of South Louisiana, has adequate growing space, sufficient soil volume and is installed in a sound manner to sustain overall health and longevity which reduces replacement costs for property owners;
- Encourage routine maintenance of plant materials that result in healthy, mature vegetation that enhances the tree canopy and natural vegetation;
- Screen unsightly equipment or materials from the view of persons on public streets or abutting properties and buffer between land uses that differ in density or intensity; and
- Establish street trees and streetscape designs throughout Jefferson Parish to promote a favorable character and identity.

Sec. 33-6.25.2. Generally.

- Interpretation of terms.* Where necessary to interpret the precise meaning of terms used in this division, the following rules shall apply:
 - For technical landscaping terms, the latest edition of American Standard for Nursery Stock, which is incorporated by reference, shall apply.

(2) For terms referencing use or development, the following categories shall apply:

- a. 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 S-1, Single-family residential R-1A, Suburban Residential R-1B, Rural Residential R-1C, Rural Residential R-1D, Manufacture Home R-1MH, Two-family Residential R-2, Three- and Four-family Residential RR-3, Townhouses R-1TH, and Multiple-family Residential R-3;
- b. Institutional uses or development shall mean land, buildings, or structures devoted primarily to institutional uses, including LBCS function code 6000;
- c. 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; and
- d. Industrial uses or development shall mean land, buildings, or structures devoted primarily to industrial use, including LBCS function code 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) *Expansion.* When a development site or parking lot is enlarged, the requirements of section 33-6.25, Landscaping, buffering, and screening, shall apply on an incremental basis, which means that a landscaping and buffering requirement is applied to the enlargement, or in the case where a requirement is calculated as a percentage of the overall site, is applied in the same proportion that the enlarged site or lot area has to the existing development. However, landscaping, buffering, and screening may also be required in specific circumstances within the specific districts.

(c) *Appendix.* The List of Approved Plant Materials, classes of trees, and other specifications for landscaping and buffering shall apply and is included in the Landscape and Buffer Planting and Maintenance Specifications in the Appendix of this UDC, which is available by hard or electronic copy from the planning department.

Sec. 33-6.25.3. Character.

(a) *Purpose.* These requirements are intended to promote the overall character of the parish and the specific character of a corridor, district, or neighborhood. As Jefferson Parish strategically guides development and redevelopment, it recognizes that traditional and suburban patterns reflect the established or desired character of its built environment, and that these patterns have distinct characteristics that affect greenspace. To promote site-appropriate landscaping and the proper location, selection, installation, and maintenance of plant materials, the standards of this division are organized by development character where appropriate.

(b) *Interpretation.* Table 33-6.25.4-1, Base and Overlay Zoning Districts Requiring Greenspace Areas, distinguishes the base and overlay zoning districts that require landscaping by two (2) development patterns: Traditional or suburban character.

- (1) A "T" indicates traditional character: Mixed uses, narrow streets, and shallow setbacks that promote pedestrian activity, street-level shopping, and on-street, structured, or rear- or side-facing parking that is behind the front building line. Where a district is marked as "T," traditional standards apply.
- (2) An "S" indicates suburban character: Homogeneous uses, wide streets, and deep setbacks that emphasize vehicular activity, shopping malls and strip centers, and off-street, surface, or front-facing parking that is street-side of the front building line. Where a district is marked as "S," suburban standards apply.
- (3) A "T/S" indicates mixed traditional and suburban character. Where a district is marked as "T/S," either traditional character is required or suburban character is allowed, depending on the development type.
- (4) Where uncertainty exists regarding the established or desired character, the planning director shall determine the appropriate standard based on the development type or pattern, existing or future land use, or other site or neighborhood conditions.
- (5) Nothing in this division prevents the use of traditional standards where a district does not require traditional character. Traditional and suburban are relative terms. A corridor, district, or neighborhood may exhibit elements of both characters.

Sec. 33-6.25.4. Applicability.

(a) The requirements of this section apply to the base and overlay zoning districts listed in Table 33-6.25.4-1, Base and Overlay Zoning Districts Requiring Greenspace Areas, and to the uses listed in Table 33-6.25.4-2, Uses or Development Patterns Requiring Greenspace Areas, when specifically required by a zoning district.

(b) *Exemptions.* The requirements of section 33-6.25, Landscaping, buffering, and screening, do not apply to single-family residential (LBCS function code 1110), two-family residential (LBCS function code 1120), three-family residential (LBCS function code 1130), or four-family residential (LBCS function code 1140) dwelling.

Table 33-6.25.4-1. Base and Overlay Zoning Districts Requiring Greenspace Areas

Zoning District	Character
CPZ	S
CPZ-Ped	T
FC-1	T
FC-2	T
FC-3	T
FOD	T/S
GED	S
MUCD	S
OBM-1	T
OBM-2	T
TCMU	T
U-1S	T/S
I-MU	T
I-L	S
I-H	S

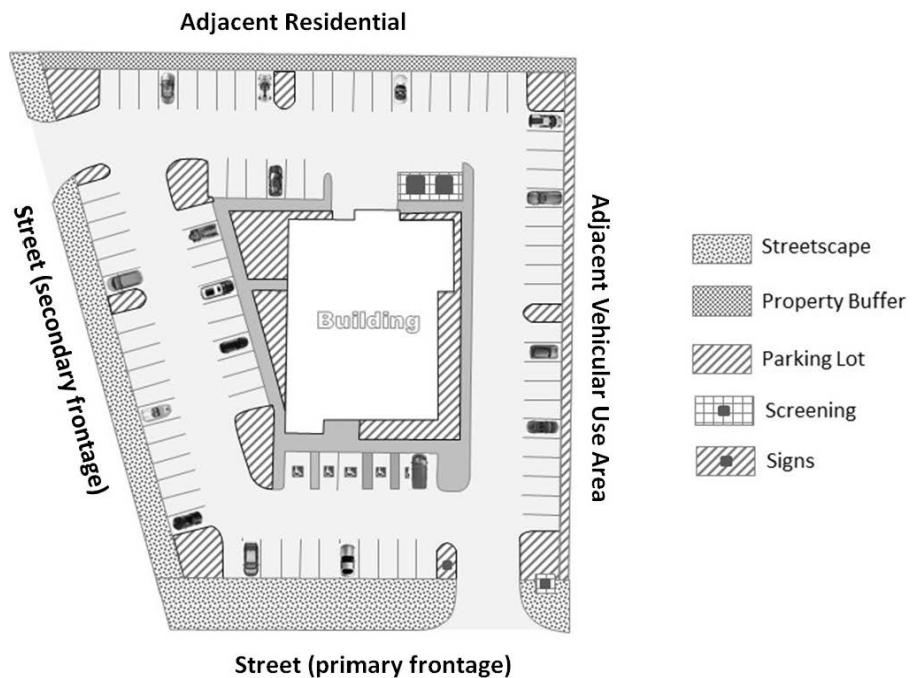
Table 33-6.25.4-2. Uses or Development Patterns Requiring Greenspace Areas

Use (LBCS)	Character
Animal Hospitals (2418)	S
Clubs or Churches (6830, 5340, 6600)	S
Elderly Housing and Assisted Living (1200)	S
Gaming Establishment (1340, 5330)	S
Health and Athletic Clubs (5370)	S
Hotels and Motels (1330)	S
Mid-rise to high-rise buildings	S
Non-residential development sites and campuses	S
Off-Track Wagering (5330)	S
Self-storage (2660)	T
Stadiums and athletic fields (5120)	S
Truck stops (2118)	S

Sec. 33-6.25.5. Greenspace standards.(a) *Generally.*

- (1) Greenspace areas include streetscape, property buffers, parking lots, screening, and signs, as shown in Figure 33-6.25.5-1, Landscape Areas. Greenspace also encompasses significant trees preserved as a component of green areas or the tree canopy of a corridor or neighborhood, in accordance with section 33-6.27, Tree preservation, of this division.
- (2) The amounts of plant materials required by this section are minimum amounts. More than the minimum amount of any plant material may be approved, as long as overcrowding at maturity will not occur and jeopardize the health and longevity of required landscaping.

Figure 33-6.25.5-1. Landscape Areas



(b) *Streetscape*. Streetscape landscaping is located along street rights-of-way and intended to enhance the streetscape, define entrances and walkways, provide visual breaks along blank building facades, and screen mechanical equipment and similar appurtenances. **Streetscape landscaping shall not apply in the I-L and I-H Districts when located across a street right-of-way from a I-L, I-H, or I-LF District.**

- (1) *Plant materials*. Each streetscape landscape area shall be planted with trees, shrubs, and grass or other groundcover in accordance with the following requirements:
 - a. *Trees*.
 1. Traditional (T) character: One (1) Class A tree per every thirty (30) linear feet, or fraction thereof, of street frontage is required, except that the parish landscape architect may approve multiple Class B or Class C trees as substitute if the depth of the streetscape landscape area will not accommodate one or more Class A trees. In locations where planting area for trees is limited and surrounded by impervious surfaces, a soil cell pavement support system shall be used. Size of the system to be determined by the parish arborist.
 2. Suburban (S) character: One (1) Class A tree per every fifty (50) linear feet, or fraction thereof, of street frontage is required.
 - b. *Shrubs*. One (1) shrub per every three (3) linear feet of street frontage is required, except that perennials may substitute for no more than fifty (50) percent of the required shrubs.
- (2) *Planting area*. The width or depth of the area planted with streetscape landscaping shall be in accordance with the dimensional, setback, or area standards established in the applicable base or overlay zoning district.
- (3) *Retaining walls*. Where a retaining wall is required in accordance with section 8-3-111, Lot grade rules and regulations, of this Code, or where a retaining wall is provided, a hedge is required along the base of the wall on any street-facing side. Where a hedge is not practical due to site constraints, the street-facing surface of the retaining wall shall be finished with stucco, masonry, stone, or similar decorative material that enhances the plain concrete or plain concrete block.

(4) *Use of right-of-way.* Streetscape landscaping may be located in the public right-of-way if approved by the public works director. Use of public right-of-way to meet required streetscape landscaping shall be in accordance with applicable district standards and section 29-6, Right-of-way obstruction, of this Code, and may require a parish lease of right-of-way. State-owned rights-of-way may not be used to meet the streetscape landscaping requirements of this section.

(c) *Property Buffer.* Property buffers are continuous strips of landscape area located along side or rear lot lines and intended to provide separation and screening of adjacent land uses where appropriate.

(1) *Applicability and types.* There are ~~three or~~ (4) types of property buffers based on district character, use, and adjacent uses or districts. Table 33-6.25.5-2, Property Buffer Requirements by Use, establishes property buffers required for each use or zoning district, by character if applicable. The "adjacent use or zoning district" is not required to provide the buffer. Where the adjacent lot or development site contains a mixed use or is mapped with more than one (1) zoning district, the buffer requirement associated with the most intense adjacent use or district shall apply. However, specific property buffer requirements in the I-H and I-LF Districts are found within the district standards.

(2) *Table 33-6.25.5-3, Property Requirements by Type* establishes the minimum depth, number of trees and shrubs, and fencing required for each type of buffer.

(3) *Prohibited uses.* No active recreation area, storage of materials, impervious surface, vehicular use area including parking areas, or structures, except for necessary utility boxes and equipment, shall be located within the buffer area. The property buffer may be included in the required building setback.

(4) *Fences.* Fences required as part of a property buffer shall comply with the requirements of section 33-6.9.3.3, Fences and walls, in Division 2, Design standards, of this article. No fence or wall is required if an existing fence or wall provided on an abutting property meets the requirements, as determined by the planning director.

Table 33-6.25.5-2. Property Buffer Requirements by Use

Use or Zoning District	ADJACENT USE OR ZONING DISTRICT				
	Residential		Institutional	Commercial	Industrial
	1 - 4 Family	5+ Family			
Residential					
1—4 family dwelling	—	—	—	—	—
5+ family dwelling	A	A	A	—	—
Institutional	A	A	A	—	—
Commercial or Mixed-Use (T)	A	A	A	—	—
Commercial or Mixed-Use (S)	B	B	B	—	—
Industrial¹	CD	CD	BD	BC	—
<u>Uses in I-H, I-LF Districts</u>	<u>See specific regulations within district section</u>				

¹ The property buffers specified in this row shall not apply to the I-H and I-LF Districts.

Note(s)—A dash ("—") means that the buffer is not required. For A, B, C, and D, see buffer type designations in Table 33-6.25.5-3.

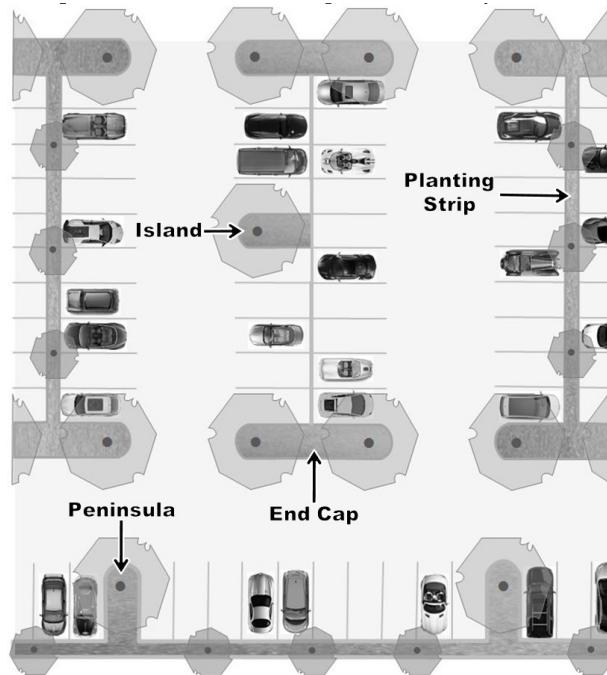
Table 33-6.25.5-3. Property Buffer Requirements by Type

Type	Minimum Depth (ft.)	Minimum Number of Class A Trees per linear foot	Shrubs	Fence (F)
A	5	1 per 35	Shall form a living fence	F
B	10			F
C	20			—
D	30			F

Note(s)—A dash ("—") means that the fence is not required.

(d) *Parking lot.* Parking lots and other vehicular use areas shall contain landscaped planting areas in accordance with the following requirements (Figure 33-6.25.5-2). A "parking lot" does not include an area used exclusively for the display of motor vehicles for sale as part of an automobile or vehicle dealership.

Figure 33-6.25.5-2. Parking Lot Landscape Areas



(1) *Perimeter.* The following landscaping is required in continuous areas along the perimeter of parking lots and other vehicular use areas:

- Street rights-of-way.* In accordance with the streetscape requirements of this section, shrubs that form a living fence at maturity shall be planted along the street-facing perimeter of a parking lot or drive aisle to screen vehicles from view of the street right-of-way.
- Vehicular use areas.* Where vehicular use areas on different development sites abut, a minimum five-foot continuous buffer with one (1) Class A tree per every thirty-five (35) linear feet, or portion thereof, plus a living fence, grass, or other groundcover, shall be provided between the abutting vehicular use areas.

(2) *Interior.*

- For traditional (T) character, parking lots are generally situated away from street rights-of-way and complement walkability. To facilitate traditional site design, the planning director may not require some or all of the interior lot landscape areas, depending on the size and functionality of the parking lot.

- b. No interior landscape areas are required for parking lots consisting of less than ten (10) parking spaces.
- c. Parking lots consisting of ten (10) or more parking spaces shall provide interior landscape areas in accordance with the following requirements:
 - 1. A minimum of one (1) island or peninsula is required for every ten (10) contiguous parking spaces or fraction thereof;
 - 2. An endcap is required at the end of each row of parking spaces;
 - 3. Each island, peninsula, or endcap shall be a minimum of five (5) feet in width excluding curb;
 - 4. Each island, peninsula, or endcap shall contain a minimum of one (1) Class A tree plus shrubs, grass, or other groundcover;
 - 5. A planting strip shall be provided with a minimum width of five (5) feet for every two (2) parking aisles; the planting strip shall contain a minimum of one (1) Class A tree for every ten (10) parking spaces or fraction thereof plus shrubs, grass, or other groundcover; [and]
 - 6. Interior lot landscaping shall be a minimum of ten (10) percent of site area not dedicated to required property buffers, streetscape landscaping, or buildings.
- d. On any building side facing the interior of a parking lot, except those sides with pedestrian access to the building, openings for windows or overhead loading-area doors, or motor vehicle bays, shall be planted with landscaping that provides visual breaks along the blank building facade. The landscaping shall abut the building and be comprised of trees, shrubs, or ornamental plants in any combination, provided that at least fifty (50) percent of the total required plant materials is shrubs.

(e) *Screening.*

- (1) Off-street loading spaces, refuse and outdoor storage areas, antennas, satellite dishes, and mechanical equipment within a street-facing yard shall be screened from view from the street right-of-way.
- (2) Unless otherwise provided in this Code, the screening shall be a minimum of seven (7) feet in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less;
- (3) Except as required in section 16-4, Solid waste storage, [subsection] (d), Bulk waste containers, in Chapter 16, Garbage and other solid waste, of this Code, screening shall be provided by an opaque fence, living fence, berm, or any combination thereof. The plants shall be a minimum of seven (7) feet in height at time of installation and planted three (3) feet on center. All plant materials used as screening shall be evergreen.

(f) *Signs.* The following landscaping requirements shall apply to the area around the base of any pole sign, monument sign, or menu board that is permanently affixed to the ground. [This is not required in the I-H District.](#)

- (1) The sign shall be located in a landscaped planting bed providing a minimum width of two (2) feet around the base of the sign and a minimum area of sixty (60) square feet;
- (2) Landscaping shall be comprised of trees, shrubs, or ornamental plants, including perennials, in any combination, provided that at least fifty (50) percent of the total required plant materials are shrubs.

EDITOR'S NOTE:

No changes have been proposed past Section 33-6.25.5.

IV. Special Permitted Uses

Sec. 33-2.23. Special permitted uses.

Sec. 33-2.23.1. Purpose.

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

Sec. 33-2.23.2. Applicability and Initiation.

- (a) The special permitted use procedures apply only to any special permitted use authorized by this UDC or Chapter 40 of this Code. The provisions of this section apply to any application for approval of a special permitted use enumerated by a "SPU" in the applicable use matrix.
- (b) An owner of real property in unincorporated Jefferson Parish or the owner's authorized applicant may apply for a special permitted use for that property by filing an application with the Planning Department. The application shall include the material required for a site plan in the Appendix of the UDC and shall provide substantial competent evidence in the form of data, reports, or impact assessments to support findings related to the suitability of the use.
- (c) A property with a special permitted use, including but not limited to any lot, plant, development site, facility, and/or vacant or undeveloped property, may be sold, leased, or otherwise transferred to a new owner, lessee, tenant, or transferee and such transfer shall not adversely affect or restrict the right of the transferee to conduct the use associated with the approved special permitted use on the property in accordance with the existing authorization as of the date of the transfer and/or renewal of such special permitted use in accordance with the requirements of this section.

Sec. 33-2.23.3. General review criteria.

In deliberating on any application, the Parish Council shall not grant approval of any special permitted use unless it makes findings based upon the evidence presented to it that each case shall indicate all of the following:

- (a) The permit, if granted, will not cause any diminution or depreciation of property values of any surrounding property or will not alter the essential character of the locality.
- (b) The permit, if granted, will tend to preserve and advance the prosperity and general welfare of the neighborhood and community.
- (c) The granting of the special permitted use will not be detrimental to the public welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise or vibration, light, or glare or other nuisances.
- (d) The proposed use shall comply with all applicable regulations of this Code.
- (e) The establishment, maintenance, or operation of the proposed use shall not have adverse impacts on the health, safety, comfort, or general welfare of persons living or working in the area, and shall not be injurious to property or improvements in the area. In making such a determination, consideration shall be given to:
 - (1) The location, type, and height of buildings, structures, or facilities.
 - (2) The type and extent of landscaping, screening, and buffering on the site.

- (f) Adequate public facilities shall be provided as set forth in Article 7, Adequate public facilities required of this UDC.
- (g) Adequate measures shall be taken to provide ingress, egress, and interior circulation so designed as to minimize traffic hazards and congestion on the public streets and facilitate safe and convenient multi-modal transportation for vehicles, pedestrians, and cyclists, as appropriate.
- (h) The proposed use shall not impede the orderly development and improvement of surrounding property or the area.

Sec. 33-2.23.4. Procedures.

- (a) Approval of a special permitted use shall be by passage of an ordinance by the Jefferson Parish Council in accordance with Article 2, Procedures, Division 1. Common Procedures, of this UDC.
- (b) No more than one (1) special permitted use shall be allowed per dwelling or lot, tract, plot, or development site.
- (c) A special permitted use may not be permitted on premises containing a home occupation, as regulated in Article 5, Supplemental Conditions, Division 1. Specific Use Standards.

Sec. 33-2.23.5. Conditions.

In approving any special permitted use, the Council may:

- (a) Impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this Code, or within federal or state regulations and standards if federal or state provisions allow additional or stricter application, as the Council may deem necessary to protect the public interest and welfare. Such additional standards may include, but are not limited to:
 - (1) Availability and financing of adequate public facilities.
 - (2) Dedication or reservation of land.
 - (3) Creation of special assessment districts.
 - (4) Creation of restrictive covenants, easements, or servitudes.
 - (5) Special setbacks, yard, or area requirements.
 - (6) Increased screening, landscaping, or buffering requirements.
 - (7) Development phasing.
 - (8) Standards pertaining to traffic, circulation, lighting, hours of operation, vibration, noise, odor, dust, smoke, gas, or other performance-related impact, or protection of environmentally sensitive areas and similar characteristics.
 - (9) Provision of sustainable features.
- (b) Require that a performance ~~guarantee~~security be posted and a development agreement be entered into by the applicant to ensure continued compliance with all conditions and requirements as may be specified, in accordance with Article 2 Procedures, Division 4 Development agreements of this UDC.

Sec. 33-2.23.6. Renewal of special permitted use.

- (a) An application for renewal shall be filed within three (3) years of approval in accordance with this section. Uses not renewed within this three (3) year period shall terminate and must be resubmitted for approval in accordance. This does not apply when a use is ~~excepted~~exempted in a zoning district or specific use standard from this required renewal.

- (b) The Planning Department shall receive the application for renewal. The applicant shall submit to the Planning Department an affidavit stating that there have been no changes to the special permitted use, a copy of the site plan and/or floor plan submitted with the original application, and any other materials necessary to depict the current operation of the special permitted use. If the Special Permitted Use requires a 24-hour manned hotline number, the applicant shall also include evidence of the required hotline and postings.
- (c) The Department of Code Compliance and Enforcement shall review the site and any necessary supplemental material to complete the review. For the renewal of bulk storage of hazardous materials special permitted uses, the Department of Hazardous Materials, and the Department of Environmental Affairs, shall also review the site and any necessary supplemental material to complete the review, as part of the renewal.
- (d) Upon completion of reviews, the Department of Code Compliance and Enforcement shall either renew the permit or shall deny the permit, stating its reasons therefore and shall notify the applicant and the Planning Department of this decision by letter.
- (e) Should the Department of Code Compliance and Enforcement deny the renewal or revoke the permit for a special permitted use, the applicant may within thirty (30) days of the denial for renewal or revocation appeal the denial to the Parish Council. The use shall be allowed to continue operation during the appeal process.
- (f) If a minor amendment to the special permitted use has been approved prior to the renewal date, this does not modify the timeframe for renewal per this Section. When there has been a major amendment to the special permitted use prior to the renewal timeframe, the date of such major amendment approval will serve as the start date for the required three (3) year renewal timeframe.

Sec. 33-2.23.7. Amendments.

- (a) *Permitted minor amendments.* 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. The following qualify as minor amendments:
 - (1) Installation of site elements, such as parking, landscape, signs, and fencing.
 - (2) Changes in the location of vehicle and pedestrian circulation ways, and parking areas that meet the requirements of this Code.
 - (3) Construction of accessory structures and mechanical equipment that meet the requirements of this Code.
 - (4) Construction of a new or expansion of an existing principal building or structure where no direct operation of the special permitted use occurs, and that meets the requirements of this Code.
 - (5) Establishment of an additional principal use that is either a permitted or special permitted use within the district and is unrelated to the special permitted use and meets any applicable standards for that use.
 - (6) Demolition of any structure(s) or building(s).
 - (7) The following changes are also permitted as minor amendments:
 - a. A change in the location of a building, structure, or impervious surface by no more than ten (10) percent of the width or depth of the lot(s) of the area of the lot(s) located within the SPU boundary, or any change in the location of an accessory structure.
 - b. A change of ten (10) percent or less increase in either building footprint(s), gross floor area, or impervious surface calculated cumulatively over what was approved in the initial application.

c. Minor amendments specific to bulk storage (LBCS function code 3630) include:

1. Installation of new or reconstruction of existing water storage tanks.
2. Repair or replacement of a tank holding any material with one (1) of the exact same size and footprint in the exact location.

(b) Minor amendments specific to bulk storage (LBCS function code 3630)

- (1) Installation of new or reconstruction of existing water storage tanks.
- (2) Significant repair or replacement of a defective tank holding any material with one (1) of the exact same size and footprint in the exact location.

(8) A change in ownership of a previously approved special permitted use, provided an affidavit is be submitted to the Parish stating that the new owners acknowledge the special permitted use and the prior approval of such on the site.

(b) *Minor amendment additional criteria.* Minor amendments must also comply with the following criteria:

- (1) There will be no detrimental impact on any adjacent property caused by significant change in appearance or use of the property or any other contributing factor.
- (2) The change does not involve the storage of hazardous materials as determined by the Department of Hazardous Materials, Department of Environmental Affairs, and/or Fire Department except as allowed in item (a)(7)(c) above.
- (3) Nothing in the currently valid approval precludes or otherwise limits such expansion or enlargement; and
- (4) The proposal conforms to the requirements of this UDC, complies with all regulations of this Code, and is in keeping with the intent of the Comprehensive Plan.

(c) *Major amendment.*

- (1) Any proposed changes in use, including any changes in the use of the products or products themselves which may affect emission data previously submitted as well as any change in an existing or new air emission or water discharge permit from any state or federal agency, shall be submitted to the Parish Council for approval as a major amendment; and
- (2) 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.

Sec. 33-2.23.8. Emergency exception.

Installation or construction of temporary structure(s) or equipment necessary to address an operational emergency and/or natural disaster provided that the structures/equipment will not remain on the site for more than ninety (90) days. If a longer time period is needed, then a minor amendment to the special permitted use is required with evidence as to why such longer period is necessary. The property owner or applicant shall provide proof of the removal of the temporary equipment structures to the Planning Department within ten (10) business days of the expiration date.

Sec. 33-2.23.9. Validity.

- (a) The approved special permitted use site plan shall be valid for a period of three (3) years. 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 (1) or two (2) year(s) upon submittal of evidence in the form of a formal letter that the permits or approvals have been submitted for review.
- (b) Approval of a special permitted use site plan will expire when no building permit has been issued or the building permit lapses and has not been reactivated. The special permitted use site plan will then be deemed null and void.

(c) This expiration provision only applies to any new special permitted use applications received after (*effective date*).

Sec. 33-2.23.10. Nonconforming uses.

For an existing and currently valid special permitted use that is no longer allowed as a special permitted use in the zoning district in which it is located, the Parish Council, upon receipt of an application forwarded by the Planning Director, may review and approve an amendment to said development approval, provided that such amendment does not allow the use to be enlarged, expanded, increased in intensity, relocated, or continued beyond any limitation specified in the existing use development approval or established in Chapter 40, Zoning, Article XXXVII Nonconforming uses of this Code.

V. Chapter 13: Additional Standards

The following section (13-138.) will be added to Chapter 13 requiring an emission reporting plan and air permit compliance website for any bulk storage of hazardous materials located within the HM-O district.

Sec. 13-138. Additional standards for bulk storage of hazardous materials in the HM-O District.

An emission reporting plan and air permit compliance website is required for any bulk storage of hazardous materials located within the HM-O district that meets the applicability criteria provided below:

(a) Purpose. The purpose of an emission reporting plan and air permit compliance website is to:

- (1) Report levels of various criteria and toxic/hazardous air pollutant concentrations, at or near the property of certain industrial facilities, as required by state or federal law, rules, or regulations, or a Facility's air permit;
- (2) Provide compliance data and information to the public and local response agencies in a way that is easy to understand and interpret;
- (3) Provide context on what, how, and why industrial facility owners and operators monitor for permitted emissions; and
- (4) Provide a means for contacting the facility owner or operator with concerns or requests for additional information.

(b) Applicability.

- (1) The following standards shall apply to any facility designated as a Title V major source as of [INSERT THE EFFECTIVE DATE OF THIS ORDINANCE] of this ordinance, [INSERT THIS ORDINANCE NO.], or any new facility designated as a Title V major source – that involves bulk storage of hazardous materials and requires the installation of a continuous emission monitoring system (CEMS) by either federal or state law, rule, regulation, or by the Facility's permit.
- (2) In the event that any of the regulations or provisions contained in this section conflict with one another or with other parish regulations, or with state or federal regulations, the more restrictive shall govern.

(c) Definitions. For purpose of this section, certain words and terms are hereby defined:

- (1) Air permit compliance website shall mean a website or web-based system, hosted by a Facility that presents existing monitoring, recordkeeping, and reporting requirements and resources.
- (2) Annual emissions inventory shall mean an emissions inventory for any facility required by the Louisiana Administrative Code (LAC) Title 33, Part III, covering a calendar year.
- (3) Criteria pollutant shall mean any air pollutant specified in LAC 33: III.111.
- (4) Emissions inventory shall mean a listing of actual air pollutant emissions associated with a specific facility for a specific time interval.
- (5) Emission reporting plan shall mean a site-specific plan that:
 - a. Explains how a Facility complies with state and federal air emission laws and permitting requirements;
 - b. Includes a list of permitted criteria and toxic/ hazardous air pollutants that are emitted by the Facility;
 - c. Includes a description of the equipment and/or methods used to monitor, record, and report emissions, air pollutant levels, as required by the state or federal law;

- d. Includes a reference to procedures for implementing data quality assurance and quality control (QA/QC); and
- e. Includes a presentation for providing data to the public in the form of an air permit compliance website.

(6) Facility shall mean shall mean any facility engaged in the bulk storage of hazardous materials, considered a Title V major source facility, and considered a special permitted use in Jefferson Parish.

(7) Minor source facility shall mean any stationary source that is not a major source.

(8) Source shall mean the point at which emissions are generated, typically a piece of, or a closely related set of equipment.

(9) Title V major source facility shall mean any stationary source or any group of stationary sources that are located on one or more contiguous or adjacent properties, which are under the common control of the same person or persons, and defined as a major source under the Federal Clean Air Act, as amended, 42 U.S.C. 7401 et seq., the Louisiana Air Control Law, or any rule or regulation promulgated pursuant to either of these laws.

(10) Toxic/hazardous air pollutant (TAP/HAP) shall mean any pollutant that is defined as a toxic air pollutant in LAC 33: III. 5103.

(11) Volatile organic compound (VOC) shall mean any compound of carbon, excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions as defined in 40 CFR 51.10.

(d) Emission reporting plan. An emission reporting plan is required for any existing or new Facility that is subject to the requirements of this section.

(1) Components. An emission reporting plan shall include the following five (5) components:

- a. Air permit or air permit application. A copy of the Facility's Title V air permit or air permit application, including any and all information that demonstrates how a Facility complies or will comply with state and federal air emission laws and permitting requirements;
- b. List of pollutants. A list of permitted criteria and toxic/hazardous air pollutants that are emitted or proposed to be emitted by the Facility;
- c. Equipment and methods for monitoring, recording, and reporting emissions. A description of the equipment and/or methods used to monitor, record, and report emissions, air pollutant levels, as required by state or federal law, rule or regulation, or the Facility's permit;
- d. Reference to QA/QC procedures. A reference to the applicable data quality assurance and quality control (QA/QC) procedures associated with any emissions monitoring system operated at the Facility; and
- e. Air permit compliance website proposal. Presentation for providing data to the public in the form of an air permit compliance website as specified in this section.

(2) Plan review. The Facility owner, operator, or applicant shall submit an emission reporting plan to Jefferson Parish for review in accordance with the requirements below.

a. Submittal requirements.

1. Existing facilities.

- i. The Facility owner, operator, or applicant of an existing Title V major source facility shall submit a site-specific emission reporting plan to the Jefferson Parish Department of Environmental Affairs within one (1) year from the [INSERT THE ADOPTION DATE OF THIS ORDINANCE].

- ii. The Facility owner, operator, or applicant of an existing Title V major source facility shall submit a modified or new emission reporting plan for any change in emissions requiring a new Title V Air permit or a significant modification of such permit to the Department of Environmental Affairs as a part of their special permitted use application to Jefferson Parish. The Department of Environmental Affairs shall review the emission reporting plan in accordance with the review procedures provided in this section.

2. *New facilities.* Facility owner, operator, or applicant of any new Facility established after [INSERT THE ADOPTION DATE OF THIS ORDINANCE] shall submit an emission reporting plan to the Department of Environmental Affairs as a part of their special permitted use application to Jefferson Parish. The Department of Environmental Affairs shall review the emission reporting plan in accordance with the review procedures provided in this section.

b. *Review procedures.*

- 1. *Review for completeness.*
 - i. Within forty-five (45) business days of receipt of the emission reporting plan, the Jefferson Parish Department of Environmental Affairs shall review the emission reporting plan for completeness and make any additional comments, as needed.
 - ii. Within forty-five (45) business days of receipt of the emission reporting plan, the Jefferson Parish Department of Environmental Affairs shall provide written notification to the owner/operator that said plan is deemed complete or if any corrective action is necessary.
 - iii. If a notification containing specific deficiencies is not sent by Jefferson Parish Department of Environmental Affairs to the owner, operator, or applicant, within forty-five (45) business days after the Jefferson Parish's receipt of the emission reporting plan, the review of the emission reporting plan shall be deemed complete, and the owner or operator may create and publish the air permit compliance website.
- 2. *Plans that necessitate corrective action.*
 - i. If the Jefferson Parish Department of Environmental Affairs determines that the submitted plan is missing required information, the Jefferson Parish Department of Environmental Affairs shall notify the owner, operator, or applicant in writing. The notification shall specify the basis for this determination and the required corrective action.
 - ii. *Corrective action.* Upon receipt of such notification, the owner, operator, or applicant shall correct the plan and resubmit the proposed plan within forty-five (45) business days. If the Jefferson Parish Department of Environmental Affairs determines that the owner/operator failed to correct any deficiency identified in the notification, or provide a written response that states how the applicant will address the findings, the Jefferson Parish Department of Environmental Affairs may cancel the review of the emission reporting plan.

(3) *Implementation.*

- a. After the emission reporting plan is deemed complete by the Jefferson Parish Department of Environmental Affairs, an air permit compliance website shall be established for the Facility.
- b. Once the air permit compliance website is active, Jefferson Parish Department of Environmental Affairs shall review the air permit compliance website in accordance with the emission reporting plan and the provisions of this section.
- c. A link to the Facility's air permit compliance website and a copy of the emission reporting plan shall be posted on Jefferson Parish's website.

(4) *Amendments.* Any change in emissions requiring a Title V Air permit or a major modification of such permit shall be considered a major amendment to the special permitted use and shall require the review of the Jefferson Parish Department of Environmental Affairs for a modified or new emission reporting plan.

(e) Air permit compliance website. The Facility shall host an air permit compliance website that is available to the public. The data displayed on the web-based system shall include, but is not limited to the following:

- (1) A copy of the Facility's emission reporting plan(s) reviewed by Jefferson Parish Department of Environmental Affairs.
- (2) List of permitted criteria and toxic/hazardous air pollutants that are emitted by the facility:
 - a. An easy-to-understand description of each pollutant, how it affects human health, and a description of non-industrial background sources;
 - b. Links to the Occupational Safety and Health Administration (OSHA) health standards for each pollutant;
 - c. Permitted emission rates for each pollutant; and
 - d. Annual emission reports submitted to Louisiana Department of Environmental Quality (LDEQ).
- (3) For monitoring/recordkeeping programs:
 - a. An easy-to-understand description of what is monitored, how it is monitored and why it is monitored; and
 - b. Monitoring reports submitted to LDEQ.
- (4) For other compliance demonstrations:
 - a. Description of how the facility complies with other air permit requirements (unrelated to emissions or monitoring systems);
 - b. Compliance reports posted on the LDEQ website; and
 - c. Enforcement actions taken by LDEQ or the Environmental protection agency (EPA) in regards to the Facility's air permit.
- (5) Meteorological Data:
 - a. If available, a link to on-site, real-time monitoring data (temperature, wind speed and direction); and
 - b. Links to nearby National Oceanic and Atmospheric Administration (NOAA) meteorological systems.
- (6) Description of emergency response procedures:
 - a. In-house emergency response capabilities;
 - b. Mutual aid/municipal response capabilities;
 - c. Communicating with the public in the event of an emergency; and
 - d. Shelter-in-place and evacuation procedures.
- (7) Site contact information:
 - a. Who to reach out to in the event of an emergency or concern; and
 - b. Who to reach out to for general information.

(f) Reporting and recordkeeping.

- (1) General. Once the air permit compliance website is operational, the facility owner/operator shall ensure that the website is operated in accordance with the emission reporting plan reviewed by the Jefferson Parish Department of Environmental Affairs. Air permit compliance website data shall also be reported to the Jefferson Parish Department of Environmental Affairs, as specified in this section and the Facility's plan.
- (2) Emissions inventory. The emissions inventory and the certification statements required by LDEQ for each Title V major source facility shall be submitted to the Jefferson Parish Department of Environmental Affairs annually in accordance with deadlines set forth by LDEQ and posted on the air permit compliance website.
- (3) Annual compliance certification. The annual compliance certification required by LDEQ for each Title V major source facility shall be submitted to the Jefferson Parish Department of Environmental Affairs annually in accordance with deadlines set forth by LDEQ and posted on the air permit compliance website.
- (4) Semiannual monitoring. The semiannual monitoring report required by LDEQ for each Title V major source facility shall be submitted to the Jefferson Parish Department of Environmental Affairs every six (6) months in accordance with deadlines set forth by LDEQ and posted on the air permit compliance website.
- (5) Recordkeeping. All facility owners or operators required to create an emission reporting plan and host an air permit compliance website pursuant to this section, shall maintain records related to compliance, emissions, and monitoring reports formally submitted to Jefferson Parish including the time periods any emission monitoring system was inoperable due to malfunction or maintenance, for a period of five (5) years after the data is collected.
- (6) Designation of Confidential Information. The facility owner/operator shall designate as confidential any information claimed to be exempt from public disclosure under state law.

Sec. 13-138139. Authority to issue violation notices.

The Jefferson Parish's Hazardous Material Risk Coordinator, the Department of Environmental Affairs, or the appropriate fire department(s) shall have authority to issue a notice of violation to a plant for any violation of this article. The Jefferson Parish Sheriff's Office and the Louisiana State Police may also enforce violations of this article.

Sec. 13-139140. Fines and penalties.

- (a) If it is determined that a plant has violated any provisions of this article the plant shall be subject to actions and/or penalties in accordance with Chapter 1, section 1-10. The plant may also be subject to any correctives orders and actions including, but not limited to, closure of the plant, as deemed necessary to insure the wellbeing of the public.
- (b) Adjudication. Citations issued for the violation of any of the provisions of this article may be adjudicated by the Jefferson Parish Administrative Hearing Officer or in the appropriate Parish Court or in the Environmental Division of the Twenty-Fourth Judicial District Court for the Parish of Jefferson, State of Louisiana or in any other division of the Twenty-Fourth Judicial District Court for the Parish of Jefferson, State of Louisiana.

Sec. 13-140141. Limitation of liability.

No procedure or provision of this article or any action taken by the parish to enforce this article shall constitute, or be construed by any individual or enforcement agency, as a warranty or guarantee regarding the safety or fitness of the operation or equipment of any plant processing or storing hazardous materials in the parish. Further, no procedure or provision of this article or any action taken, or the failure by the parish to take action, to enforce this article shall constitute, or be construed by any individual or enforcement agency, as a basis for liability of the parish. Each plant is responsible for the safety of the operation and the equipment related in any way to it.

Sec. 13-141142. Administrative authority.

Minor amendments to reporting and documentation requirements in this article shall become effective when approved by the Jefferson Parish Director of Fire and the Director of the Department of Environmental Affairs.

Sec. 13-~~142~~143. Conflict.

In the event that any of the regulations or provisions contained in this article conflict with one another or with other parish regulations, or with state or federal regulations, the more restrictive shall govern.