



Planning
Department
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STAFF REPORT
Text Study

Docket No. TXT-4-23
Summary No. tbd
Related Amendments- Industrial Zoning Districts
Study

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Study Intent: Amend Chapter 13 Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, Chapter 16 Garbage and Other Solid Waste, Chapter 33 Unified Development Code, Chapter 39 Waterways and Beaches, and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish; to modify regulations related to the AIM Avondale Industrial Marine Overlay District, Unrestricted Rural (U-1R) District and address other related amendments associated with the Industrial Zoning Districts Study

Council District: Parish-wide
PAB Hearing: 4/11/2024
Last Meeting Date for Council Action: 8/7/2024

Authorization: Res. No. 137617 (5/19/2021); Res. No. 138807

Companion Cases: TXT-3-23 & Z-17-23

OVERVIEW

Jefferson Parish, with the assistance of Camiros Ltd., a planning and zoning consulting firm, has undertaken a study of the Parish’s industrial zoning districts (OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-3 Industrial District, and M-4 Industrial District). This project comprehensively evaluates the current industrial district structure and associated regulations to create a set of new, modern districts and standards that work with existing industrial development patterns.¹ The purpose of TXT-3-23 is to modernize the current industrial zoning districts, identify, define, and allow the variety of industrial and other related uses found in or common to the existing or newly established districts, and create development standards for the industrial districts and certain specific uses to mitigate any impacts to surrounding areas.

The proposed recommendations for TXT-3-23 will impact other sections of the Code of Ordinances and other zoning districts like the AIM Avondale Industrial Marine Overlay District and U-1R Unrestricted Rural District that allow intense industrial uses. Old zoning districts will need to be deleted, references for various sections will need to updated, and additional standards for new uses and zoning permissions in other districts will need to be clarified.

¹ Resolution No. 137089, adopted on February 24, 2021. Resolution No. 137617, adopted on May 19, 2021.

The purpose of this study is to modify regulations related to the AIM Avondale Industrial Marine Overlay District and U-1R Unrestricted Rural District, address other related amendments associated with the Industrial Zoning Districts Study, and provide for related matters.

STAFF RECOMMENDATION

- Make Avondale Industrial Marine Overlay District (AIM) a base zoning district and clarify standards related to bulk storage of hazardous materials within the AIM zoning district;
- Move regulations for the Unrestricted Rural District (U-1R) to Chapter 33 and update regulations, as necessary;
- Clarify additional requirements for new uses proposed in TXT-3-23:
 - Permit new uses established with Industrial Districts Study in specific non-industrial zoning districts, as appropriate
 - Add definitions and parking requirements for new uses in Ch. 40;
- Address other related amendments:
 - Consolidate conditional use and special permitted use (SPU) provisions into a single section in Ch. 33, replace references to conditional use with special permitted use, and update section references, as appropriate
 - Replace the references to the old industrial zoning districts (OW-1, M-1, M-2, M-3, M-4) with the new districts (I-MU, I-L, I-H, I-LF, HM-O)
 - Restructure Chapter 33, Article 5 Supplemental Conditions, Division 1. Specific Use Standards. by development type rather than alphabetical order and add use standards previously located in the industrial base zoning districts
 - Incorporate information from the Master Use Matrix into the Mixed-Use Base Zoning Districts Use Matrix
 - Clarify building design requirements for the Industrial Mixed-Use District (I-MU)
 - Clarify conforming residential uses

PLANNING ADVISORY BOARD RECOMMENDATION

To be determined (tbd).

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BACKGROUND

Jefferson Parish, with the assistance of Camiros Ltd., a planning and zoning consulting firm, has undertaken a study of the Parish’s industrial zoning districts (OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-3 Industrial District, and M-4 Industrial District). This project comprehensively evaluates the current industrial district structure and associated regulations to create a set of new, modern districts and standards that work with existing industrial development patterns.² The purpose of the study is to modernize the current industrial zoning districts, identify, define, and allow the variety of industrial and other related uses found in or common to the existing or newly established districts, and create development standards for the industrial districts and certain specific uses to mitigate any impacts to surrounding areas.

Current Industrial Regulations and Related Regulations

The current industrial zoning dates back over 50 years. These current regulations in many cases do not relate to the current built environment, do not contain adequate standards to facilitate compatibility with surrounding areas, and do not allow for certain uses and development forms that are desired.

The Jefferson Parish zoning code currently has five (5) base industrial zoning districts and one geographically specific industrial overlay district. The following table summarizes how the current Zoning Ordinance (Chapter 40) organizes industrial zoning by district (Table 1).

| | |
|---|--|
| OW-1 Office-Warehouse | Office, wholesale, warehouse Compatible with nearby residential areas |
| M-1 Industrial | Light industrial Generally limited outside impacts to surrounding uses |
| M-2 Industrial | General industrial Some standards to mitigate off-site impacts |
| M-3 Industrial | Heaviest industrial, includes the Harvey Canal |
| M-4 Industrial | Reserved for landfills |
| AIM Avondale Industrial Marine Overlay <i>*Located in Article 3 of Ch. 33</i> | Recognizes historic “Avondale Shipyard” Logistics hub- production, distribution, and repair Takes advantage of the existing multi-modal infrastructure |

² Resolution No. 137089, adopted on February 24, 2021.

Related Studies

Active Study Calls

Over the years, the Parish Council has called numerous studies related to industrial zoning. Text studies were called to address issues like bulk storage or flammable and combustible liquids, landscaping and buffering standards for industrial uses, and notification requirements for developments of regional impact (DRI) (Table 2). Area studies were called to evaluate the appropriateness of industrial and other zoning within the Bridge City, Nine-Mile Point, and Avondale areas (Table 2). In total, this comprehensive planning initiative will address eight active study calls for the Jefferson Parish Planning Department (Table 2).

| Table 2. Related Study Calls | | | |
|------------------------------|----------|------------|--|
| Date | Res. No. | Type | Description |
| Text Related | | | |
| 5/12/04 | 101067 | Text | Flammable and Combustible. Study of the text of the Jefferson Parish Comprehensive Zoning Ordinance, Chapter 40 of the Jefferson Parish Code of Ordinances, more particularly Article XXXI, Industrial District, M-2; Article XXXII, Industrial District M-3; Article XXXVII, Nonconforming Uses; and Article XL, Special Permitted Uses with respect to the processing, refining or bulk storage of flammable and combustible liquids and other hazardous chemicals and to provide any additional language, criteria and conditions deemed necessary. <u>Established moratorium</u> where all facilities engaged in the processing, refining or storage of flammable and combustible liquids and other hazardous chemicals, before obtaining a permit, shall be required to seek approval from the Jefferson Parish Council in accordance with Article XL. Special Permitted Use, Section 40-761 of the Comprehensive Zoning Ordinance. Gasoline filling stations and other facilities storing flammable and combustible liquids and other hazardous chemicals in amounts equivalent to, equal to or less than 5,000 gallons shall not be included under this moratorium. Res. No. 103247 (5/13/2005) extended moratorium for an additional six months. |
| 11/3/10 | 115605 | Text | Industrial Buffers. Study of the text of Chapter 8 Buildings and Building Regulations, Chapter 25, Article VI Comprehensive Plan, Chapter 33 Unified Development Code, and Chapter 40 Zoning of the Code of Ordinances of the Parish of Jefferson, with the intent of determining screening and buffering criteria or other performance standards that promote health, safety and welfare in the Industrial Districts M-1, M-2, and M-3 and compatibility between the industrial districts and other zoning districts, and providing for related matters. |
| 5/8/19 | 133538 | Text | DRI Notice. Study of the text of Chapter 25 Planning and Development, Chapter 33 Unified Development Code, and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish, with the intent of evaluating, updating, and establishing procedures for mandatory notice for PAB public hearings concerning developments of regional impact that because of their character, magnitude, or location may have a substantial effect upon the health, safety or welfare of persons outside the Parish’s current 300 feet mail notice, including establishing the definition and criteria for determining when a development shall be classified as a development of regional impact; and providing for related matters. |
| 1/12/22 | 138807 | Text & Map | AIM 2022. Study the zoning and future land use of the area encompassing property currently mapped with the AIM Avondale Industrial Marine Overlay District and Lot AV-7, Fairfield Plantation Subdivision, bounded by the Mississippi River and River Road, as shown on a map titled “AIM Overlay Study Area” dated 12/15/2021, which map is attached hereto; more specifically evaluating the appropriateness of expanding the AIM Avondale Industrial Marine Overlay District on Lot AV-7, Fairfield Plantation Subdivision; to conduct a concurrent text study of Chapter 33 Unified Development Code and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish, with the intent of evaluating and clarifying the regulations of the AIM Avondale Industrial Marine Overlay District; and providing for related matters. |

Table 2. Related Study Calls

| Date | Res. No. | Type | Description |
|--------------------|----------|------|--|
| 11/8/23 | 143179 | Text | Existing Residential in Industrial Zoning Districts. Study the text of Chapter 33 Unified Development Code and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish, with the intent of evaluating provisions for existing residential dwellings in industrial zoning districts; establishing interim development standards during the study; and providing for related matters. |
| Map Related | | | |
| 3/19/14 | 122554 | Map | <p>9-Mile Point. a zoning and land use study of the M-1 and M-2 Industrial District properties bounded by River Road, the western limits of the City of Westwego, the railroad right-of-way, and the eastern boundary of Pecan Grove Subdivision; the properties zoned M-1, U-1 Unrestricted, or OW-1 Office Warehouse bounded by the western boundary of Claiborne Gardens Subdivision, US Hwy 90, the eastern boundary of Avondale Homes Subdivision, River Rd and State Hwy 18; the properties zoned M-1 or R-1A Single-Family Residential bounded by Bridge City Avenue, River Road, and US 90; the properties zoned C-2 General Commercial, R-3 Multiple Family Residential, or M-1 at the intersection of US 90 and Seven Oaks Blvd/Bridge City Ave; and the portions of property zoned C-2 or R-1A extending 300 feet on the north side of Seven Oaks Blvd as shown on a map prepared by the Planning Department titled '9-Mile Point Study Area' dated 3/10/2014, with the intent of reclassifying properties in the area from the existing zoning district and zoning overlay district; changing the existing Future Land Use Category to the most appropriate category; establishing interim development standards during the course of the study; and providing for related matters. <u>Interim standards established</u> that development sites fronting or adjacent to Nine Mile Point Rd; West Nine Mile Point Rd excluding Robert Wiegand Subdivision, Lot E2B; the intersection of US Hwy 90 and Bridge City Ave/Seven Oaks Blvd; and 300 feet on both sides of Seven Oaks Blvd as shown on a map prepared by the Planning Department titled '9-Mile Point Study Area Interim Standards Boundary 3/10/2014' are subject to the requirements of the Commercial Parkway Overlay District (CPZ) during the study.</p> <p>Res. No. 124020 (12/10/2014) extended interim standards for an additional six months.</p> |
| 9/19/18 | 132224 | Map | Bridge City-Avondale. Study the zoning and land use study of the properties in the area bounded by the Mississippi River, U.S. Highway 90, LA Highway 18, and a line approximately 3,000 feet east of Avondale Garden Road as shown on a map prepared by the Planning Department titled "Bridge City/Avondale Area Study" dated 9/19/2018, with the intent of rezoning properties in the area from the existing zoning district to the most appropriate zoning district and changing the Future Land Use category to the most appropriate FLU category; to conduct a concurrent text study of Ch. 33 Unified Development Code and Ch. 40 Zoning of the Code of Ordinances with the intent of evaluating zoning districts and development and use standards to determine any changes needed to promote the redevelopment of the property commonly referred to as the Avondale Shipyard; to establish interim development standards during the course of the study; and to provide for related matters. |
| 4/27/23 | n/a | Map | Planning Director initiates a study of the zoning and future land use of properties zoned OW-1 Office Warehouse District, M-1 Industrial District, M-2 Industrial District, M-3 Industrial District, and M-4 Industrial District, with the intent of rezoning the properties to the most appropriate zoning district in order to implement the industrial districts established as a result of the Jefferson Parish Industrial Zoning Districts Study undertaken by Camiros, Ltd., established via Resolution No. 137617, as applicable; and providing for related matters, in accordance with the Comprehensive Plan. |

Given the complexity of the study and proposed changes, Staff and Camiros have broken the final deliverables into three reports:

1. **TXT-3-23 Industrial Zoning District Amendments:** The purpose of this text study is to fully update and modernize the Jefferson Parish Industrial Zoning Districts, by:
 - Creating of a responsive district structure;
 - Updating the uses allowed within the districts including new uses not currently accommodated in the Zoning Ordinance, all dimensional and development standards within those districts, including landscape, screening, and buffering, and standards related to special permitted uses (SPU);
 - Adding specific controls be placed upon the bulk storage of hazardous materials both through the creation of an overlay district and by specifically defining bulk storage and hazardous materials; and
 - Integrating all industrial zoning regulations into one chapter of the Parish Code of Ordinances, Chapter 33, Unified Development Code (UDC).
2. **TXT-4-23 Industrial Zoning District-Related Amendments:** The purpose of this text study is to modify regulations related to the AIM Avondale Industrial Marine Overlay District and U-1R Unrestricted Rural District, address other related amendments associated with the Industrial Zoning Districts Study, and provide for related matters.
3. **Z-17-23 Industrial Zoning District Area Study:** The purpose of the area study is to evaluate the mapped industrial districts and map the new industrial districts, established with the Industrial Districts Text Study, as appropriate (Figure 1).



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

Figure 1. Related Dockets for the Industrial Zoning Districts Study

Z-17-23 and this report, TXT-4-23, will address, in part, a study called by the Parish Council on January 12, 2022 (Resolution No. 138807³), which authorized the Planning Department and Planning Advisory Board to:

- Study the zoning and future land use of the area encompassing property currently

³ Resolution No. 138807 adopted by the Parish Council on January 12, 2022.

mapped with the **AIM Avondale Industrial Marine Overlay District** and Lot AV-7

- More specifically evaluate the appropriateness of expanding the AIM on Lot AV-7
- Conduct a concurrent text study of Ch. 33 and Ch. 40 of the Code of Ordinances of Jefferson Parish, with the intent of evaluating and clarifying the regulations of the AIM Overlay District;
- And provide for related matters.

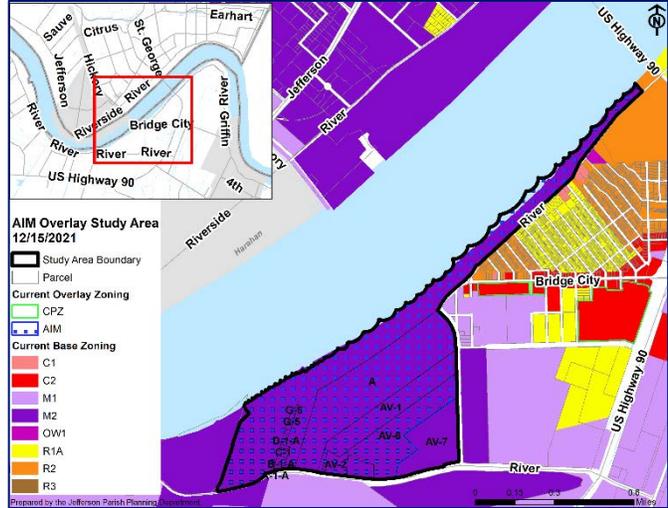


Figure 2. Study Area Map from Resolution No. 138807

Industrial Zoning Districts Study: TXT-3-23

The Industrial Zoning District Amendments completed by Camiros(TXT-3-23) create a set of industrial districts that address the range of character seen in the industrial areas of the Parish, allows for modern industrial uses, and builds more predictability into the zoning process. It also specifically addresses the storage of hazardous materials, located primarily in the West Bank industrial areas, to address concerns raised by the public regarding the potential negative impacts created by bulk storage.

TXT-3-23 also addresses issues related to the administration of special permitted uses (SPU). The update of the SPU provisions addresses issues related to minor amendments that are currently not allowed but are common to the operation of an SPU as well as defining the parameters for validity and expiration.

The proposed recommendations for TXT-3-23 include:

- Restructuring the zoning district structure to be clearer and more predictable in the type of development and address the range of industrial types. These districts as proposed are:
 - I-MU Industrial Mixed-Use District
 - I-L Light Industrial District
 - I-H Heavy Industrial District
 - I-LF Landfill Industrial District
- Updating the uses allowed within the districts to align with the use approach used in the UDC – the Land Based Classification System (LBCS).
- Defining and allowing for new types of industrial uses desired by the Parish, such as those related to “clean and green” industries, logistics, and food production.
- Including clear dimensional and development standards within the districts.
- Including standards in the district that increase compatibility between uses, such as buffer yards and landscape yards.
- Creating an overlay district to specifically address the bulk storage of hazardous materials, the HM-O Hazardous Materials Overlay District.

- Clearly defining bulk storage of hazardous materials as a use and creating standards for such that mitigate potential negative impacts.

The proposed recommendations for TXT-3-23 will impact other sections of the Code of Ordinances, including other zoning districts like the AIM Avondale Industrial Marine Overlay District and U-1R Unrestricted Rural District that allow intense industrial uses. The old zoning districts will need to be deleted, and references for various sections will need to be updated. Additional standards for new uses and zoning permissions in other districts will need to be clarified. This report will address the necessary related amendments to support the new regulations and maintain uniformity and consistency in the Code of Ordinances.

ANALYSIS

Additional related amendments are necessary to support the proposed recommendations in TXT-3-23. This analysis will explain and support necessary updates to:

- Zoning districts that allow industrial uses (AIM Avondale Industrial Marine District and the U-1R Unrestricted Rural District);
- Provisions related to new uses, including zoning permissions and additional standards; and
- Other related amendments.

Avondale Industrial Marine District

On June 19, 2019, the Parish Council approved the creation and mapping of a new overlay zoning district, the AIM Avondale Industrial Marine District (Ordinance Nos. 25793 and Ordinance No. 25794).

Overview

The district is geographically specific and mapped on the footprint of the “old Avondale Shipyard” bounded by the Mississippi River and River Rd. (LA-18 and LA-541) near the foot of the Huey P. Long Bridge on the Westbank of Jefferson Parish. It was determined in 2019, that the “old Avondale Shipyard” site was a prime site for a value-added logistics hub and exhibits the typical characteristics of one. Further, its size, location and access

to the Mississippi River, active rail lines, and major roadways, is unique and continues to facilitate its revitalization as a multi-modal logistics hub of the future.



Figure 3. Image from TXT-2-19 Staff Report: Avondale’s size and location in relation to the Mississippi River, roads and rail

Unlike other overlay zoning districts in Jefferson Parish that require additional standards related to building design or landscaping, the AIM Overlay includes provisions related to uses permitted in the M-2 zoning district. The M-2 Industrial District allows any use not otherwise prohibited by law, except for:

- Article XXXIV, Unrestricted Rural District U-1R, Sec. 40-642 *Permitted uses*;
- Hazardous, nuclear, or radioactive waste treatment and disposal facilities; and
- Residential uses, except for temporary living quarters for industrial related personnel.⁴

The 2019 Staff report for the Jefferson Parish Planning Department addressed the need for added clarity regarding M-2 Industrial District permitted uses for the Avondale site to:

- “Protect industrial uses associated with logistics hub activity from unrelated non-industrial uses allowed in the base zoning district;

⁴ TXT-2-19: Avondale Industrial Marine Overlay District Study

- Facilitate land uses related to multi-modal logistics hubs; and
- Clarify development review to provide the Avondale site more certainty in its ability to remain and prosper.”

“Logistics hubs may include some accessory processing, refining, or bulk storage of flammable and combustible liquids. Since accessory processing, refining, or bulk storage of flammable and combustible liquids can be essential to manufacturing processing and other value-added services onsite, the AIM district allows this type of use by-right if it comprises less than 30% of the development site.” The district discourages an inappropriate level of non-industrial uses and encourages appropriate commercial activity that could improve employment opportunities and the physical condition of the district without conflicting with production, distribution, and repair activities.

The AIM District was addressed in Camiros’ Framework Report, and it suggested that making the AIM a base zoning district will make application and understanding of the district, especially use permissions, easier and clearer for Code users.⁵ This conversion would consolidate the applicable standards of the I-H Heavy Industrial District and the additional standards of the AIM Overlay District into one district. As such, Planning is proposing to make the AIM district a base district, with its own purpose, list of permitted uses, and unique development standards to provide a concise understanding of what is permitted in the district. By maintaining the AIM as a separate district, but converting the overlay into a base district, the Planning Department’s proposal continues to support the intent of the original AIM study which was “...preserve the unique characteristics of Avondale and accomplish its redevelopment as a strongly performing, value-added logistics and distribution hub.”

Purpose

- The AIM district is intended to recognize and protect the historically productive industrial site commonly known as the “Avondale Shipyard” and the infrastructure and services necessary to support it. The district encompasses multi-modal transportation infrastructure that provides direct access to ports, rail, and roadway systems and impetus to develop into a strongly performing, value-added logistics and distribution hub. It is at least two hundred (200) contiguous acres, has a minimum frontage on the Mississippi River of one (1) mile, and contains or is within three hundred (300) feet of an active rail line measured from the property line of the site.

Per [Sec. 33-3.70.1](#), The AIM district has the following purposes⁶:

- (1) Protect and promote active or prime industrial land along the Mississippi River to take advantage of port and rail facilities and services that represent indispensable nodes in the global economic network;

⁵ Available at https://jpindustrialzoning.com/wp-content/uploads/2022/03/JP_Framework-Report_03042022.pdf

⁶ Jefferson Parish Code of Ordinances. Sec. 33-3.70.1 Purpose and Findings. Avondale Industrial Marine (AIM) District. [ARTICLE 3. - ZONING | Code of Ordinances | Jefferson Parish, LA | Municode Library](#)

- (2) Provide industrial businesses greater ease and more certainty in their ability to remain and prosper in their current locations;
- (3) Facilitate a wide variety of production uses and activities and promote integrated, value-added logistics hubs;
- (4) Promote strong distribution and repair infrastructure with efficient freight and warehousing networks;
- (5) Facilitate modern and state-of-the-art processes, controls, buildings, and equipment for production, distribution, and repair that minimize nuisance complaints and keep impacts on adjacent and nearby areas to a minimum;
- (6) Discourage an inappropriate level of non-industrial uses and encourage appropriate commercial activity that could improve employment opportunities and the physical condition of the district without conflicting with production, distribution, and repair activities;
- (7) Improve employment diversity, the quality of jobs, and wages in Jefferson Parish;
- (8) Promote orderly development to efficiently bring regional assets back into commerce; and
- (9) Promote the health, safety, and general welfare of residents and businesses.

Permitted Uses

The existing regulations provide that the underlying district standards apply unless modified by the AIM. The district regulations include specific limitations related to the amount of processing, refining, or bulk storage of flammable and combustible liquids and accessory non-industrial commercial uses allowed within the district. The authorized uses provisions of the overlay provided in [Sec. 33-3.70.3](#) allows the bulk storage of flammable or combustible liquids by right within the AIM (not subject to SPU or Council approval requirements provided that the bulk storage **comprises less than 30% of the Avondale site** (cumulative).⁷ Bulk storage that meets or exceeds the 30% is considered a conditional use and requires Council approval.

The following accessory or ancillary uses shall not exceed 30% of the total area of the site: Hotels, motels, or other accommodation services; General sales or services; Arts, entertainment, and recreation; Education, public administration, health care, and other institutions; and Agriculture, forestry, fishing, and hunting. Gaming establishments are prohibited. Development standards of the base zoning district applies.

Currently the AIM is overlaid on the M-2 Industrial base zoning district, which allows numerous intense uses like bulk storage of hazardous material and other industrial manufacturing uses. Many M-2 zoned properties are proposed to maintain their heavy industrial zoning with the new I-H district (Z-17-23). Making the AIM a base zoning district with similar use restrictions as the I-H is appropriate given that I-H and AIM are designed to support similar heavy industrial uses and sites.

However, there are some key differences between the proposed permitted uses in the I-

⁷ Jefferson Parish Code of Ordinances. Sec. 33-3.70.3. Authorized uses. [ARTICLE 3. - ZONING | Code of Ordinances | Jefferson Parish, LA | Municode Library](#)

H and AIM districts.

To be consistent with purpose of the district and protect and preserve industrial sites, Planning is proposing to:

- Prohibit casino hotels (LBCS Function Code 1340), which are proposed to be permitted in the I-H;
- Add more limitations on retail and other general sales and services uses (LBCS Function Code 2000) in the AIM than the I-H.
- Apply more restrictions on Arts, Entertainment (LBCS Function Code 5000), and Recreation and Agriculture (LBCS Function Code 9000) related uses in the AIM, given that these types of land uses are not compatible with protecting and preserving industrial land (Figure 4).

To support existing uses mapped with the AIM overlay and support the continued redevelopment of the historic Avondale Shipyard as a regional transportation logistics hub, Planning is proposing to:

- Allow more flexibility for educational facilities (LBCS Function Code 6000) in the AIM because there is a university office building on-site.
- Maintain, but reformat and clarify similar exceptions for heavy manufacturing and bulk storage (LBCS Function Code 3000) that apply currently in the AIM.

| LBCS Function Code | I-H | AIM |
|--------------------|---|--|
| 1000 | Prohibits most residential uses, except temporary living quarters (1323) and casino hotels as SPU | Same as I-H except casino hotels are not permitted |
| 2000 | Limited commercial uses permitted, including auto repair, professional services, and food services | Same as I-H, but more restriction on retail services |
| 3000 | Allows most warehousing using with 3300 uses as SPU, bulk storage of hazardous materials only permitted with the HM-O overlay | Allows manufacturing |
| 4000 | Allows most uses as permitted uses or SPUs | Allows most uses as permitted uses |
| 5000 | Prohibits most uses | Same as I-H |
| 6000 | Prohibits most uses | Same, but allows limited educational facilities |
| 7000 | Permits most uses | Permits most uses |
| 8000 | Natural gas and borrow pits allowed as SPUs | Same as the I-H |
| 9000 | Prohibits most uses | Prohibits most uses |

Figure 4. Summary of Proposed Land Use permissions for the I-H and the AIM zoning districts

The proposed I-H district restricts certain heavy manufacturing, including alcoholic beverage production (LBCS Function Code 3112), petroleum, coal, chemical, and metal manufacturing (LBCS Function Codes 3310, 3320, 3330, 3340), and bulk storage of culinary or medicinal materials (LBCS Function Code 3632), uses as special permitted uses. Aside from the AIM District, bulk storage of hazardous materials (LBCS Function Code 3633) is proposed to be limited to the HM-O with additional restrictions.

Similar to the other new industrial base zoning districts, Planning is proposing to specify the uses permitted in the AIM in the new Industrial Zoning Districts Use Matrix (Table 33-3.40-1.). Planning is also proposing to clarify that the bulk storage of culinary or medicinal materials (LBCS Function Code 3632) and bulk storage of hazardous materials (3633) are permitted by-right, provided said uses are less than a certain percentage of the overall development and other criteria are met. This approach is consistent with the current use permissions for certain manufacturing and bulk storage facilities applied in the AIM District.

The regulations need to clarify that the use supplemental use standards associated with certain uses still apply even if they do not need an SPU to operate. Additional procedural provisions are necessary to ensure that the appropriate limitation on specified uses is verified through the permitting process.

To address Resolution No. 138807, Planning supports extending the AIM district over Lot AV-7. However, since the limitation on bulk storage of flammable and combustible materials is based on 30% of the overall site area, Planning is proposing to reduce the threshold for certain manufacturing and bulk storage uses by-right for the following reasons:

- Including Lot AV-7, but not reducing the threshold would have allowed more property to be developed by right than under the existing regulations which is not in keeping with the intent of the extension or the regulations. Reducing the threshold for SPU compliance will allow the overall acreage of the site that can be used for certain manufacturing and bulk storage uses by right to remain relatively the same even with the additional property; and
- The addition of the corner piece will allow the property to utilize the key intersection of LA 18 and LA 541 for potential rail and road connectivity.
- This proposed extension supports Policy 4.3.4 of Envision Jefferson 2040 which seeks to ensure that land development surrounding major employers, including Avondale, allows for growth and expansion of business activities.

Planning is proposing to make the AIM a base zoning district with the following additional amendments to permitted use regulations:

- Update permitted uses to be mostly consistent with the I-H with some variation in terms of permitted uses:
 - Establish more restrictions on commercial uses (LBCS Function 2000)
 - Allow most 3000 (manufacturing and wholesale trade) LBCS Function Codes and 4000 (transportation, communication, information, and utilities) LBCS Function Codes as permitted uses,
 - Allow limited educational facilities (LBCS Function Code 6000).
 - More restrictions on 5000 and 9000 level uses.
- Clarify that:
 - Any bulk storage of culinary or medicinal materials (LBCS Function Code (3632), or bulk storage of hazardous materials (3633) that comprises

27.2% or more of the total area of the AIM zoned property shall be considered a special permitted use and shall be subject to the procedures of Sec. 33-2.23 Special permitted uses of this UDC.

- o Less than 27.2% of the total area of the AIM zoned property may be used for the bulk storage of culinary or medicinal materials (LBCS Function Code (3632), and/or bulk storage of hazardous materials (3633) as a permitted use, provided the following criteria are met:
 - For the bulk storage of culinary or medicinal materials (LBCS Function Code 3632), the development standards in Sec. 33-5.3. shall be met.
 - For the bulk storage of hazardous materials (LBCS Function Code 3633), the development standards in Sec. 33-3.70.4 shall be met.
 - The provisions related to SPUs in Sec. 33-5.3.6.3. and the provisions related to SPUs, air reporting plan, and air permit compliance website in Sec. 33-3.70.4 shall not apply.
 - The property owner or applicant provides the Parish the necessary documentation to verify that less than 27.2% of the AIM zoned property is being used for any of the uses listed above.
 - Delete the 30% restriction for ancillary non-industrial uses since many of the previous uses listed will no longer be permitted.

Table 3. Proposed Dimensional Standards- AIM District.

Dimensional Standards

The AIM District dimensional standards should take in account the unique shape and current lot configurations within the Avondale site. Unlike many other large industrial facilities, the AIM site consists of many (19) lots, some of which are relatively small, 4,800-10,000 square feet. Thus, allowing lesser setbacks and minimum lot requirements for the AIM than the other proposed industrial zoning districts is appropriate.

In terms of height restrictions, the AIM district is not abutting residential, thus the height requirements when abutting residential is not necessary.

| | |
|---|-----------------|
| <i>Lot Standards</i> | |
| Minimum Lot Area | 5,000 sf |
| Minimum Lot Depth | None |
| Minimum Lot Width | None |
| <i>Height</i> | |
| Maximum Building Height | None |
| <i>Setbacks</i> | |
| Minimum Front Yard Setback | 10 ft |
| Minimum Corner Side Yard Setback | 10 ft |
| Minimum Interior Side Yard Setback | 10 ft |
| Minimum Rear Yard Setback | 10 ft |



Figure 5. View of commercial docks from LA Highway 541(River Road) and atop the levee near 6th Street (Photos taken March 13, 2019).

Planning is not proposing the same buffering requirements proposed for the I-H for the AIM because that would limit essential industrial activity on the riverfront batture given the limited depth of available land for development in this area. At certain points, the available land for development is less than 500 feet. This portion of the site has been developed and used for industrial activity for many years and is already screened from surrounding residential uses along the River Rd. by the existing levee. (Figure 5). The remainder of the Avondale site would not trigger any of the buffering requirements proposed for the I-H as it is surrounded by I-L and I-H zoned property.

Unrestricted Rural Zoning District (U-1R)

The **U-1R Unrestricted Rural District** is composed of certain lands in the parish where it has been determined that development will be a challenge due to the natural topography of the area (Figure 6). Because the U-1R permits the industrial uses that are being addressed with the Industrial Zoning Districts Study, the U-1R district regulations will also need to be amended. Planning is proposing to transfer the U-1R regulations from Ch. 40 Article XXXIV. to Sec. 33-3.59. in Chapter 33 and make minor changes to the permitted uses, dimensional standards, and development approval procedures.

Permitted Uses

Currently the U-1R district allows a wide variety of land uses provided that any use located on the unprotected side of the Pontchartrain and Vicinity Hurricane Protection Levee, the West Bank and Vicinity Hurricane Protection Levee, the Mississippi River and Tributaries Flood Protection Levee and the Jefferson Parish Urban Growth Limit Line, as established in Section 25-43 and regulated in section 25-44 of this Code, shall be subject to the regulations of section 39-10 Parish Infrastructure and Environmental Review (PIER) certificate required.

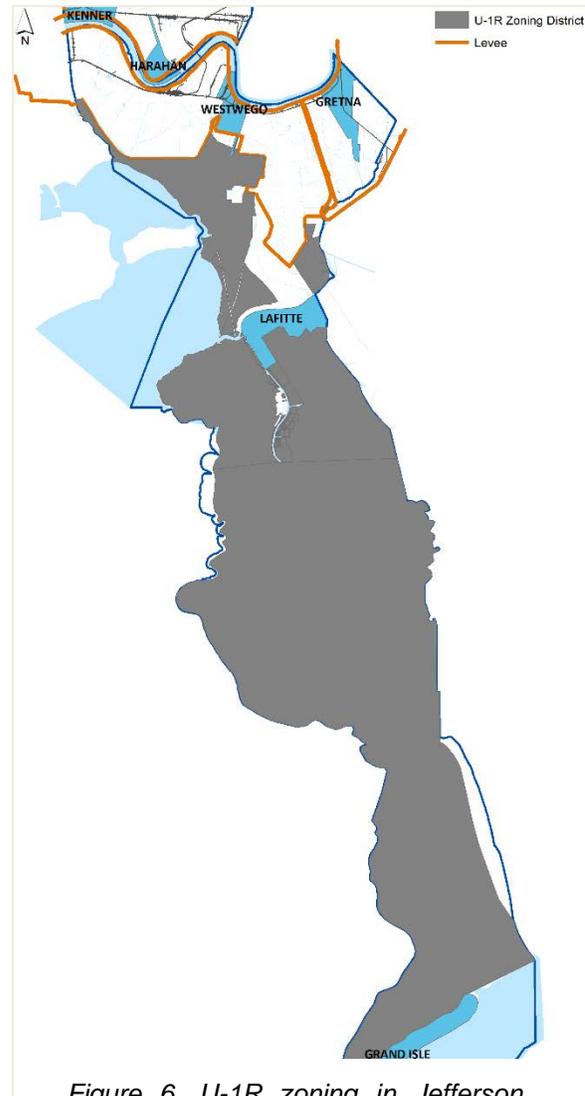


Figure 6. U-1R zoning in Jefferson Parish

Per Sec. 40-642, a building or land may be used **for any purpose whatsoever not in conflict with any ordinance of the Parish of Jefferson with the exception of hazardous, radioactive or nuclear waste treatment, storage, or disposal facilities, and uses described in Sec. 40-612(2)**. Bed and breakfasts are permitted with additional standards.

Intensive industrial uses like alcohol manufacture, ammonia, bleaching powder, or chlorine manufacturers, arsenal, explosives, manufacture or storage, etc. are permitted only with the approval of the Jefferson Parish Council, and only when not located within 300 feet of any use other than commercial or industrial.

Planning proposes to maintain many of the uses currently permitted in the U-1R district. However, Planning is proposing to reformat the use structure to be consistent with the other districts in Chapter 33. Permitted uses for the U-1R will be added to the Mixed-Use Base Zoning District table. Planning is also proposing to allow more intense industrial

uses as SPUs with the 300 ft. distance requirement, which is aligned with permissions of the proposed I-H district.

Dimensional Standards and Development Approval

Most of the dimensional standards of the U-1R are appropriate and are proposed to remain as is (Table 4). Planning is proposing to update the front and side yard setback requirements to be consistent with other zoning districts in Chapter 33 (Table 4).

| Table 4. Proposed Dimensional Standards- U-1R | | |
|--|---|---|
| | Residential | Non-residential, buildings other than 1-4 family residential |
| Building height (ft), max. | <u>Width of the right-of-way of the street upon which the building or structure fronts, maximum 60 ft</u> | <u>None</u> |
| Front and corner side yard (ft), min. | 20 ft., Average front yard setback of other buildings on both sides of the property and the street, within 300 ft and the U-1R zoning district (no less than 10 ft.)¹ | <u>None</u> |
| Side yard (ft), min. | <u>Two side yards, one on each side of the buildings, having a combined width of not less than 20% of the width of the lot</u> | <u>None, except a minimum of 5 ft when abutting residential zoning district</u> |
| Rear yard (ft), min. | <u>None</u> | <u>None</u> |
| Lot area (sq ft), min. | <u>The lot area per family regulations shall be the same as those required in the R-3 Multiple-Family Residential District.</u> | <u>None</u> |

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

The district currently lacks a clear developmental approval process for variances to district regulations. Planning is proposing the clarify the Parish Council may grant variances to the district regulations.

New Uses

As a part of TXT-3-23, Camiros is proposing to define and allow for new types of industrial uses desired by the Parish, such as those related to “clean and green” industries, logistics, and food production. New uses include: industrial design, commercial kitchens breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries, and distribution and fulfillment centers. Planning evaluated regulations from other communities, previous studies, and additional resources to determine where new uses introduced in TXT-3-23 should be allowed outside the industrial zoning districts.

Planning is proposing to add descriptions for said uses to the definitions sections of the Code and establish parking requirements for commercial kitchens and the breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries.

The addition of the new uses is consistent with the *Jefferson EDGE 2025 Plan: Strategic*

Economic Development Plan (adopted 2021). The Jefferson EDGE 2025 plan lays out a path to grow Jefferson Parish's economy through the retention and creation of quality jobs, entrepreneurship, and investment over the next five years (2021 to 2025). The Plan specifically speaks to enacting zoning changes that would continue to support and expand manufacturing, warehousing/distribution, industrial flex space, and other industrial businesses. EDGE 2025 speaks to numerous opportunities available to the Parish including:

- Attracting and expanding technology, innovation, and research and development (R&D) firms.
- Enhancing the capacity for industrial growth related to the unique combination of multimodal facilities - airport, water transport, rail, and highway - with development-ready sites.
- **Supporting the growth of food-related industries such as packaging facilities and cold storage and refrigeration facilities, as well as food production facilities like cloud kitchens and microbreweries, further building upon the greater area's reputation as a food destination.**

Alcohol manufacturing establishments

Professional services and technology firm, GCR Inc, produced a report for JEDCO in 2019, *Recommendations – Brewery and Distillery Regulations*, and recommended to add breweries and distilleries to Chapters 33 and 40 under the LBCS Function Code for *manufacturing of food and beverages* and permit breweries/distilleries with supplemental use regulations within certain zoning districts. More specifically, recommendations included:

- Allow breweries and distilleries to be permitted by right in the following industrial and unrestricted districts: M-1, M-2, M-3, U-1R, and U-1S.
- Allow microbreweries and micro-distilleries to be permitted provided use and development standards are met in the BC-2, C-2, MUCD, and OW-1 districts.
- Prohibit the uses of brewery and distillery in the BC-2, C-2, FC-1, FC-3, MUCD, and OW-1 districts.
- Allow tap rooms/tasting rooms in breweries, distilleries, microbreweries, and micro-distilleries in line with State regulations.
- Allow tap rooms/tasting rooms in breweries, distilleries, microbreweries, and micro-distilleries in line with State regulations.

The consultant-led project, TXT-3-23, proposed the following new alcohol-related establishments:

- **[Brewery \(3121\)- 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.](#)**
- **[Distillery \(3122\)- 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.

- Micro-brewery (3123)- 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.
- Micro-distillery (3124)- 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.
- Micro-winery (3125)- 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.
- Winery (3126)- 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.

These proposed uses and definitions are aligned with the State laws that regulate these types of uses.

TXT-3-23, also established the following use standards for the above referenced new uses:

- The establishment shall include a restaurant, bar, and/or tasting room within the same building; and
- 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.

Community Comparison

New Orleans, LA permits micro-breweries, micro-distilleries, wineries, breweries, and distilleries in the following districts:

- Historic Marigny/Tremé/Bywater Commercial (HMC-2); Marigny/Tremé/Bywater Mixed-Use (HM-MU)
 - In the HMC-2 and HM-MU Districts, only breweries and distilleries that produce fewer than 12,500 barrels per year are considered permitted uses.
- Historic Urban Neighborhood Mixed Use (HU-MU)
 - Only breweries and distilleries that produce fewer than 12,500 barrels per year are considered permitted uses in the HU-MU District.
- General Commercial (C-1); Auto-Oriented Commercial (C-2); Heavy Commercial (C-3); Medium Intensity Mixed-Use (MU-1); High Intensity Mixed-use (MU-2)
 - In the C-1, C-2, C-3, MU-1, and MU-2 Districts, only breweries and distilleries that produce fewer than 12,500 barrels per year are considered permitted uses.

- In the MU-1 District, breweries and distilleries that produce more than 12,500 barrels per year are considered conditional uses.
- Light Industrial (LI); Heavy Industrial (HI); Business-Industrial Park (BIP)

Baton Rouge, LA permits microbreweries/microdistilleries in the following districts:

- Heavy Commercial One (HC1), Heavy Commercial Two (HC2), Business (C5), Commercial Warehousing One (CW1), Commercial Warehousing, (CW3), Light Industrial (M1), Heavy Industrial (M2), Commercial Alcoholic Beverage (C-AB-2), Commercial Gaming (CG), General Airport (GA), Heavy Commercial (C2), Commercial Warehousing (CW), Government Use (GU)

Shreveport, LA permits breweries and distilleries in the following districts:

- With special use approval- General Commercial (C-3), Urban Corridor (C-UC), Downtown Arts and Culture Sub District (D-1-AC)
- Heavy Commercial (C-4), Urban Village Commercial (C-UV), Downtown Heavy Commercial Sub District (D-1-HC), Industrial Mixed-Use (I-MU), Light Industrial (I-1)

Asheville, NC permits microbreweries in the following districts:

- Office (OFF I), Office (OFF II), Office/Business (OB), Central Business (CBD), Resort (RSRT), Institutional (INST), Central Business Expansion (CBD EXP)
 - No drive through facilities permitted.
 - No outdoor speaker systems (except for the CBD) shall be permitted.
 - Maximum of 4,000 square feet in OFF I and OFF II.
 - Must have an off-street or alley loading dock.
- Community Business (CBI), Community Business (CBII), Neighborhood Corridor (NCD), Highway Business (HB), Regional Business (RB), Commercial Industrial (CI), River (RIV), Urban Village (UV), Urban Place (UP), Commercial Expansion (COM EXP)

Raleigh, NC permits breweries, wineries, distilleries, and cideries in the following districts:

- Commercial Mixed Use (CX), Downtown Mixed Use (DX)
 - Brewery, Winery, Distillery, or Cidery in the DX and CX district shall be subject to the following: The facility shall include one or more of the following accessory uses: a tasting room, tap room, restaurant or retail use incidental to the operation which is open and accessible to the public; The facility shall produce less than 15,000 US beer or cider barrels (460,000 US gallons) or 75,000 US gallons of wine or spirit per year.
 - There shall be no allowance for outdoor storage of materials associated with the production of beer, wine, cider or spirits.
- Industrial Mixed Use (IX) and Heavy Industrial (IH)

Planning recommends permitting the breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, wineries by right in the U-1R district and with specific use

standards in the U-1S district. The additional standards will help ensure compatibility with the surrounding environment. Further, the Planning Department is working on a separate study that will address zoning permissions for said uses in other non-industrial zoning districts.

Distribution and Fulfillment Center

The consultant-led project also proposes the use, **distribution and fulfillment center**, which means **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) and Postal services (4170).**

Although distribution and fulfillment centers are not specified in the code currently, general warehousing is allowed as a permitted use in the U-1S and the U-1R zoning districts. General warehousing is not permitted as a permitted use in the residential, mixed-use and commercial zoning districts. Planning recommends permitting distribution and fulfillment centers in districts that permit warehousing, U-1S and U-1R.

Commercial Kitchens

The consultant-led project also proposes the use, **commercial kitchen**, which means 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.**

Planning recommends permitting commercial kitchens in districts that permit catering and other food services: TCMU, FC-3, U-1S, U-1R, C-1, BC-1, BC-2, C-1, C-2, and MUCD.

Industrial Design

Lastly, the consultant-led project also proposes the use, **industrial design**, which means **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.**

Planning recommends permitting industrial design in districts that permit offices: OBM-2, TCMU, FC-1, FC-3, U-1S, U-1R, H-1, H-2, C-1, GO-1, GO-2, BC-1, BC-2, C-2, and MUCD.

The Code has parking requirements for business and professional offices--1 space for each 300 square feet of gross floor area—that can be applied to industrial design.

The Parish currently requires parking spaces for commercial manufacturing and industrial establishments not catering to retail trade based on the number of employees and number of company vehicles—One space for each three employees on the largest work shift plus one for each company vehicle operating from the premises (Sec. 40-662). Basing parking requirements on the number employees and vehicles is problematic because these numbers often fluctuate and are not permanent.

Thus, new parking requirements are needed for the following manufacturing related uses: *breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, wineries, commercial kitchens, and distribution and fulfillment centers.*

Some communities have specific requirements for the above referenced uses, other communities have more general parking requirements for manufacturing. Per the above referenced GCR Report, the City of New Orleans requires 1 per 1,000sf GFA +1 per 500sf of tasting room, restaurant, or bar gross floor area for the new alcohol-related uses. Los Angeles County has more general parking requirements for manufacturing (1 space per 500 square feet and 1 space per vehicle used for operation of the business) and warehousing (1 space per 1,000 square feet used for warehousing and 1 space per 400 square feet used for office).⁸ Planning is proposing similar parking requirements for breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries as New Orleans. Planning is proposing for commercial kitchens and distribution and fulfillment centers- One (1) space per one thousand (1,000) square feet of gross floor area- which is a similar ratio to the one applied for general warehousing in Los Angeles County, CA.

TABLE 5. NEW USES ESTABLISHED WITH CAMIROS INDUSTRIAL STUDY

| USE PERMISSIONS & ADDITIONAL STANDARDS | Industrial Design (LBCS 2419) | Brewery (LBCS 3121); Distillery (3122); Micro-brewery (3123); Micro-distillery (3124); Micro-winery (3125); and Winery (3126) | Commercial kitchen (LBCS 3114) | Distribution and Fulfillment Center (LBCS 3621) |
|---|---|--|--|---|
| By Right | OBM-2, TCMU, FC-1, FC-3, U-1S, U-1R, H-1, H-2, GO-1, GO-2, BC-1, BC-2, C-2, MUCD | U-1R | TCMU, FC-3, U-1S, U-1R, C-1, BC-1, BC-2, C-2, MUCD | U-1S, and U-1R |
| Permitted with supplemental standards | | U-1S | | |
| Specific Parking Requirements | Refer to existing (6) business and professional offices ratio of 1 space for each 300 square feet of gross floor area | One (1) space for each one thousand (1,000) square feet of gross floor area that is dedicated to the manufacturing plus one (1) space | One (1) space per one thousand (1,000) square feet of gross floor area. | One (1) space per one thousand (1,000) square feet of gross floor area |

⁸Los Angeles County. TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV11SPPL_CH22.410EALANTHSTFOSECOSPPL_22.410.070DEUSTE

TABLE 5. NEW USES ESTABLISHED WITH CAMIROS INDUSTRIAL STUDY

| | | | | |
|--|---|---|--|---|
| <p>USE PERMISSIONS & ADDITIONAL STANDARDS</p> | <p>Industrial Design (LBCS 2419)</p> | <p>Brewery (LBCS 3121); Distillery (3122); Micro-brewery (3123); Micro-distillery (3124); Micro-winery (3125); and Winery (3126)</p> | <p>Commercial kitchen (LBCS 3114)</p> | <p>Distribution and Fulfillment Center (LBCS 3621)</p> |
| | | <p>for each two hundred (250) square feet of gross floor area that is dedicated for the tap room/tasting room.</p> | | |

Other Amendments

Additional amendments related to special permitted uses, new districts, new uses, and other provisions are necessary to support the recommendations of TXT-3-23.

Special Permitted Use process

The Conditional use permit (CUP) provisions in Sec. 33-2.24 and Special permitted use (SPU) requirements in Ch. 40, Article XL. are similar, but slightly different. CUPs and SPUs both require legislative approval from the Parish Council, are subject to the same renewal procedures, including the 2-year renewal, and application requirements. However, Sec. 33-2.24 Conditional use permit has additional provisions that are not included in Chapter 40, including a different review criteria and provisions for additional conditions by the Council. Sec. 33-2.24 also includes a minor amendment process. The current recordation provisions in Sec. 33-2.24 are outdated and no longer valid.

As a part of the overall Industrial Zoning Districts Study, Camiros, Ltd. evaluated the existing provisions in both sections, identified issues with the current regulations, and is proposing to merge SPUs with CUPs into one section in the UDC. The new section includes some existing provisions from Chapter 40, Article XL and Chapter 33, Sec. 33-2.24 conditional use permit, plus additional provisions. Camiros is proposing some additional substantive changes related to the renewal period, amendments, and related emergency exceptions.

Additional amendments are necessary to effectuate the proposed amendments in TXT-3-23 associated with special permitted uses. As a part of this report, Planning is proposing to:

- Delete content from Sec. 33-2.24 and reserve the section;
- Replace old references to conditional use permit with special permitted use;
- Rename Sec. 33-2.23 from Special use permit to Special permitted uses; and

- Replace reference to Chapter 40, Article XL with Sec. 33-2.23 Special permitted uses.

Replacement of the Old Districts with New Districts

The current industrial zoning districts are referenced in numerous sections in the Code, including Chapter 33, Chapter 40, Chapter 16 Garbage and Other Solid Waste, and Chapter 39 Waterways and Beaches. Old district names and sections need to be deleted and replaced with the new proposed districts I-MU, I-L, I-H, I-LF, HM-O, as appropriate.

Planning is proposing to:

- Replace the references to the old industrial zoning districts (OW-1, M-1, M-2, M-3, M-4) with the new districts (I-MU, I-L, I-H, I-LF, HM-O);
- Update list of zoning districts in Chapter 33 and 40;
- Modify zoning/FLU compatibility table in Chapter 33;
- Update zoning district references, as appropriate; and
- Reserve the following articles in Chapter 40: Article XXIX, Article XXX, Article XXXI, XXXII, XXXII.5.

Specific Use Standards

Currently, some uses have additional regulations that are provided in Ch. 33, Article 5 Supplemental Conditions, Sec. 33-5.3. Specific Use Standards, to address unique requirements that apply to certain uses and development patterns. In terms of specific use standards in the industrial zoning districts, standards are either exclusively listed in the base zoning district regulations or duplicated in Sec. 33-5.3.

Several permitted uses in the OW-1, M-1, M-2, M-3, and M-4 districts have additional standards, but said provisions are missing from Sec. 33-5.3. Uses in Sec. 33-5.3 are currently organized in alphabetical order, but some uses seem out of order. New uses introduced with this study also need to be added to this section. Throughout the Code, several references to this section are overly specific and have not been updated with recent amendments. Simplified and streamlined references, like the references to Sec. 33-6.25. Landscaping, buffering and screening, seem to be more user friendly than the overly specific references currently used for specific uses.

To address these issues, Planning is proposing to:

- Restructure Chapter 33, Article 5 Supplemental Conditions, Division 1. Specific Use Standards by development type instead of alphabetical order and add use standards previously located in the industrial base zoning districts;
- Add new specific uses standards for certain new uses;
- Transfer use standards previously located in the industrial base zoning districts to Sec. 33-5.3; and
- Update section references, as appropriate.

Use Matrices

Over the course of the Industrial Zoning Districts Study, Staff determined that adding

descriptions to the use matrices (Industrial Zoning Districts Use Matrix and Mixed-Use Base Zoning Districts Use Matrix) will aid in interpretation. The descriptions provide detailed information regarding the land uses, that may help users of the Code better understand and interpret the respective zoning permissions and restrictions for said uses. Structure codes are currently included in the existing use tables, however no regulations related to structure codes are provided in Chapter 33.

Thus, Planning is proposing to incorporate information from the Master Use Matrix into the Mixed-Use Base Zoning Districts Use Matrix:

- Delete the master use matrix in Sec. 33.4
- Update the following tables with LBCS Function descriptions
 - Sec. 33-3.40. Industrial Zoning Districts Use Matrix.
 - Sec. 33-3.50. Mixed-use Base Zoning Districts Use Matrix.
- The following tables will need to be updated when they are populated in the future.
 - Sec. 33-3.10. Residential Zoning Districts Use Matrix.
 - Sec. 33-3.25. Commercial Zoning Districts Use Matrix.

Building Design Standards in the I-MU District

In TXT-3-23, building design and site design requirements are included in the proposed Industrial Mixed-Use (I-MU) zoning district provisions. Currently, these provisions apply by reference in the proposed regulations provided in Sec. 33-3.41 (Refer to TXT-3-23). However, specific design provisions related to the new district need to be added to the general building design standards.

Sec. 33-6.8 includes building design standards that apply in certain districts and uses. The section includes provisions related to architectural principles, facades, entrances, opening/transparency, roofs, awnings, and exterior materials. Sec. 33-6.8.2 Facades requires a disruption every 25 ft. (Figure 7).



Figure 7. Horizontal Plane Disruption at least every 25 ft.

Given the size, scale, and types of industrial buildings. The 25 ft. requirement may not be appropriate for industrial development. Thus, Planning is proposing to require all horizontal planes shall be disrupted every forty (40) feet in the new I-MU district.

Similarly, certain zoning districts and uses require that a percentage of the ground and upper floors be comprised of transparent doors or windows. Planning recommends requiring a transparency of forty (40) percent of the ground floor and twenty (20) percent of the upper floors in the I-MU district, to encourage better design and help facilitate the transition between industrial, commercial, and residential uses identified in the purpose of the proposed district.

Table 6: Minimum Percent Openings (Table 33-6.8.3.4-1 in the Code).

| | Ground floor | Upper or above-ground floors |
|-------------------------------|---------------------|-------------------------------------|
| CPZ-Ped | 70% | not applicable |
| FC-1 | 70% | 30% |
| FC-2 | 60% | 20% |
| FC-3 | 30% | 30% |
| TCMU | 70% | N/A |
| Self-storage in U-1S and BC-2 | 30% | 30% |
| I-MU | 40% | 20% |

Conforming use provisions for residential dwellings

Residential uses are currently considered nonconforming uses in the industrial zoning districts. Some residential uses are currently recognized as conforming uses in Ch. 40, with conflicting provisions between the RR-3 and C-1, C-2, BC-1, and BC-2 commercial districts.

In the C-1, C-2, BC-1, BC-2 districts, residential uses are allowed as conforming use, however, an existing stand-alone single-, two-, three-, or four-family residential dwelling cannot be restored if it is destroyed beyond seventy-five (75) percent of its value or more. Whereas, the RR-3 Three- and Four-Family Residential zoning district recognizes an existing single-family dwelling as a conforming use. This provision is also applied in the R-3 zoning district, by reference.

The conforming use language for certain residential uses in the Code is confusing. Existing residential dwellings have been added as conforming uses in the new industrial zoning districts with development standards for reconstruction as a part of TXT-3-23.

In TXT-3-23, it is clarified that any existing single-, two-, three-, four-, or multiple-family residential dwelling on industrial-zoned properties, in existence prior to the effective date

of the ordinance, shall be recognized as a conforming use; and furthermore, shall be allowed to:

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

Clarifying the conforming use provisions for residential dwellings in the RR-3, C-1, C-2, BC-1, BC-2, in a similar way as described above, is appropriate.

CONCLUSION AND STAFF RECOMMENDATION

(For Amended Ordinance Text, see page 31 of this report)

Additional related amendments are necessary to support the proposed recommendations proposed in TXT-3-23. Planning is proposing necessary updates to:

- Zoning districts that allow industrial uses (AIM and U-1R);
- Provisions related to new uses, including zoning permissions and additional standards; and
- Other related amendments.

AIM

The AIM district is intended to recognize and protect the historically productive industrial site commonly known as the “Avondale Shipyard” and the infrastructure and services necessary to support it. The district encompasses multi-modal transportation infrastructure that provides direct access to ports, rail, and roadway systems and impetus to develop into a strongly performing, value-added logistics and distribution hub.

The district discourages an inappropriate level of non-industrial uses and encourages appropriate commercial activity that could improve employment opportunities and the physical condition of the district without conflicting with production, distribution, and repair activities.

As recognized in the Framework Report for the Industrial Zoning District Study, Planning is proposing to make the AIM a base zoning district, but expand the boundaries of the district over Lot AV-7, with the following additional amendments to permitted use regulations:

- Update permitted uses to be mostly consistent with the I-H with some variation in terms of permitted uses:

- Establish more restrictions on commercial uses (LBCS Function 2000)
- Allow most 3000 (manufacturing and wholesale trade) and 4000 (transportation, communication, information, and utilities) as permitted uses,
- Allow limited educational facilities (6000).
- More restrictions on 5000 and 9000 level uses.
- Clarify that:
 - Any bulk storage of culinary or medicinal materials (LBCS Function Code (3632), or bulk storage of hazardous materials (3633) that comprises 27.2% or more of the total area of the AIM zoned property shall be considered a special permitted use and shall be subject to the procedures of Sec. 33-2.23 Special permitted uses of this UDC.
 - Less than 27.2% of the total area of the AIM zoned property may be used for the bulk storage of culinary or medicinal materials (LBCS Function Code (3632), and/or bulk storage of hazardous materials (3633) as a permitted use, provided the following criteria are met:
 - For the bulk storage of culinary or medicinal materials (LBCS Function Code 3632), the development standards in Sec. 33-5.3. shall be met.
 - For the bulk storage of hazardous materials (LBCS Function Code 3633), the development standards in Sec. 33-3.70.4 shall be met.
 - The provisions related to SPUs in Sec. 33-5.3.6.3. and the provisions related to SPUs, air reporting plan, and air permit compliance website in Sec. 33-3.70.4 shall not apply.
 - The property owner or applicant provides the Parish the necessary documentation to verify that less than 27.2% of the AIM zoned property is being used for any of the uses listed above.
- Delete the 30% restriction for ancillary non-industrial uses since many of the previous uses listed will no longer be permitted.

Unrestricted Rural (U-1R) District

The U-1R district regulations will also need to be updated as a part of this report because the U-1R permits the industrial uses that are being addressed with the Industrial Zoning Districts Study.

Planning is proposing to update the permitted uses in the zoning district; simplify and streamline dimensional standards and development approval provisions; and maintain current sign and parking regulations.

New uses

As a part of TXT-3-23, Camiros is proposing to define and allow for new types of industrial uses desired by the Parish, such as those related to “clean and green” industries, logistics, and food production. New uses include industrial design, breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, wineries, commercial kitchens and distribution and fulfillment centers. Planning evaluated regulations from other

communities, previous studies, and additional resources to determine where new uses introduced in TXT-3-23 should be allowed outside the industrial zoning districts. Planning recommends permitting:

- **Commercial kitchens** by right in districts that permit catering and other food services: TCMU, FC-3, U-1S, U-1R, C-1, BC-1, BC-2, C-1, C-2, and MUCD.
- **Industrial design** by right in districts that permit offices: OBM-2, TCMU, FC-1, FC-3, U-1S, U-1R, H-1, H-2, C-1, GO-1, GO-2, BC-1, BC-2, C-2, and MUCD.
- **Distribution and fulfillment centers** in districts that permit warehousing: the U-1S and U-1R.
- **Breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, wineries** by right in the U-1R district and with specific use standards in the U-1S district. The additional standards will help ensure compatibility with the surrounding environment. **The Planning Department is working on a separate study that will address zoning permissions for said uses in other districts.**

Planning is proposing to add descriptions for said uses to the definitions sections of the Code and establish parking requirements for commercial kitchens, breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries, and distribution and fulfillment centers.

Other related amendments

Additional amendments related to special permitted uses, new districts, new uses, and other provisions are necessary to support the recommendations of TXT-3-23.

As a part of the recommendation for TXT-3-23, Camiros is proposing to consolidate the some of the existing provisions from Chapter 40, Article XL and Chapter 33, Sec. 33-2.24 conditional use permit into one section, with some additional substantive changes related to the renewal period, amendments, and related emergency exceptions. To support these changes, Planning is proposing to:

- Delete content from Sec. 33-2.24 and reserve the section;
- Replace old references to conditional use permit with special permitted use;
- Rename Sec. 33-2.23 from Special use permit to Special permitted uses; and
- Replace reference to Chapter 40, Article XL with Sec. 33-2.23 Special permitted uses.

To support the establishment of new industrial districts, as presented in TXT-3-23, old district names and sections need to be deleted and replaced with the new proposed districts I-MU, I-L, I-H, I-LF, HM-O. Thus, Planning is proposing to:

- Replace the references to the old industrial zoning districts (OW-1, M-1, M-2, M-3, M-4) with the new districts (I-MU, I-L, I-H, I-LF, HM-O);
- Update list of zoning districts in Chapter 33 and 40;
- Modify zoning/FLU compatibility table in Chapter 33;
- Update zoning district references, as appropriate; and
- Reserve the following articles in Chapter 40: Article XXIX, Article XXX, Article XXXI, XXXII, XXXII.5.

To address organization issues with the current provisions, Planning is proposing to restructure and reorganize Chapter 33, Article 5 Supplemental Conditions, Division 1. Specific Use Standards (Sec. 33-5.3) by development type, instead of by alphabetical order; and streamline and simplify section references. To support the recommendations associated with TXT-3-23, Planning is also proposing to add new proposed uses and use standards previously located in the industrial base zoning districts to Sec. 33-5.3.

Planning is proposing to incorporate information from the Master Use Matrix into the Mixed-Use Base Zoning Districts Use Matrix, delete the master use matrix in Sec. 33.4, and update the mixed use and industrial district use tables with the LBCS Function descriptions.

In TXT-3-23, building design and site design requirements are included in the proposed Industrial Mixed-Use (I-MU) zoning district provisions. Currently, these provisions apply by reference in the proposed regulations provided in Sec. 33-3.41 (Refer to TXT-3-23). Planning is proposing to require a transparency of 40% of the ground floor and 20% of the upper floors, to encourage better design and help facilitate the transition between industrial and commercial, and residential uses identified in the purpose of the proposed district.

To address conflicting provisions throughout the Code, Planning is proposing to amend the conforming use provisions for residential dwellings in the RR-3, C-1, C-2, BC-1, BC-2 districts, with similar provisions proposed to be added in the industrial zoning districts.

Sec. 33-2.21.4. - Decision makers. and Consistency with the Comprehensive Plan

In determining its recommendation or decision, the Planning Director, PAB, and Council shall consider the *approval criteria* of Sec. 33-2.21.4(e)(1).

A. Whether the proposed amendment is consistent with the comprehensive plan in accordance with section 25-108 Consistency of key development actions with the plan of this Code, other adopted plans and policies, or other parish regulations and guidelines:

This recommendation supports the following *Envision Jefferson 2040* goals and objectives:

- **Land Use Goal 1. The development and redevelopment of land, buildings, and structures is orderly and well-planned.**
 - Objective 4. Provide sufficient land for residential, commercial, industrial, and recreational land uses.
 - Objective 5. Encourage redevelopment and reuse of existing commercial and industrial facilities and sites.
 - Objective 6. Employ best planning practices and effective regulatory tools.
- Land Use Goal 3. New development and redevelopment are compatible with established residential, commercial, or industrial areas.

- Objective 5. Provide development regulations and design standards to maximize compatibility.
- Objective 6. Minimize negative impacts of new development or redevelopment through up-to-date regulations and standards based on best practices.
- Land Use Goal 4. The Parish’s major industry clusters provide opportunities for growth, investment, and sustainability.
 - Objective 3. Provide opportunities that leverage and expand existing warehousing and distribution hubs.
 - Objective 4. Facilitate the development or re-use of commercial building stock to provide space or facilities for the parish’s businesses and major industry clusters.
 - Objective 5. Protect prime industrial land with strategic port, rail, and roadway access from encroachment of inappropriate nonindustrial uses.
 - Objective 6. Facilitate the development or re-use of land and buildings for value-added business activities.
- Land Use Goal 10. Land use practices and policies enhance sustainability and reduce risk to life and property from hazards.
 - Objective 4. Reduce and mitigate the risks of hazardous materials activities.
- Land Use Goal 12. Residents, businesses, and government embrace environmental and technological changes with innovative, resilient approaches for renovation, construction, and use of structures and land.
- Provide effective and efficient management and administration of projects, programs, and procedures.

B. Whether the amendment is consistent with the purpose and intent of the UDC and Chapter 40 Zoning:

The proposed amendments promote safe, orderly development and use of land and natural resources by employing best planning practices and effective regulatory tools.

C. Whether the amendment will benefit the public health, safety, and welfare.

The proposed amendments promote the public health, safety, comfort, order, and general welfare by:

- Allowing certain new uses, but limiting other land uses that are incompatible and not appropriate in mixed-use, the AIM base zoning district, and other special zoning districts, like the U-1R.

To achieve this recommendation, the Planning Department recommends the following text amendments:

- **Make the Avondale Industrial Marine District AIM a base zoning district, clarify permitted uses, add necessary dimensional standards, and update current provisions, as appropriate:**
 - Sec. 33-2.21.4. Decision makers. (#12)
 - Sec. 33-3.3.1. Base Zoning Districts. (#17)
 - Sec. 33-3.3.2. Overlay Zoning Districts. (#18)

- Table 33-3.40-1. Authorized Land Uses for Industrial Zoning Districts (#20)
- Sec. 33-3.45. Industrial (M-4) (#21)
- Sec. 40-32. Base zoning districts. (#33)
- Sec. 40-33. Overlay zoning districts. (#34)
- Sec. 40-683. On-premise sign regulations. (#63)

- **Move regulations for the U-1R to Chapter 33 and update regulations, as necessary:**
 - Sec. 33-3.59. Unrestricted Rural District (U-1R). (#24)
 - Chapter 40, Article XXXIV. Unrestricted Rural District (U-1R) (#60)

- **Update regulations for new uses:**
 - **Permit new uses established with Industrial Districts Study in specific non-industrial zoning districts, as appropriate:**
 - Industrial Design- permitted by right in OBM-2, TCMU, FC-1, FC-3, U-1S, U-1R, H-1, H-2, C-1, GO-1, GO-2, BC-1, BC-2, C-2, and MUCD.
 - Sec. 33-3.50. Mixed-use base zoning districts use matrix. (#22)
 - Sec. 40-282. Permitted uses. (H-1) (44)
 - Sec. 40-302. Permitted uses. (H-2) (#45)
 - Sec. 40-322. Permitted uses. (C-1) (#46)
 - Sec. 40-342. Permitted uses. (GO-1) (#47)
 - Sec. 40-362. Permitted uses. (GO-2) (#48)
 - Sec. 40-402. Permitted uses. (BC-1) (#50)
 - Sec. 40-422. Permitted uses. (BC-2) (#51)
 - Sec. 40-552. Permitted uses. (C-2) (#54)
 - Breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries permitted by right in U-1R; permitted with specific use standards in U-1S.
 - Sec. 33-3.50. Mixed-use base zoning districts use matrix. (#22)
 - Commercial kitchen- permitted by right in TCMU, FC-3, U-1S, U-1R, C-1, BC-1, BC-2, C-1, C-2, and MUCD.
 - Sec. 33-3.50. Mixed-use base zoning districts use matrix. (#22)
 - Sec. 40-322. Permitted uses. (C-1) (#46)
 - Sec. 40-402. Permitted uses. (BC-1) (#50)
 - Sec. 40-422. Permitted uses. (BC-2) (#51)
 - Sec. 40-552. Permitted uses. (C-2) (#54)
 - **Add definitions and parking requirements for new uses in Ch. 40.**
 - Sec. 40-3 Definitions. (#32)
 - Sec. 40-662. Off-street parking requirements. (#62)
- **Delete the conditional use section, consolidate some conditional use and special permitted use (SPU) provisions under Sec. 33-2.23. special permitted**

uses, replace references to conditional use with special permitted use, and update section references, as appropriate:

- Sec. 13-137. Transition inspection schedule plan. (#2)
- Sec. 33-1.21. Parish Council. (#4)
- Sec. 33-1.25. Old Metairie Commission (OMC). (#5)
- Sec. 33-1.27. Planning Director. (#6)
- Sec. 33-1.28. Public Works Director. (#7)
- Sec. 33-1.29. Building Permits Director. (#8)
- Sec. 33-2.3. Approval Categories. (#9)
- Sec. 33-2.9. Waiting period of subsequent applications. (#11)
- Sec. 33-2.23. Special use permit. (#13)
- Sec. 33-2.24. Conditional use permit. (#14)
- Sec. 33-2.25.4. Recordation of approved site plan. (#15)
- Sec. 33-3.2. General requirements. (#16)
- Sec. 33-3.4. Use regulations. (#19)
- Sec. 33-3.58. Unrestricted Suburban District (U-1S). (#23)
- Sec. 33-3.66.7.3. Planning Department subdivision and SPU requirements and procedures. (#25)
- Sec. 33-3.69.3. Authorized uses. (FOD) (#26)
- Sec. 40-62. Permitted uses. (B-1) (#35)
- Sec. 40-77. Permitted uses. (S-1) (#36)
- Sec. 40-92. Permitted uses. (R-1A) (#37)
- Sec. 40-108. Special permitted uses. (R-1B) (#38)
- Sec. 40-128. Special permitted uses. (R-1C) (#39)
- Sec. 40-148. Special permitted uses. (R-1D) (#40)
- Sec. 40-202. Permitted uses. (R-2) (#41)
- Sec. 40-217. Permitted uses. (RR-3) (#42)
- Sec. 40-237. Permitted uses. (R-3) (#43)
- Sec. 40-282. Permitted uses. (H-1) (#44)
- Sec. 40-302. Permitted uses. (H-2) (#45)
- Sec. 40-322. Permitted uses. (C-1) (#46)
- Sec. 40-342. Permitted uses. (GO-1) (#47)
- Sec. 40-362. Permitted uses. (GO-2) (#48)
- Sec. 40-382. Permitted uses. (CD-R) (#49)
- Sec. 40-422. Permitted uses. (BC-2) (#51)
- Sec. 40-497. Permitted uses. (GED) (#53)
- Sec. 40-552. Permitted uses. (C-2) (#54)
- Sec. 40-737. Exceptions to height requirements. (#64)
- Sec. 40-744. Regulation of on-site biomedical waste treatment facilities. (#65)
- Sec. 40-747. Regulations for stadiums and athletic fields. (#67)
- Sec. 40-748. Regulations for public utility structures. (#68)
- Sec. 40-749. Regulations for the enclosing of private canals on commercial property with public drainage servitude. (#69)
- Chapter 40, Article XL. Special permitted uses. (#71)

- **Update renewal period for SPUs**
 - Sec. 13-122. Special permitted use. (#1)

- Clarify that the maximum height for fences in the I-MU, I-L, I-H, and the AIM is 10 ft. (#66)

- **Replace the old industrial zoning districts (OW-1, M-1, M-2, M-3, M-4) with the new districts (I-MU, I-L, I-H, I-LF, HM-O):**
 - Sec. 16-4. Solid waste storage. (#3)
 - Sec. 33-2.6. Notice. (#10)
 - Sec. 33-2.21.4. Decision Makers. (#12)
 - Sec. 33-3.3.1. Base Zoning Districts. (#17)
 - Sec. 33-10.2. Definitions applicable to this entire UDC. (#30)
 - Sec. 39-2. Anchorage and mooring zone on Mississippi River. (#31)
 - Sec. 40-32. Base zoning districts. (#33)
 - Sec. 40-33. Overlay zoning districts. (#34)
 - Sec. 40-442. Definitions and District Composition. (MUCD) (#52)
 - Chapter 40, Article XXIX. Office-Warehouse District (OW-1) (#55)
 - Chapter 40, Article XXX. Industrial District (M-1) (#56)
 - Chapter 40, Article XXXI. Industrial District (M-2) (#57)
 - Chapter 40, Article XXXII. Industrial District (M-3) (#58)
 - Chapter 40, Article XXXII.5 Industrial District (M-4) (#59)
 - Sec. 40-683. On-premise sign regulations. (#61)

- **Incorporate information from the Master Use Matrix into the Mixed-Use Base Zoning Districts Use Matrix:**
 - Sec. 33-3.4. Use regulations. (#19)
 - Sec. 33-3.50. Mixed-use base zoning districts use matrix. (#22)

- **Restructure Chapter 33, Article 5 Supplemental Conditions, Division 1. Specific Use Standards by development type instead of alphabetical order and add use standards previously located in the industrial base zoning districts:**
 - Chapter 33, Article 5. Supplemental Conditions. (#28)
 - Sec. 40-3. Definitions. (#32)
 - Sec. 40-77. Permitted uses. (S-1) (#36)
 - Sec. 40-92. Permitted uses. (R-1A) (#37)
 - Sec. 40-108. Special permitted uses. (R-1B) (#38)
 - Sec. 40-128. Special permitted uses. (R-1C) (#39)
 - Sec. 40-148. Special permitted uses. (R-1D) (#40)
 - Sec. 40-217. Permitted uses. (RR-3) (#42)
 - Sec. 40-422. Permitted uses. (BC-2) (#31)
 - Sec. 40-552. Permitted uses. (C-2) (#54)

- **Add building design standards for the I-MU district**
 - Sec. 33-6.8. Building Design. (#29)

- **Clarify conforming use provisions for residential dwellings in certain base zoning districts:**
 - Sec. 40-217. Permitted uses. (RR-3). (#42)
 - Sec. 40-322. Permitted uses. (C-1). (#46)
 - Sec. 40-402. Permitted uses. (BC-1) (#50)
 - Sec. 40-422. Permitted uses. (BC-2) (#51)
 - Sec. 40-552. Permitted uses. (C-2) (#54)

AMENDED ORDINANCE TEXT

Legend: added text ~~deleted text~~ moved text

Staff recommends the following text amendments:

[See Draft Code Amendments for proposed amendments](#)

1. **Amend Chapter 13 Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, Sec. 13-122 Special permitted use, to clarify new SPU renewal period, to read as:**

Sec. 13-122. - Special permitted use.

Approval of special permitted use shall be obtained from the parish council for all plants involving the processing or storage of hazardous materials in bulk as defined in this article. Any such plant that does not have a currently valid special permitted use that covers all of the containers and equipment subject to this article shall file an application for approval of a special permitted use with the planning department within ~~two (2)~~ **three (3)** years s after the approval of this ordinance by the Jefferson Parish Council.

2. **Amend Chapter 13 Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials, Sec. 13-137 Transition inspection schedule plan, to clarify new SPU renewal period, to read as:**

- (1) Complete documentation of non-compliance with inspection certification requirements as follows:

* * *

- (2) A narrative that describes the methods to be used to bring each of the non-compliant items in the plant into compliance and
- (3) A detailed schedule for completion of all corrective actions over a reasonable time period.

* * *

- b. Completion schedule shall include projected dates for completion of significant steps, including all corrective actions, within the overall schedule. If these incremental completion dates, as approved in the special permitted use, are not achieved, the plant shall be considered in violation of this subsection and shall be subject to fines and penalties. Such violations may

result in revocation of the special permitted use as provided in Chapter 4033.

* * *

3. Amend Chapter 16 Garbage and Other Solid Waste; Sec. 16-4 Solid waste storage, to replace the reference to the M-1 with the I-L district, to read as:

Sec. 16-4 Solid waste storage

(a) *General.*

* * *

(d) *Bulk waste containers.* Bulk waste containers normally used with mechanical collection equipment shall be of a type and design specified in section 6-2, definitions, of this chapter.

(1) No bulk waste container shall be placed on any premises unless the owner or leaseholder of the property has made application for a permit with the director of the department of building permits. A placard or other permit certification , shall be kept on the premises and produced upon request of the director or his designee.

* * *

(8) Enclosures required. All users of bulk waste containers shall provide an on-site enclosure, unless there are either garages or other enclosed areas suitable for storage of waste containers, or the dumpster is located in the rear of the property and blocked from public view by opaque fencing around the property. The dumpster enclosure must be completely enclosed on four (4) sides. The height of each enclosure shall be twelve (12) inches greater than the highest part of any dumpster or container contained therein, but not less than six (6) feet in height. A building permit must be obtained with the department of building permits prior to the construction and/or installation of the enclosure and subject to the design regulations in this section. The permit for the dumpster enclosure will also include a permit for the dumpster.

Exception. The enclosure requirements of section 16-4(d)(8), shall not apply to industrial properties zoned M1I-L or less restrictive if the solid waste storage container is not visible from, adjacent to or located directly across the right of way from a more restrictive zoning district. This exception shall not apply to those containers placed in the front yard area of any property or the street side yard area of a corner lot.

* * *

4. Amend Chapter 33 Unified Development Code, Sec. 33-1.21. Parish Council., to delete a reference to conditional use permits, to read as follows:

Sec. 33-1.21. Parish Council.

Any action of the Parish Council shall require the affirmative vote of the majority of the entire Parish Council. Specific responsibilities assigned by this UDC include the following:

- (1) Decide on all Comprehensive Plan or zoning text or map amendments;
- (2) Decide on all special permitted use ~~or conditional use permits~~;

* * *

5. Amend Chapter 33 Unified Development Code, Sec. 33-1.25. Old Metairie Commission (OMC)., to delete a reference to conditional use permits, to read as follows:

Sec. 33-1.25. Old Metairie Commission (OMC).

(a) *Creation.* The Old Metairie Commission (“OMC”) is hereby established in accordance with Section 4.06 Advisory and Quasi-Judicial Boards of the Jefferson Parish Charter (“Charter”).

(b) *Powers and Responsibilities.*

(1) *Powers.* It shall be the duty of the OMC to:

* * *

(2) *Responsibilities.* The OMC shall act in an advisory capacity to the Parish Council and BZA in conformance with the Charter, this Code, and State law. In addition to the powers enumerated in this UDC, these responsibilities shall include the following activities:

a. Conduct public hearings and recommend action to the:

- 1. Parish Council on development proposals requiring OMC review;
- 2. PAB and the Parish Council on:
 - i. Text or map amendments related to or for property located in the OMNCD;
 - ii. Major subdivisions for property located in the OMNCD; and
 - iii. Special permitted use ~~or conditional use permits~~ for property located in the OMNCD;

* * *

6. Amend Chapter 33 Unified Development Code, Sec. 33-1.27. Planning Director., to update conditional use permits to special permitted use permit, to read as follows:

Sec. 33-1.27. Planning Director.

In addition to the responsibilities established in the Jefferson Parish Code of Ordinances, the Planning Director shall have the responsibility and authority to administer and enforce certain provisions of this UDC, as stated herein, including, but not limited to, the following powers and duties:

(1) Provide written reports and technical recommendations to the Parish Council, PAB, and Old Metairie Commission stating whether the proposed land use action requiring Council approval is consistent with the Comprehensive Plan and conforms with this UDC.

* * *

(3) Where meaning or applicability is unclear, render interpretations to provisions of this UDC related to the Comprehensive Plan, the Future Land Use Map, the

Zoning Map, subdivisions, special permitted conditional uses permits, site plans where required by a zoning district, landscaping standards applicable to private property, and zoning text, supplemental conditions, and development standards when applicable to a zoning district or land use that requires site plan review by the Planning Department, except those responsibilities assigned to the Public Works Director, Building Permits Director, or Code Compliance and Enforcement Director.

* * *

- (6) Review rezonings; special permitted conditional uses; concept, development, or site plans; preliminary and final subdivision plats; and any other matters before the LURTC for conformance with this UDC; make written recommendations to the LURTC; and make written findings and recommendations that incorporate all LURTC recommendations to the OMC, PAB and Parish Council, if council approval is required.

* * *

7. Amend Chapter 33 Unified Development Code, Sec. 33-1.28. Public Works Director., to update conditional uses to special permitted uses, to read as follows:

Sec. 33-1.28. Public Works Director.

In addition to the responsibilities established in the Jefferson Parish Code of Ordinances, the Public Works Director or directors under his authority shall have the responsibility and authority to administer and enforce certain provisions of this UDC and this Code, as stated herein, and including, but not limited to, the following powers and duties:

- (1) Assist the Planning Director, Building Permits Director, and LURTC with development review responsibilities.
- (2) Review subdivisions; revocations, vacations or abandonment of streets; servitudes; rights-of-way; public facilities; special permitted conditional uses; concept, development, or site plans; and preliminary and final plats before the LURTC for conformance with this UDC and make written recommendations to the LURTC.

* * *

8. Amend Chapter 33 Unified Development Code, Sec. 33-1.29. Building Permits Director., to update conditional uses to special permitted uses and department names, to read as follows:

Sec. 33-1.29. Building Permits Director.

In addition to the responsibilities established in the Jefferson Parish Code of Ordinances, the Building Permits Director shall have the responsibility and authority to administer and enforce certain provisions of this UDC and this Code, as stated herein, and including, but not limited to, the following powers and duties:

(1) Administer and enforce codes mandated by state and local laws, including, but not limited to, residential, building, mechanical, fuel gas, plumbing, and electrical codes.

* * *

(6) Where meaning or applicability is unclear, render interpretations to provisions of this UDC regarding building regulations, and zoning text, supplemental conditions, and development standards when applicable to a zoning district or land use that does not require site plan review by the Planning Department, except those responsibilities assigned to the Public Works Director, Planning Director, or ~~Property Maintenance Zoning/Quality of Life~~ **Code Compliance and Enforcement** Director.

* * *

(9) Review rezonings; **special permitted** ~~conditional~~ uses; concept, development, or site plans; preliminary and final subdivision plats; and any other matters before the LURTC for conformance with this UDC or Code and make written recommendations to the LURTC.

* * *

(13) To remedy a violation of this UDC, the ~~Inspection and Code Enforcement~~ **Building Permits** Director shall:

* * *

9. Amend Chapter 33 Unified Development Code, Sec. 33-2.3. Approval categories., to update conditional uses to special permitted uses and add rows for minor and major amendments, to read as follows:

Sec. 33-2.3. Approval categories.

* * *

Table 33-2.3-1: Categories of Development Approvals.

| Type of Land Use Action Application (reference) | Approval Category | Boards, Committees, and Decision-Making Entities | | | | | | | |
|---|-------------------|--|------|------|------|----------------|-----|------|------|
| | | PC | PA B | BZ A | BS A | OM C | PD | BP D | PW D |
| MAP OR TEXT AMENDMENT (33-2.21) | | | | | | | | | |
| Official Zoning Map | L | D | R | | | R ¹ | A&R | | |
| Official Future Land Use Map | L | D | R | | | R ¹ | A&R | | |
| Comprehensive Plan Text | L | D | R | | | | A&R | | |
| Chapter 33 or 40 | L | D | R | | | R ¹ | A&R | | |

| Type of Land Use Action Application (reference) | Approval Category | Boards, Committees, and Decision-Making Entities | | | | | | | |
|--|-------------------|--|----------|-----|-----|----------------------|----------------|----|-----|
| | | PC | PAB | BZA | BSA | OMC | PD | BP | PWD |
| CONDITIONAL USE Special Permitted Use (33-2.243) | | | | | | | | | |
| Conditional Use Special Permitted Use | L | D | R | | | R ¹ | A&R | | |
| Special Permitted Use, Minor Amendment | <u>M</u> | | | | | | <u>A&D</u> | | |
| Special Permitted Use, Major Amendment | <u>L</u> | <u>D</u> | <u>R</u> | | | <u>R¹</u> | <u>A&R</u> | | |
| SITE PLAN, no OMC review (33-2.25) | | | | | | | | | |
| No zoning variance or legislative exception | M | | | | | | A&D | | |
| With legislative exception ² | L&M | D | R | | | | A&R&D | | |
| With zoning variance ² | Q&M | | | D | | | A&D | | |
| SITE PLAN, OMC review (33-2.25) | | | | | | | | | |
| No zoning variance | L | D | | | | R | A&R | | |
| With zoning variance ² | L&Q | D | | D | | R | A&R | | |
| SUBDIVISION (Article 2, Division 3) | | | | | | | | | |
| Minor | M | | | | | | A&D | | |
| Major, concept plan | L | D | R | | | R ¹ | A&R | | |
| Major, preliminary plat | L | D | R | | | R ¹ | A&R | | |
| Major, improvements | M | | | | | | | | A&D |
| Major, final plat | L | D | | | | | A&R | | R |
| BUILDING PERMIT (33-2.56) | | | | | | | | | |

| Type of Land Use Action Application (reference) | Approval Category | Boards, Committees, and Decision-Making Entities | | | | | | | |
|---|-------------------|--|-----|-----|-----|-----|----|-----|-----|
| | | PC | PAB | BZA | BSA | OMC | PD | BPD | PWD |
| No variance | M | | | | | | | A&D | |
| With zoning variance ² | Q&M | | | D | | | | A&D | |
| With Technical Code variance | Q&M | | | | D | | | A&D | |
| OTHER | | | | | | | | | |
| Certificate of occupancy (33-2.57) | M | | | | | | | A&D | |

1. For amendments to the text of the OMNCD or OMC, or for property zoned OMNCD.
2. As authorized by this Code. The Parish Council is authorized to grant specified legislative exceptions in certain zoning districts and for certain uses and sign types. In all other zoning districts and for certain other uses and sign types, the BZA is authorized to grant specified zoning variances.

* * *

10. Amend Chapter 33 Unified Development Code, Sec. 33-2.6. Notice., to replace the references to the old industrial zoning districts to the new proposed districts, as appropriate, to read as follows:

Sec. 33-2.6. Notice.

(a) *PAB and OMC.*

(1) *Notice of public hearings.* Except as otherwise provided, the following notices shall be provided for PAB and public hearings. Parish Council hearing notice shall be provided by the Jefferson Parish Council Clerk in accordance with the Jefferson Parish Code of Ordinances. No other mandatory types of notice shall be required; however, the PAB, OMC, or Planning Director, by rule, may provide for additional discretionary forms of notice.:

* * *

(3) *Substitute, alternative or modified proposal.* Notice of the original proposal in shall also constitute notice of any substitute, alternative, or modified amendment, supplement, or change that may be adopted by the Council, or recommended by the Planning Director, other department director, PAB or OMC following the public hearing if the said substitute, alternative, or modified proposal meets the following criteria:

a. *Map amendment.*

1. It does not increase the amount of land involved from that indicated in the notice;

* * *

4. If a zoning map change:

- i. Has been initiated and the change is to or from a base zoning district listed between and including (9) RR-3 through (232) **I-MU OW-4** of Sec. 40-32 (a), then the MUCD may be approved as a substitute, alternative or modified proposal; or
- ii. Has been initiated and the change is to a MUCD, then any district listed between and including (9) RR-3 through (21) C-2 may be approved as a substitute, alternative or modified proposal; or

* * *

11. Amend Chapter 33 Unified Development Code, Sec. 33-2.9. Waiting period for subsequent applications., to update conditional uses to special permitted uses, to read as follows:

Sec. 33-2.9. Waiting period for subsequent applications.

(a) There shall be a waiting period of two (2) years following the Date of Decision wherein an applicant shall not submit any petition, appeal, or application requesting or proposing the same. For the purpose of this section, the "same" shall mean:

- (1) For a map amendment, the same zoning classification or future land use category;
- (2) For a text amendment, language that would have the same effect;
- (3) For a **special permitted conditional use permit**, the criteria outlined for minor amendments in Sec. 33-2.2324(8);

* * *

(b) The Date of Decision shall be the date on which the petition, appeal, or application requesting or proposing an amendment to this ordinance, a **special permitted conditional use permit**, or a waiver, variance, or exception from the requirements of this ordinance has:

* * *

12. Amend Chapter 33 Unified Development Code, Sec. 33-2.21.4, to Replace the references to the old industrial zoning districts with the new districts and add the AIM district, as appropriate, to read as follows:

Sec. 33-2.21.4. Decision makers.

(a) *Planning Director action.* Prior to the public hearing, the Planning Director shall submit the Planning Department's technical findings and recommendation regarding the proposed amendment for consideration by the PAB, and the OMC if the amendment pertains to the OMNCD, for a public hearing and recommendation.

* * *

(e) *Approval criteria.* In determining its recommendation or decision, the Planning Director, PAB, OMC, and Council shall consider:

- (1) For all proposed amendments, whether the proposed amendment:

* * *

(2) For a proposed map amendment, whether the proposed zoning district and future land use map category are compatible, possibly compatible, or not compatible, in accordance with Table 33-2.21.4-1: *Zoning and Future Land Use Compatibility Matrix*, for the seven FLU categories that correspond to levels of intensity. In all cases, the Council shall consider the FLU category description. When the proposed zoning district is possibly compatible with the FLU category, the Council shall also consider the following criteria:

a. *Rural (RUR) future land use category.*

1. *R-1B, R-1A, R-1MH.* The R-1B, R-1A, and R-1MH zoning districts may be consistent with the Rural FLU category in the following circumstances, provided that adequate public facilities are available:

* * *

2. *C-1, C-2, I-MU, I-L M-4.* The C-1, C-2, I-MU, and I-L M-4 zoning districts may be consistent with the Rural FLU category in the following circumstances, provided that adequate public facilities are available:

- (i) The site has frontage on a major or minor arterial;
- (ii) The site is located at a strategic intersection of different modes of transportation, particularly rail and water;
- (iii) The site is contiguous with an existing C-1 or C-2 area; or
- (iv) The site would serve as a transition or buffer between residential and non-residential uses.

* * *

d. *Commercial (COM) future land use category.*

1. *R-1CO, CD-R, R-3.* The R-1CO, CD-R, and R-3 zoning districts may be consistent with the Urban Residential FLU category in the following circumstances:

* * *

2. *I-L and I-H* M-2. The *I-L and I-H* M-4 and M-2 zoning districts may be consistent with the Commercial FLU category in the following circumstances:

- (i) The surrounding commercial area is characterized by heavy, non-retail commercial activity;
- (ii) The site is readily accessible from a major or minor arterial on streets that do not pass through residential areas; or
- (iii) The site is adjacent to conforming industrial uses.

e. *Mixed-use (MU) future land use category.*

1. *R-1A, R-1MH, R-2, RR-3, R-1TH, R-1CO, R-3.* The R-1A, R-1MH, R-2, RR-3, R-1TH, R-1CO, AND R-3 zoning districts may be consistent with the Mixed-Use FLU category in the following circumstances:

* * *

2. I-MU, I-L, and I-H OW-1, M-1, M-2. The I-MU, I-L, and I-H OW-1, M-1, and M-2 zoning districts may be consistent with the Mixed-Use FLU category in the following circumstances:
- (i) The site would serve as a transition or buffer between the mixed-use area and higher intensity zoning districts;
 - (ii) The site is adjacent to conforming industrial uses; or
 - (iii) The site is located in a defined area that is characterized by a mix of uses and zoning districts and would contribute to the mixed-use character of the area.

* * *

g. *Heavy industrial (HI) future land use category.*

1. I-L M-4. The I-L M-4 zoning district may be consistent with the HI FLU category in the following circumstances:
- (i) The site is contiguous with an existing I-L M-4 area; or
 - (ii) The site would serve as a transition or buffer between the heavy industrial and less intense uses.

Table 33-2.21.4-1: Zoning and Future Land Use Compatibility Matrix.

| Base Zoning District | CO | | | | | | |
|---|-----|-----|-----|---|----|-----|----|
| | RUR | SUB | URB | M | MU | PDR | HI |
| S-1 Suburban | ● | – | – | – | – | – | – |
| R-1D Rural Residential | ● | ● | – | – | – | – | – |
| R-1C Rural Residential | ● | ● | – | – | – | – | – |
| R-1B Suburban Residential | ⊙ | ● | – | – | – | – | – |
| R-1A Single-Family Residential | ⊙ | ● | ⊙ | – | ⊙ | – | – |
| R-1MH Manufactured Home | ⊙ | ⊙ | ⊙ | – | ⊙ | – | – |
| R-2 Two-Family Residential | – | – | ● | – | ⊙ | – | – |
| RR-3 Three- and Four-Family Residential | – | – | ● | – | ⊙ | – | – |
| R-1TH Townhouse | – | ⊙ | ● | – | ⊙ | – | – |
| R-1CO Condominium | – | – | ● | ⊙ | ⊙ | – | – |
| CD-R Core District-Residential | – | – | ● | ⊙ | ● | – | – |
| R-3 Multiple-Family Residential | – | – | ● | ⊙ | ⊙ | – | – |
| GO-2 General Office | – | – | ⊙ | ● | ● | – | – |
| GO-1 General Office | – | – | ⊙ | ● | ● | – | – |
| H-1 Medical Service | – | – | ⊙ | ● | ● | – | – |
| H-2 Medical Service | – | – | ⊙ | ● | ● | – | – |

| Base Zoning District | CO | | | | | | |
|--|-----|-----|-----|---|----|-----|----|
| | RUR | SUB | URB | M | MU | PDR | HI |
| BC-1 Business Core | – | – | ⊙ | ● | ● | – | – |
| C-1 Neighborhood Commercial | ⊙ | – | ⊙ | ● | ● | – | – |
| BC-2 Business Core | – | – | ⊙ | ● | ● | – | – |
| C-2 General Commercial | ⊙ | – | ⊙ | ● | ● | ⊙ | – |
| OW-1 Office Warehouse <u>I-MU Industrial Mixed-Use</u> | ⊙ | – | – | ● | ⊙ | ● | – |
| MUCD Mixed-use Corridor | – | – | ⊙ | ● | ● | ⊙ | – |
| M-1 <u>I-L Light</u> Industrial | ⊙ | – | – | ⊙ | ⊙ | ● | ⊙ |
| M-2 Industrial | – | – | – | ⊙ | ⊙ | ● | ● |
| M-3 <u>I-H Heavy</u> Industrial | – | – | – | ⊙ | –⊙ | ● | ● |
| <u>AIM Avondale Industrial Marine District</u> | = | = | = | = | = | ● | ● |
| OBM-1 Old Bucktown Mixed-use Residential | – | – | – | – | ● | – | – |
| OBM-2 Old Bucktown Mixed-use Commercial | – | – | – | – | ● | – | – |
| FC-1 Fat City Pedestrian-Core | – | – | – | – | ● | – | – |
| FC-2 Fat City Residential Mixed Use | – | – | – | – | ● | – | – |
| FC-3 Fat City Commercial Mixed Use | – | – | – | – | ● | – | – |
| U-1S Unrestricted Suburban | – | – | – | – | ● | – | – |
| TCMU <u>Town Center Mixed Use</u> | – | – | – | – | ● | – | – |
| U-1R Unrestricted Rural | ● | – | – | – | – | – | – |

● Compatible ⊙ Possibly compatible – Not compatible

* * *

13. Amend Chapter 33 Unified Development Code, Sec. 33-2.23, to merge SPUs with conditional use permits, clarify minor amendments, add additional provisions, and update approval and renewal procedures, to read as follows:

Sec. 33-2.23. Special use permitted uses (reserved).

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-2.23 Special permitted uses.]

14. Amend Chapter 33 Unified Development Code, Sec. 33-2.24, to delete the Conditional use permit and reserve the section, to read as follows:

Sec. 33-2.24. Conditional use permit Reserved.

[Sec. 33-2.24 Conditional use permit. is deleted but not shown in strike-through]

15. Amend Chapter 33 Unified Development Code, Sec. 33-2.25.4. Recordation of approved site plan., to delete entire section, to read as follows:

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

~~For conditional use permits, the applicant shall submit to the Planning Department the final site plan of the project as approved by the Council. After certification by the Planning Director that the submitted plans conform to the approval of the Council, as indicated by the dated signature of the Planning Director, the Planning Department shall submit the certified site plan to the Clerk of Council who shall submit the site plans to the Clerk of Court for recordation with the council ordinance or resolution that approved the project, within sixty (60) calendar days of the effective date of the ordinance, resolution, or certification by the Planning Director that the site plan conforms to the approval of the Council, whichever is later. After recordation, the Clerk of Council shall convey the original to the Planning Department and two the recorded site plan to the Department of Building Permits, and shall file of the recorded site plan with the Clerk of Court and with the Clerk of Council.~~

* * *

16. Amend Chapter 33 Unified Development Code, Sec. Sec. 33-3.2. General requirements., to update conditional uses to special permitted uses, to read as follows:

Sec. 33-3.2. General requirements.

Pursuant to this Article and Sec. 40-46 Restriction on land, buildings, and structures of Article III General Provisions in Chapter 40 Zoning of this Code, no land shall be used or occupied and no building or structure shall be designed, erected, moved, altered, enlarged, occupied, or used or intended to be used except in conformity with all regulations, compliance with all standards, and upon performance of all conditions associated with any special permitted ~~or conditional use permit~~, variance, appeal, rezoning, planned development, or site plan approval.

* * *

17. Amend Chapter 33 Unified Development Code, Sec. 33-3.3.1. Base zoning districts., to replace the OW-1, M-1, M-2, M-3, and M-4 zoning districts with I-MU, I-L, I-H, and I-LF districts, to read as follows:

Sec. 33-3.3.1. Base zoning districts.

The unincorporated areas of Jefferson Parish are divided into the following base zoning districts:

- (1) Conventional base zoning districts that promote a single use or permit a limited variety of use types.
 - a. B-1 Batture District.

* * *

- v. ~~OW-1 Office Warehouse~~ MUCD Mixed-Use Corridor-District.
- w. ~~MUCD Mixed-Use Corridor District~~ I-MU Industrial Mixed Use District.
- x. ~~M-1~~ I-L Light Industrial District.
- y. ~~M-2~~ I-H Heavy Industrial District.
- z. ~~M-3~~ AIM Avondale Industrial Marine District.
- aa. ~~M-4~~ I-LF Landfill Industrial District.

* * *

18. Amend Chapter 33 Unified Development Code, Sec. 33-3.3.2. Overlay zoning districts., to remove the AIM overlay district and add the HM-O district, to read as follows:

Sec. 33-3.3.2. Overlay zoning districts.

The following overlay zoning districts are established for unincorporated Jefferson Parish. These districts impose additional requirements on certain properties within one or more underlying base zoning districts:

- (1) CPZ Commercial Parkway Overlay Zone is an overlay zoning district which may be superimposed on any base zoning district and may be approved as a modified proposal for any requested zoning change in accordance with the zoning procedures of this Chapter.

* * *

- (5) FOD Fairfield Overlay District is an overlay zoning district with boundaries defined in Sec. 33-3.69. Fairfield Overlay District (FOD) of this UDC.
- (6) ~~AIM Avondale Industrial Marine District is an overlay zoning district with boundaries defined by the ordinance that maps the district.~~ Hazardous Materials Overlay HM-O is an overlay zoning district which may be superimposed on any existing bulk storage of hazardous materials SPUs established prior to the effective date [INSERT EFFECTIVE DATE OF THIS ORDINANCE] of this ordinance, [INSERT THIS ORDINANCE NO.] and any I-H zoning district in accordance with the zoning procedures of this chapter.

19. Amend Chapter 33 Unified Development Code, Sec. 33-3.4. Use regulations., to delete the Master Use Matrix Table 33-3.4.1-1 and related references, structure codes, and replace reference to conditional uses with special permitted uses, to read as follows:

Sec. 33-3.4. Use regulations.

Sec. 33-3.4.1. Interpretation in general.

The use of land, buildings, and structures is regulated in accordance with the

following matrices, and subject to the standards and regulations within this Code:

- (1) The Master Use Matrix matrices (Table 33-3.4.1-1) lists all uses that are permitted or prohibited in any of the zoning districts in this UDC. A function and structure code of the Land Based Classification Standards (LBCS) of the American Planning Association (APA) corresponds to each use and shall be used to define each use (Table 33-3.4.1-1). The function code refers to the economic function or type of establishment. The structure code refers to the type of structure or building. In the zoning district use matrices, the structure code is sometimes provided to augment the function with a structural or building characteristic.
- (2) Zoning district use matrices each list all of the uses in the Master Use Matrix and identify whether each use is permitted by-right, permitted with supplemental use regulations, permitted with the approval of a conditional special permitted uses permit, or prohibited. The zoning district use matrices are as follows:
 - a. Sec.33-3.10. Residential Zoning Districts Use Matrix.
 - b. Sec.33-3.25. Commercial Zoning Districts Use Matrix.
 - c. Sec. 33-3.40. Industrial Zoning Districts Use Matrix.
 - d. Sec. 33-3.50. Mixed-use Base Zoning Districts Use Matrix.

Table 33-3.4.1-1: LBCS Level 1 Classifications.

| LBCS Function Classification (Level 1) | LBCS Structure Classification (Level 1) | Code |
|---|---|-------------|
| Residence or Accommodation Functions | Residential Buildings | 1000 |
| General Sales or Services | Commercial Buildings and Other Specialized Structures | 2000 |
| Manufacturing | Public Assembly Structures | 3000 |
| Transportation, Communication, Information, and Utilities | Institutional or Community Facilities | 4000 |
| Arts, Entertainment, Recreation | Transportation-Related Facility | 5000 |
| Education, Public Administration, Health Care | Utility and Other Nonbuilding Structures | 6000 |
| Construction | Specialized Military Structures | 7000 |
| Mining & Extraction | Sheds, Farm Buildings, or Agricultural Facilities | 8000 |
| Agriculture, Forestry, Fishing & Hunting | Subsurface or No Structure | 9000 |

Sec. 33-3.4.2. Interpretation in general.

(a) *LBCS hierarchy.*

- (1) *No entry.* The LBCS function codes establish a four-digit hierarchy of uses with

digits to the right expressing greater specificity. Where no entry appears in the zoning district columns (for example 1000, 1100 and 1110), the uses described more specifically in the rows below (1111 and 1112 in the above example) indicate whether or not a specific use is authorized.

(2) *Entry.* Where an entry appears in the zoning district columns for a general use (for example 2520) and also for a more specific use (for example 2521) within the same classification, the more specific code and its entry shall govern.

(b) *Entries for permitted uses.*

(1) A "P" indicates the listed use is allowed by right within the respective zoning district.

(2) An "S" indicates that the listed use is allowed subject to the supplemental use regulations established in the zoning district standards, in Article 5 of this UDC, or elsewhere in the Jefferson Parish Code of Ordinances.

(c) *Entry for special permitted conditional uses.* A "C" **An "SPU"** indicates the listed use is allowed within the respective zoning district only after review and approval of a **special permitted conditional use permit** by the Parish Council in accordance with Sec. 33-2.234 ~~Conditional~~ **Special permitted u**ses Permit. For purposes of this UDC, a ~~special permitted use is the same as a conditional use.~~ Note that supplementary conditions for some of these uses are established in Article 5 of this UDC and within regulations for specific zoning districts.

(d) *Entry for prohibited uses.* An "X" indicates the listed use is not allowed within the respective zoning district, unless otherwise expressly allowed within this UDC. When a zoning district allows mixed-use buildings as a specific development pattern, an "X" indicated for a Private Dwelling (LBCS function codes 1100) refers to stand-alone single use dwellings with either detached or attached dwelling units. For a mixed-use building, the number of dwelling units permitted is provided in Sec. 33-5.20 Mixed-use buildings of this UDC.

Sec. 33-3.4.3. Uses not specifically listed.

In the case where a use is not listed in the **zoning district use matrices of this Chapter** ~~Master Use Matrix (Table 33-3.4.4-1)~~, and such use is not otherwise prohibited by law, the Planning Director and the Building Permits Director shall determine whether a substantially similar use exists in the Use Matrix. If the Directors determine that a substantially similar use exists, then the regulations governing that use shall apply to the particular use not listed. If the Directors determine that a substantially similar use does not exist, then the Planning Director shall refer to the following documents and rules of construction to address the matter:

- (1) LBCS Tables, American Planning Association, LBCS Project, 07-Oct-09 or latest edition
- (2) North American Industry Classification System (NAICS), United States, 2007 or latest edition.
- (3) If the Planning Director determines that the LBCS Tables do not address the use at the appropriate level of specificity, then she shall refer to the NAICS for guidance.

If a use is listed for a general classification while a more specific classification within the same industry classification is also listed, the specific classification shall govern.

- (4) In referring to the NAICS, the Planning Director shall consider the industry description and illustrative examples of the most specific NAICS classification that may apply to the use, and shall compare uses across similar levels of specificity within the same NAICS classification and between NAICS and LBCS classifications.
- (5) If all nine (9) LBCS codes within a classification are populated with uses to the fourth or most specific digit, then the Planning Director shall determine the most appropriate location among existing codes for a use not specifically listed, based on the NAICS and LBCS descriptions and illustrative examples.
- (6) If LBCS has unpopulated codes within a classification and none of the listed codes are appropriate for the unlisted use, then the Planning Director shall assign a new LBCS code based on the national standardization of the NAICS and LBCS descriptions and the Parish's needs for zoning and land use classification.
- (7) If the Planning Director determines that a new LBCS code is needed in the **zoning district use matrices of this Chapter** ~~Master Use Matrix (Table 33-3.4.4-1)~~, then **he or** she shall call a text study of the use matrix in accordance with section 33-2.23 to establish a specific listing for the use and the appropriate district or districts where such use shall be allowed.

Sec. 33-3.4.4. Master use matrix. Reserved.

~~Table 33-3.4.4-1. Master Use Matrix.~~

| LBCS Classification | LBCS Function Code | LBCS Structure Code | Description |
|---|--------------------|---------------------|--|
| RESIDENCE OR ACCOMMODATION FUNCTIONS | 1000 | | Homes, apartments, housing for the elderly, and hotels |
| <i>[The remaining entries are deleted but not shown in strike-through.]</i> | | | |

20. Amend Chapter 33 Unified Development Code, Table 33-3.40-1. Authorized Land Uses for Industrial Zoning Districts, to include permitted uses in the AIM base zoning district, to read as follows:

Table 33-3.40-1. Authorized Land Uses for Industrial Zoning Districts.

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--------------------------------------|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| 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 | | | | | | | |
| single family detached | 1111 | Typical single-family dwelling | | X | X | X | X | X |
| single family attached (townhouse) | 1112 | Each unit on a separate lot; fire wall may protrude from roof or roofs may be staggered | 33-5.3.4.1.2 | S | X | X | X | X |
| single family manufactured home | 1113 | | 33-5.3.4.1.3 | X | X | X | X | X |
| Two family (double or duplex) | 1120 | | | | | | | |
| two family detached | 1121 | Secondary or accessory dwelling unit | | X | X | X | X | X |
| two family attached | 1122 | Two attached dwelling units on a single lot | | X | X | X | X | X |
| Three family (triplex) | 1130 | | | | | | | |
| three family detached | 1131 | | | X | X | X | X | X |
| three family attached | 1132 | Three attached dwelling units on a single lot | | X | X | X | X | X |
| Four family (quadruplex) | 1140 | Four attached dwelling units on a single lot | | X | X | X | X | X |
| Multi-family | 1150 | Five or more units | | P | X | X | X | X |
| HOUSING SERVICES | 1200 | Housing and custodial services for those | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | 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 | | | | | | |
| retirement housing services | 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 | <u>X</u> |
| congregate living services | 1220 | Housing with convenience services such as meals, housekeeping, transportation, recreational programs | | X | X | X | X | <u>X</u> |
| 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. | | | | | | |
| board and care home | 1231 | See definition in Article 10. Definitions of this UDC | 33-5.3.4.2 | X | X | X | X | <u>X</u> |
| assisted living | 1232 | See definition in Article 10. Definitions of this UDC | | X | X | X | X | <u>X</u> |
| continuing care retirement center | 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 | <u>X</u> |
| nursing or convalescent home | 1250 | Nursing homes and convalescent hospitals providing 24-hour skilled | | X | X | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | nursing care | | | | | | |
| HOTELS, MOTELS, OR OTHER ACCOMMODATION SERVICES | 1300 | Lodging and short-term accommodation for travelers, may offer wide range of services | | | | | | |
| bed and breakfast | 1310 | See definition in Article 10. Definitions of this UDC | 33-5.3.4.3 | X | X | X | X | <u>X</u> |
| rooming and boarding | 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 | <u>X</u> |
| barracks | 1321 | Primarily associated with uniformed services (police, military, etc.) | | X | X | X | X | <u>X</u> |
| dormitory | 1322 | Primarily associated with an institution that provides sleeping units and communal dining facilities (college and universities) | | P | P | X | X | <u>X</u> |
| Temporary living quarters | 1323 | 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. | | P | P | P | X | <u>P</u> |
| 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 | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|------------------------------------|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | extended-stay hotels | | | | | | |
| hotel | 1331 | See definition in Article 10. Definitions of this UDC | | P | X | X | X | X |
| motel | 1332 | See definition in Article 10. Definitions of this UDC | | P | X | 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 | SPU | SPU | SPU | X | X |
| Other traveler accommodations | 1350 | Guest houses, youth hostels and similar short-term lodging | | X | 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 | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | 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 | | | | | | |
| car dealer | 2111 | Retail new or used automobiles and light trucks such as SUV's | | P | P | X | X | X |
| bus, truck, mobile homes, or large vehicles | 2112 | Retail new or used larger vehicles not included in car dealers category such as buses, RV's, and trucks; | | P | P | X | X | X |
| motorcycle, atv | 2113 | Retail new or used motorcycles, motorbikes, motor scooters, mopeds, and off-road all-terrain vehicles | | P | P | X | X | X |
| boat or marine craft dealer | 2114 | Retail new or used boats, personal watercraft, outboard motors, boat trailers, related marine equipment supplies | | P | P | P | X | X |
| parts, accessories, or tires | 2115 | Automotive parts and supply stores, automotive stereo stores, tire and tube shops | | P | P | X | X | X |
| 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 | 33-5.3.5.1.2 | P | P | P | X | 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 | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---------------------------------------|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| 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 | 33-5.3.5.1.3 | X | SPU | SPU | X | <u>X</u> |
| 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 | 33-5.3.5.1.4 | P | P | X | X | <u>X</u> |
| 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 | <u>X</u> |
| 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 | <u>X</u> |
| 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 | <u>X</u> |
| department store, warehouse club, or | 2124 | Retail large variety of goods, may include apparel, furniture, appliances and home | | P | P | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| superstore | | furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, sporting goods, and groceries in combination with general merchandise; no single line of merchandise predominating | | | | | | |
| 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 | <u>X</u> |
| lumber yard and building materials | 2126 | Lumber yards and heavy building materials retailing establishments | | P | P | P | X | <u>X</u> |
| 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 | <u>X</u> |
| 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. | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| 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 | <u>X</u> |
| camera and photographic supplies | 2132 | Primarily retail cameras and photographic supplies or retail with repair and film developing | | P | X | X | X | <u>X</u> |
| clothing, footwear, jewelry, silverware, watches and clocks, luggage and leather goods, sewing supplies | 2133 | Included is retailing in combination with repair and lapidary work; for stand-alone tailor, use LBCS Function Code 2624 | | P | X | X | X | <u>X</u> |
| sporting goods, toy and hobby, and musical instruments | 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 | <u>X</u> |
| books, magazines, music, stationery | 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 | <u>X</u> |
| Consumer goods, other | 2140 | Retail merchandise (except groceries or health items) not included in preceding | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | <u>AIM § 33-3.45</u> |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|----------------------|
| | | codes | | | | | | |
| florist | 2141 | Retail cut flowers, floral arrangements, and potted plants purchased from others | | P | X | X | X | <u>X</u> |
| art dealer, supplies, sales and service | 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 | <u>X</u> |
| tobacco sales or tobacconist | 2143 | Retail cigarettes, cigars, tobacco, pipes, and other tobacco supplies | | P | X | X | X | <u>X</u> |
| mail order sales or direct selling | 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 | <u>X</u> |
| antique shop, flea market, thrift stores | 2145 | Primarily retail a general line of used goods | | P | X | X | X | <u>X</u> |
| Grocery, food, beverage, dairy | 2150 | Retail food and beverage merchandise from fixed point-of-sale locations | | | | | | |
| grocery store, supermarket, or bakery | 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 | | P | X | X | X | <u>X</u> |
| convenience store | 2152 | Excludes those with fuel pumps; primarily retail a limited line of goods that generally | | P | P | P | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | includes milk, bread, soda, and snacks | | | | | | |
| specialty food store | 2153 | Primarily retail specialty food items such as packaged coffee, tea, confectionery products, nuts, spices, and gourmet foods | | P | X | X | X | <u>X</u> |
| fruit and vegetable store | 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 | <u>X</u> |
| beer, wine, and liquor store | 2155 | Primarily retail packaged alcoholic beverages | | P | X | X | X | <u>X</u> |
| 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 | | | | | | |
| 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 | <u>X</u> |
| cosmetic and beauty supplies and personal grooming products | 2162 | Primarily retail cosmetics, perfumes, toiletries, and personal grooming products | | P | X | X | X | <u>X</u> |
| optical and contact lenses | 2163 | Retail prescription or nonprescription eyeglasses and contact lenses; includes customer fitting or lens grinding | | P | X | X | X | <u>X</u> |
| convalescent supply, | 2164 | Retail prescription or nonprescription | | P | X | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| prosthetic, hearing aid store | | health and convalescent aids; includes customer fitting | | | | | | |
| health food supplement store | 2165 | Primarily retail food supplement products such as vitamins, nutrition supplements, and body enhancing supplements | | P | X | 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 | X |
| drive-through bank or credit union | 2211 | Includes drive-through banking services to patrons | 33-5.3.5.1.5 | P | P | X | 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 | X |
| pawn shop and retail loan | 2221 | Consumer cash lending secured by personal property; retail unsecured loan operations | | P | P | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| 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 | <u>X</u> |
| Insurance-related businesses | 2240 | Insurance and annuity underwriting, selling insurance and employee-benefit related services | | P | X | X | X | <u>X</u> |
| 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 | <u>X</u> |
| 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 | <u>X</u> |
| Property management services | 2320 | Manage real property for others; management includes services associated with overall operation of property such as collecting rents, | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | <u>AIM § 33-3.45</u> |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|----------------------|
| | | overseeing maintenance, security and trash removal | | | | | | |
| commercial property-related | 2321 | Establishments that rent or lease buildings not used as residences [4-25-18] | | P | P | X | X | <u>X</u> |
| rental housing-related | 2322 | Establishments that rent or lease buildings used as residences | | P | P | X | X | <u>X</u> |
| 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 | | | | | | |
| cars rental and leasing | 2331 | Rent or lease passenger cars without drivers | | P | P | X | X | <u>X</u> |
| leasing trucks, trailers, rv's, buses, aircraft, tugboats, etc. | 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 | <u>P</u> |
| recreational goods rental | 2333 | Rent skis, canoes, bicycles, sailboats, motorcycles | | P | P | X | X | <u>X</u> |
| leasing commercial, industrial machinery and equipment | 2334 | Rent or lease office machinery and equipment, heavy equipment without operators for construction, well-drilling, forestry, agriculture, telecommunications, manufacturing, metalworking, institutional furniture, | | P | P | P | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | motion picture, or theatrical equipment | | | | | | |
| consumer goods rental | 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 | P |
| intellectual property rental | 2336 | Establishments that assign patents, trademarks, brand names, and franchise agreements | | P | P | P | X | P |
| 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 | | | | | | |
| legal services | 2411 | Title abstract and real estate settlement offices, lawyers, notaries, and other legal service establishments | | P | P | X | X | P |
| accounting, tax, bookkeeping, payroll | 2412 | Accounting-related establishments that provide services such as auditing | | P | P | X | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| services | | accounting records, designing accounting systems, preparing financial statements, developing budgets, preparing tax returns, processing payrolls, bookkeeping, billing | | | | | | |
| architectural, engineering, surveying and related services | 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 | <u>P</u> |
| graphic, industrial, interior design services | 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 | <u>P</u> |
| 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 | <u>P</u> |
| scientific research and development services | 2416 | Conduct research or analyze in the physical, engineering, cognitive, or life sciences | | P | P | P | X | <u>P</u> |
| advertising, media, and photography services | 2417 | Advertising, public relations, media buying agencies, direct mail advertisers, market research, translation providers, commercial and consumer photography | | P | X | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--------------------------------|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | and ideography studios; translation and interpretation providers | | | | | | |
| 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 | 33-5.3.5.2 | P | P | X | X | X |
| industrial design | 2419 | 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. | | P | P | P | X | P |
| 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 | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| 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 | <u>P</u> |
| employment agency | 2423 | Office providing employee placement, temporary help, and employee leasing services | | P | P | P | X | <u>P</u> |
| 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 | <u>P</u> |
| collection agency | 2425 | Collect payments, compile credit and employment information, repossess tangible assets | | P | P | X | X | <u>X</u> |
| 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 | <u>X</u> |
| 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, | | P | X | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | repair or monitoring, remote monitoring of security systems, locksmiths | | | | | | |
| Services to buildings and dwellings | 2450 | Office providing pest control, janitorial services, landscaping, carpet and upholstery cleaning, and other services for buildings and dwellings | | | | | | |
| extermination and pest control | 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 | <u>X</u> |
| janitorial | 2452 | Clean building interiors, interiors of transportation equipment, windows, swimming pools, drains or gutters | | P | P | P | X | <u>X</u> |
| landscaping | 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 | <u>X</u> |
| carpet and upholstery cleaning | 2454 | Establishments that clean and dye used rugs, carpets, and upholstery | | P | P | P | X | <u>X</u> |
| packing, crating, and convention and trade show | 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 | | P | P | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | decorating; use this code for standalone conference and convention facilities | | | | | | |
| 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 | P |
| 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 | P |
| drive-through restaurants | 2521 | Provides drive-in, drive-through or drive-up food service to patrons; includes most fast-food restaurants | 33-5.3.5.1.5 | P | P | P | X | P |
| 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, | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | tea, juice or soda for consumption on or near the premises; includes snowball stands | | | | | | |
| drive-through snack or nonalcoholic bar | 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 | P | P | P | X | <u>P</u> |
| 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 | <u>X</u> |
| drive-through alcoholic beverage service | 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 | P | P | X | X | <u>X</u> |
| 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 | <u>P</u> |
| 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 | | P | P | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | <u>AIM § 33-3.45</u> |
|------------------------------------|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|----------------------|
| | | with catering for wedding receptions and other similar uses. | | | | | | |
| 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 | <u>P</u> |
| 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 | <u>P</u> |
| 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 | <u>X</u> |
| 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 | <u>X</u> |
| tanning salon | 2614 | | | P | X | X | X | <u>X</u> |
| commercial body art facility | 2615 | See definition in Article 10 Definitions of this UDC | | P | X | X | X | <u>X</u> |
| depilatory or | 2616 | | | P | X | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| electrolysis (i.e., hair removal), hair weaving or replacement (except by offices of physicians), ear piercing | | | | | | | | |
| 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 | 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 | 33-5.3.5.3 | P | P | X | 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 | 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 | X |
| Photofinishing | 2630 | Primarily engaged in developing film or making slides, prints and enlargements | | P | P | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| 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 | | | | | | |
| parking lot | 2641 | Use this code for stand-alone parking lots only | 33-6.25.5 | P | P | P | X | P |
| parking garage | 2642 | Use this code for stand-alone parking garages only | 33-5.3.5.1.6 | P | P | P | X | P |
| Adult use | 2650 | | | | | | | |
| massage parlor | 2651 | See definitions in Article 10. Definitions of this UDC | 33-5.3.5.5. | X | X | S | X | X |
| adult establishment | 2653 | | | X | X | S | X | X |
| adult cabaret | 2654 | | | X | X | S | X | 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 | P | P | X | 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 | | | | | | |
| pet or pet supply store | 2710 | Retail pets, pet foods, pet supplies | | P | X | X | X | X |
| animal and pet services and kennels | 2720 | Provide animal and pet care services (except veterinary services and horse boarding), such as boarding, grooming, | 33-5.3.5.5 | S | P | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | sitting, and training | | | | | | |
| 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 | | | | | | |
| Food and non-alcoholic beverages | 3110 | Transform livestock and produce into products for intermediate or final consumption typically sold to wholesalers or retailers; manufacture beverages as nonalcoholic; includes principally wholesale bakery and candy producers for later consumption and ice manufacturing | | | | | | |
| food and non-alcoholic beverage production | 3111 | Includes production of food, non-alcoholic beverages, and ice; may include coffee roasting | | P | P | P | X | P |
| commercial kitchen | 3112 | A certified shared commercial kitchen in | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
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| | | 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. | | | | | | |
| food production support services | 3113 | Establishments that support local food production companies in the assembly of their products, such as packaging/co-packing facilities, cold storage, and refrigeration facilities. | | P | P | P | X | P |
| animal slaughtering and processing | 3114 | Establishments that slaughter animals, prepare processed meats and meat byproducts, and render or refine animal fat, bones, and meat scraps | | X | X | P | X | P |
| Alcoholic beverages | 3120 | Manufacture or produce alcoholic beverages, such as beer, wine, spirits, cider, and mead. | | | | | | |
| brewery | 3121 | 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. | 33-5.3.6.1. | S | S | X | X | P |
| distillery | 3122 | A facility licensed as a “Manufacturer” as defined in Title 26, Section 2, of the | 33-5.3.6.1. | S | S | X | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---------------------|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | 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. | | | | | | |
| micro-brewery | 3123 | 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. | 33-5.3.6.1. | S | S | X | X | P |
| micro-distillery | 3124 | 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. | 33-5.3.6.1. | S | S | X | X | P |
| micro-winery | 3125 | 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. | 33-5.3.6.1. | S | S | X | X | P |
| winery | 3126 | A facility licensed as a "Winery" in accordance with Title 26, Section 2, of the Louisiana Revised Statutes. An on- | 33-5.3.6.1. | S | S | X | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | 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. | | | | | | |
| Wholesale alcoholic beverage production | 3127 | 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. | | X | P | P | X | <u>P</u> |
| Tobacco manufacturing | 3130 | Redry and stem tobacco or manufacture cigarettes, cigars or other tobacco products | | X | X | P | X | <u>P</u> |
| Textiles | 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 | <u>P</u> |
| Leather and leather substitute products | 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 | <u>P</u> |
| Leather and hide tanning and finishing | 3151 | Establishments primarily engaged in one or more of the following: tanning, currying, and finishing hides and skins; | | X | X | P | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | having others process hides and skins on a contract basis; dyeing or dressing furs | | | | | | |
| 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 a 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 | P |
| 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 | P |
| pulp, paper, and paperboard mills | 3221 | Establishments primarily engaged in manufacturing pulp, paper, or paperboard | | X | X | P | X | P |
| printing and related support activities | 3222 | Establishments that do not manufacture the stock that they print; for publishers and publishers that also print, use | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | publishing or information codes | | | | | | |
| 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 | P |
| 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 | | | | | | |
| 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 | P |
| coke plant | 3311 | A facility that produces coke from coal in either a by-product coke oven battery or a non-recovery coke oven battery. | | X | X | X | X | X |
| Chemicals | 3320 | Process and transform organic and | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| manufacturing/ Chemicals, plastics, and rubber products | | inorganic raw materials, plastics and rubber, and form products by chemical processes | | | | | | |
| basic chemical manufacturing | 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 | P |
| ammonia and acid manufacturing | 3322 | A facility for the production of ammonia and acid products. | | X | X | SPU | X | P |
| resin, synthetic rubber | 3323 | Establishments primarily engaged in manufacturing synthetic resins, plastics materials, and related products | | X | X | SPU | X | P |
| pesticide, fertilizer, and other agricultural chemicals | 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 | P |
| adhesive | 3325 | Establishments primarily engaged in manufacturing adhesives, glues, and caulking compounds | | X | X | SPU | X | P |
| explosives and pyrotechnics | 3326 | Establishments primarily engaged in the manufacture of explosives or pyrotechnics | | X | X | SPU | X | P |
| Nonmetallic mineral products | 3330 | Transform, mine, and quarry nonmetallic minerals, such as sand, gravel, stone, | 33-5.3.11.1 | X | X | SPU | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
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| | | 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. | | | | | | |
| 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 | P |
| alumina or cooper 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 | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| 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 | P |
| ammunition | 3344 | Establishments primarily engaged in manufacturing ammunition (except small arms), includes bombs, depth charges, rockets, grenades, mines, torpedoes | | X | X | SPU | X | P |
| 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 | P |
| 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 energy or power | | X | P | P | X | P |
| Transportation equipment | 3370 | Establishments that provide equipment for transporting people and goods | | X | P | P | X | P |
| Alternative energy | 3380 | Establishments that manufacture, install, | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
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| manufacturing | | or repair, equipment used for wind and solar energy. | | | | | | |
| 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 | <u>P</u> |
| Sporting goods, dolls, toys, games, and musical instruments | 3420 | Includes electronic games | | P | P | P | X | <u>P</u> |
| Office supplies (except paper) | 3430 | Manufacture pens, pencils, markers, crayons, chalk, staplers, inked ribbons and similar products, except paper | | P | P | P | X | <u>P</u> |
| Signs | 3440 | Manufacture signs and related displays of all materials except printing paper or paperboard | | P | P | P | X | <u>P</u> |
| Artisan production | 3450 | Artisan-related industrial processes that create goods by hand, with or without tools, such as metalworking, glassblowing, woodworking, and pottery. | | P | P | P | X | <u>P</u> |
| Light Assembly | 3460 | The assembly of previously manufactured parts within a fully enclosed structure that does not create noise, smoke, fumes, odors, glare, or | | P | P | P | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---------------------------|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | health or safety hazards outside the building | | | | | | |
| Other craft manufacturing | 3470 | 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. | | P | P | P | X | P |
| 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, machinery and equipment, sporting goods, toys and hobby goods, recyclable materials | | P | P | P | X | P |
| 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 | P |
| WAREHOUSING AND | 3600 | Establishments that operate warehouse | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|-------------------------------------|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| STORAGE SERVICES | | 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 | P |
| Warehousing and Distribution | 3620 | | | | | | | |
| Distribution and Fulfillment Center | 3621 | 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) and Postal services (4170). | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | <u>AIM § 33-3.45</u> |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|----------------------|
| Transportation Logistics Hub | 3622 | 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 | | X | P | P | X | P |
| Bulk Storage | 3630 | 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. | | | | | | |
| bulk storage of non-hazardous materials | 3631 | See definitions in Article 10. Definitions of this UDC | | P | P | P | X | P |
| bulk storage of culinary and medicinal materials | 3632 | See definitions in Article 10. Definitions of this UDC | 33-5.3.6.4 | X | X | SPU | X | S |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | <u>AIM § 33-3.45</u> |
|--|--------------------|--|--|----------------|---------------|---------------|----------------|----------------------|
| bulk storage of hazardous materials <i>Only allowed within the <u>AIM (Sec. 33-3.45) with additional standards, and the HM-O District an SPU with additional standards (Sec. 33-3.70)</u></i> | 3633 | See definitions in Article 10. Definitions of this UDC | See standards within the HM-O District | X | X | X | X | <u>IS</u> |
| 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 | | | | | | |
| Air transportation facility | 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) | | | | | | |
| air passenger transportation | 4111 | Provide scheduled and nonscheduled air transportation for passengers | | X | X | SPU | X | <u>P</u> |
| air freight transportation | 4112 | Provide scheduled and nonscheduled air | | X | X | SPU | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
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| | | transportation of cargo without transporting passengers; uses primarily providing scheduled air transportation of mail on a contract basis are included in this class | | | | | | |
| airport and support uses | 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 | P |
| aircraft and accessories | 4114 | Aircraft maintenance, repair, and testing (except factory conversions) | | X | X | SPU | X | P |
| other air transportation | 4115 | Operate for scenic or sightseeing purposes, hot air balloon rides, helicopter rides, aerial tram and cable cars | | X | X | SPU | X | P |
| heliport or helistop | 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 | P |
| Rail transportation facility | 4120 | Establishments that provide passenger and freight transportation and rail transportation support | | | | | | |
| rail passenger transportation | 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 | P |
| rail freight | 4122 | For freight systems only; may operate | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| transportation | | over long distances, or within local areas only | | | | | | |
| rail transportation support uses | 4123 | Provide specialized services such as repair, maintenance, loading and unloading rail cars; operate independent terminals | | P | P | P | X | <u>P</u> |
| Road, ground passenger, and transit transportation | 4130 | Establishments that operate urban transit systems, charter and school bus transportation, taxis | | | | | | |
| local transit systems—bus, special needs, and other motor vehicles | 4131 | Single-mode local transit systems other than rail, included are shuttle services and special needs transportation | | P | P | P | X | <u>P</u> |
| non-local and charter bus | 4132 | Non-local passenger buses for charter or for special needs transportation for elderly, infirm, or handicapped | | P | P | P | X | <u>P</u> |
| school and employee bus transportation | 4133 | Provide buses and other motor vehicles to transport pupils or employees | | P | P | P | X | <u>P</u> |
| sightseeing | 4134 | Scenic or sightseeing land transportation | | P | P | P | X | <u>P</u> |
| 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 | <u>P</u> |
| towing and other road | 4136 | Tow light and heavy motor vehicles, both | | P | P | P | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| and ground services | | local and long distance; may provide incidental services, such as storage and emergency repair services | | | | | | |
| 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 | P |
| general freight trucking, long-distance | 4142 | Provide long-distance freight trucking, usually between metropolitan areas which may cross country borders | | X | P | P | X | P |
| 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 | P |
| marine freight transportation | 4152 | Provide water transportation for cargo | | X | P | P | X | P |
| marine port and harbor operations | 4153 | Operate ports, harbors, or canals | | P | P | P | X | P |
| marine cargo handling and dry dock services | 4154 | Provide stevedoring and other marine cargo handling services except warehousing | | X | P | P | X | P |
| marine navigational and | 4155 | Arrange for transportation of freight | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
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| other services | | 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 | | | | | | |
| 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 | <u>P</u> |
| 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 | <u>P</u> |
| 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 | <u>P</u> |
| 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 | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | works originally created by others for which they have obtained the rights or works that they have created in-house | | | | | | |
| newspapers, books, periodicals, etc. | 4211 | Publish newspapers, magazines, books, databases, greeting cards, calendars, maps, and similar works | | P | P | X | X | X |
| software publisher | 4212 | Publish and reproduce computer software, including designing, providing documentation, assisting in installation, and providing support services to software purchasers | | P | P | X | 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 | | | | | | |
| motion picture and video production, publishing, and distribution | 4221 | Produce or distribute motion pictures, videos, television programs, or commercials | | P | P | P | P | P |
| motion picture viewing and exhibition services | 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 | P | P | P |
| sound recording, production, publishing | 4223 | Produce, distribute, or publish music and musical recordings or provide sound | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | recording | | | | | | |
| 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 | | | | | | |
| radio and television broadcasting | 4231 | Operate broadcasting studios and facilities for over the air or satellite delivery of radio and television programs | | P | P | P | X | <u>P</u> |
| cable networks and distribution | 4232 | Operate studios and facilities or cable systems, direct-to-home satellite systems | | P | P | P | X | <u>P</u> |
| wireless telecommunications | 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 | <u>P</u> |
| telephone and other wired telecommunications | 4234 | Operate telephone networks | | P | P | P | X | <u>P</u> |
| 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 | | | | | | |
| online information services | 4241 | Internet access and service providers | | P | X | X | X | <u>X</u> |
| library or archive | 4242 | Provide library or archive services | | P | X | X | X | <u>X</u> |
| news syndicate | 4243 | Supply information such as news reports, articles, pictures and features to the news media | | P | X | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| data processing, hosting and related services | 4244 | Provide web hosting, computer data storage, optical scanning, computer input preparation, microfilm imaging | | P | P | P | X | <u>P</u> |
| data mining center | 4245 | 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. | 33-5.3.7.1 | X | X | SPU | X | <u>X</u> |
| 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) | | | | | | |
| hydroelectric power | 4311 | Operate hydroelectric power generation | | P | P | P | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | <u>AIM § 33-3.45</u> |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|----------------------|
| generation | | facilities by using water power to drive a turbine and produce electric power | | | | | | |
| fossil fuel electric power generation | 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 | 33-5.3.7.2. | S | S | S | X | <u>S</u> |
| nuclear power generation | 4313 | Operate nuclear electric power generation facilities | | X | X | SPU | X | <u>SPU</u> |
| alternative energy sources | 4314 | Convert other forms of energy such as solar, wind, or tidal power into electric power; does not include establishments that manufacture, install, or repair equipment used for wind and solar energy LBCS Function 3380 | | P | P | P | X | <u>P</u> |
| Natural gas, petroleum, fuels | 4320 | Operate gas distribution systems, gas marketers, gas brokers, transmit and distribute gas to final customers | | X | SPU | SPU | X | <u>P</u> |
| 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 | | | | | | |
| drinking water | 4331 | Operate water treatment plants, filtration plants, pumping stations for drinking water only | | X | P | P | X | <u>P</u> |
| irrigation and industrial water supply | 4332 | Operate water treatment plants and water supply systems for irrigation and industrial supply only | | X | P | P | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | <u>AIM § 33-3.45</u> |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|----------------------|
| air conditioning and steam supply | 4333 | Provide steam, heated air, or cooled air | | X | P | P | X | <u>P</u> |
| 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 | | | | | | |
| hazardous waste collection | 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 | <u>X</u> |
| hazardous waste treatment and disposal | 4342 | Remediate and clean contaminated buildings, soil, or ground water; abate asbestos, lead paint and other toxic materials | | X | X | X | SPU | <u>X</u> |
| solid waste collection | 4343 | Collect or haul hazardous waste, non-hazardous waste, or recyclable materials within a local area; operate waste transfer stations | | X | X | SPU | SPU | <u>X</u> |
| solid waste combustor or incinerator | 4344 | Operate combustors and incinerators for the disposal of non-hazardous solid waste, includes compost dumps; may | | X | X | X | P | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | produce byproducts such as electricity and may locally collect or haul nonhazardous waste materials along with the operation of facilities; compost dumps | | | | | | |
| solid waste landfill | 4345 | Operate landfills for the disposal of non-hazardous solid wastes; may locally collect or haul nonhazardous waste materials along with landfill operation; also manage recycling and resource recovery facilities that operate in conjunction with landfills | | X | X | X | P | <u>X</u> |
| waste treatment and disposal | 4346 | Operate facilities for separating and sorting recyclable materials from non-hazardous waste streams | | X | X | SPU | P | <u>X</u> |
| septic tank and related services | 4347 | Pump septic tanks and cesspools, rent or service portable toilets | | X | SPU | P | P | <u>X</u> |
| sewer systems or sewage treatment facilities | 4348 | Establishments operating sewer systems or sewage treatment facilities that collect, treat, and dispose of waste | | X | P | P | P | <u>X</u> |
| Recycling facilities | 4349 | Facilities used for the sorting, processing and/or treatment of refuse, waste, or any other material for the primary purpose of recycling or reuse. | 33-5.3.7.5. | X | X | SPU | SPU | <u>X</u> |
| Junk/salvage yard | 4400 | 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, | | X | X | SPU | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---------------------------------------|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | and/or abandoned vehicles or machinery, or parts thereof. | | | | | | |
| 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 | | | | | | |
| theater, dance or music use | 5110 | Companies, groups, or theaters that produce theatrical presentations and dance, dinner theaters, and live musical entertainment | | P | P | X | X | <u>X</u> |
| performance theater | 5111 | Includes concert halls and other structures with fixed seats typically arranged on a sloped or stepped floor | | P | P | X | X | <u>X</u> |
| Amphitheater | 5112 | Primarily open air; modern versions have fixed seating under a roof (but no walls) | | P | P | X | X | <u>X</u> |
| Sports team or club | 5120 | Professional or semi-professional sports teams or clubs participating in live sporting events | | | | | | |
| sports training or operation facility | 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 | <u>X</u> |
| sports stadium or arena | 5122 | A large facility seating spectators of sporting events like football, baseball, and basketball; also house circuses, ice | | P | P | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|---------------|
| | | shows, horse shows, music concerts and other entertainment | | | | | | |
| Racetrack | 5130 | Operate racetracks for events such as auto, dog, and horse races | | P | P | X | 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 | X |
| Agent for management services | 5150 | Agents representing artists, athletes, entertainers, and other public figures typically from an office use | | P | P | X | 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 | 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 | X |
| drive-in theater | 5171 | A form of cinema consisting of a large outdoor movie screen, a projection | | P | P | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | booth, a concession stand and a large parking area for automobiles from which customers can view movies; may include multiple screens | | | | | | |
| 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 | <u>X</u> |
| Historical or archeological institution | 5220 | Archeological sites, battlefields, historical ships, and pioneer villages | | P | X | X | X | <u>X</u> |
| 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 | <u>X</u> |
| 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 | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | 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 | <u>X</u> |
| Games arcade | 5320 | Operate arcades and parlors, except gambling, billiard, or pool | | P | P | X | X | <u>X</u> |
| 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. | 33-5.3.8.2 | SPU | SPU | SPU | X | <u>X</u> |
| off-track wagering facility | 5331 | Establishments that allow for sanctioned gambling on horse racing outside a racetrack. | 33-5.3.8.3 | S | S | s | X | <u>X</u> |
| 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 instruction services. Definition of club, private or service includes LBCS function code 5340. | 33-5.3.8.4 | X | X | X | X | <u>X</u> |
| 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, | | P | X | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | maintain, or rent pleasure boats | | | | | | |
| 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 | | | | | | |
| fitness and recreational sports center | 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 | <u>X</u> |
| miniature golf courses, archery or shooting ranges, outdoor volleyball, tennis, or swimming facilities, recreational ball parks and courts | 5372 | | | P | P | X | X | <u>X</u> |
| recreational day camp (except instructional), recreational or youth sports teams and leagues not operating facilities, boating clubs (without marinas), dance halls | 5373 | | | P | P | X | X | <u>X</u> |
| stable, horseback riding | 5374 | Use this code for recreational establishments only, for others see LBCS Function Code 9372 | | X | P | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| Bowling, pool, billiards, | 5380 | Establishments that operate bowling, billiards, or pool centers | | P | P | X | X | <u>X</u> |
| Skating rink, roller skating | 5390 | Establishments that operate skating rinks; may offer skating products and services | | P | P | X | X | <u>X</u> |
| 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 | <u>X</u> |
| NATURAL AND OTHER RECREATIONAL PARKS | 5500 | All parks without special economic functions | | P | P | X | X | <u>X</u> |
| EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS | 6000 | | | | | | | |
| EDUCATIONAL SERVICES | 6100 | Offer teaching and learning | | | | | | |
| Day care center, | 6110 | Accessory to a grade school (LBCS | 33-5.3.9.2 | S | S | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | <u>AIM § 33-3.45</u> |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|----------------------|
| accessory to a school, religious use, or institution | | 6120), religious use, or institutions. | or 33-5.3.9.1 | | | | | |
| Grade school | 6120 | Comprises all public, private, and specialty schools between the preschool and university level | | | | | | |
| elementary | 6121 | | 33-5.3.9.1 | X | X | X | X | <u>X</u> |
| middle or junior | 6122 | | 33-5.3.9.1 | X | X | X | X | <u>X</u> |
| Senior or high | 6123 | | 33-5.3.9.1 | X | X | X | X | <u>X</u> |
| Special needs education services | 6125 | Offer specialized services such as for the physically or mentally disabled | | X | X | X | X | <u>X</u> |
| Adult education services | 6126 | | | P | X | X | X | <u>X</u> |
| 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 | <u>P</u> |
| 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 | <u>X</u> |
| business management | 6142 | Offer courses in office procedures, secretarial skills, basic office skills, office machine operation, reception and communication | | P | X | X | X | <u>P</u> |
| computer or electronic | 6143 | Conduct computer training in computer | | P | P | X | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| equipment training | | repair and programming, software packages, computerized business systems, computer electronics technology, computer operations, local network management; includes other electronic equipment | | | | | | |
| 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 | <u>P</u> |
| fine and performing arts education | 6145 | Offer instruction in dance, art, drama, and music including graphic arts, photography and modeling | | P | X | X | X | <u>X</u> |
| flight training | 6146 | Offer vocational or recreational aviation and flight training | | X | SPU | SPU | X | <u>P</u> |
| sports and recreation education | 6147 | Offer instruction in athletic activities, includes overnight and day sports camps that primarily instruct | | P | P | X | X | <u>X</u> |
| 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 | <u>X</u> |
| 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 | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|-------------------------------------|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| 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 | P |
| Judicial functions | 6220 | Civilian courts of law and correctional institutions | | P | P | X | X | X |
| court | 6221 | Civilian courts, courts of law, and sheriff's offices conducting court functions only | | P | P | X | X | X |
| correctional institution or jail | 6222 | Facilities for the confinement, correction, and rehabilitation of offenders sentenced by a court | | X | X | X | X | X |
| 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 | P |
| Space research and technology | 6320 | Administer and operate space flights, space research, and space exploration | | P | P | P | X | P |
| PUBLIC SAFETY | 6400 | Government-owned facilities providing | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | fire and rescue, police, and emergency response services | | | | | | |
| Fire and rescue | 6410 | Includes combined fire and ambulance or rescue services | | P | P | P | X | P |
| Police | 6420 | Includes combined police and fire departments | | P | P | P | X | P |
| Emergency response | 6430 | Provide ground or air transportation for medical relief | | P | P | P | X | P |
| 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 | | | | | | |
| 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 | X |
| family planning or outpatient care clinic | 6512 | Provide outpatient family planning services and outpatient care | | P | X | 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 | P | X | X | X |
| blood or organ bank | 6514 | Collect, store, or distribute blood and organs | | P | P | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|---------------|
| 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 | X |
| Hospital | 6530 | | | P | X | X | X | X |
| Health care facility | 6540 | Maximum of 25 beds for overnight care | | P | X | 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 | X |
| day care center | 6562 | See definition in Article 10. Definitions of this UDC. | 33-5.3.9.2 | S | S | X | 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 | X |
| emergency and relief services | 6564 | Provide food, shelter, clothing, medical relief, resettlement and counseling to disaster victims | | P | P | P | X | P |
| other family services | 6565 | Hotline centers, suicide crisis centers, self-help organizations, etc. | | P | X | X | X | X |
| services for elderly and disabled | 6566 | Provide group support, companionship, day care, homemaker services to the elderly and persons with disabilities; | | P | X | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | does not include housing for the elderly | | | | | | |
| veterans affairs | 6567 | Provide health and human services for veterans | | P | X | X | X | X |
| vocational rehabilitation | 6568 | Provide job counseling, job training, and other vocational services | | P | X | X | X | X |
| RELIGIOUS INSTITUTION | 6600 | Churches, temples, synagogues, mosques, etc. | 33-5.3.9.3 | P | P | X | 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 | 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 | 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 | X |
| Business association or professional membership | 6820 | Promote the business interests of their members organization or of their profession | | P | X | X | X | X |
| Civic, social, or fraternal organization | 6830 | Promote the interests of their members or a particular cause; may provide | 33-5.3.8.4 | P | X | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | 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. | | | | | | |
| 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 | <u>P</u> |
| MACHINERY RELATED | 7200 | Contractors that install or utilize specialized machinery not generally used by other contractors, building equipment and machinery installation, excavation, | | X | P | P | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---------------------------------------|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | 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 | | | | | | |
| 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 management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services | | P | P | P | X | P |
| 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 | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--------------------------------|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | LBCS code 2421 office administrative services | | | | | | |
| 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 | P |
| 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 | P |
| 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 | P |
| 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 | | P | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | storage, see LBCS code 2421 office administrative services | | | | | | |
| 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 | P |
| 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 | P |
| HEAVY CONSTRUCTION | 7400 | Provide heavy nonbuilding construction | | | | | | |
| Highway and street construction | 7410 | Highway, street, road, or airport runway construction | | X | P | P | X | P |
| Bridge and tunnel construction | 7420 | Bridge, viaduct, elevated highway, or tunnel construction | | X | P | P | X | P |
| 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 | P |
| Power lines, communication and | 7440 | Electric power and communication transmission line and tower, radio and | | X | P | P | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--|--------------------|--|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| transmission lines | | television tower, and cable television line construction, cable laying, | | | | | | |
| 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 | P |
| 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 | SPU |
| BORROW PIT | 8200 | Excavation for the purpose of removing gravel, clay, and sand used in construction. | 33-5.3.3.11.1. | X | X | SPU | X | SPU |
| 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 | X |
| grain elevator | 9111 | A facility designed to stockpile or store | | X | X | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|--------------------------------------|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|-------------------------------|
| | | 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. | | | | | | |
| Vegetable farming or growing | 9120 | | | X | P | X | X | <u>X</u> |
| Fruits and trees | 9130 | | | X | P | X | X | <u>X</u> |
| Greenhouse, nursery and floriculture | 9140 | Grow crops under cover, nursery stock, and flowers | | P | P | X | X | <u>X</u> |
| All other crops | 9150 | | | X | P | X | X | <u>X</u> |
| 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 | <u>X</u> |
| ANIMAL PRODUCTION | 9300 | Keep, graze, breed or feed animals in farms or feedlots | | | | | | |
| Cattle ranch | 9310 | | | X | P | X | X | <u>X</u> |
| Dairy cattle and milk production | 9320 | | | X | P | X | X | <u>X</u> |
| Hog farm | 9330 | | | X | P | X | X | <u>X</u> |
| Poultry and egg production | 9340 | | | X | P | X | X | <u>X</u> |
| Sheep and goat farm | 9350 | | | X | P | X | X | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | I-MU § 33-3.41 | I-L § 33-3.42 | I-H § 33-3.43 | I-LF § 33-3.44 | AIM § 33-3.45 |
|---|--------------------|---|--------------------------------|----------------|---------------|---------------|----------------|---------------|
| Fish hatchery, fishery, aquaculture | 9360 | Farm raise finfish, shellfish, or any other kind of animal aquaculture | | X | P | X | X | <u>X</u> |
| All other animal production | 9370 | Raises other animals and insects for sale or product production | | X | P | X | X | <u>X</u> |
| bees | 9371 | | | X | P | X | X | <u>X</u> |
| horse and equine | 9372 | | | X | P | X | X | <u>X</u> |
| fur-bearing | 9373 | | | X | P | X | X | <u>X</u> |
| Support function for animal production | 9380 | Provide services such as animal breeding, pedigree records, horse boarding, livestock spraying | | X | P | X | X | <u>X</u> |
| FORESTRY AND LOGGING | 9400 | Grow and harvest timber on long production cycles, or specialize in reforestation, seeding and similar activities | | X | X | X | X | <u>X</u> |
| 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 | <u>X</u> |
| 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 | <u>X</u> |
| UNCLASSIFIABLE OR NO FUNCTION | 9900 | Temporary placeholder until a code can be assigned | | | | | | |

* * *

21. Amend Chapter 33 Unified Development Code, Sec. 33-3.45 Industrial (M-4), to delete M-4 and old reference to Chapter 40 and update AIM regulations as a base zoning district, to read as follows:

Sec. 33-3.45. Industrial (M-4). Avondale Industrial Marine District (AIM)

See Chapter 40, Article XXXII.5 of this Code.

Sec. 33-3.45.1. Purpose and findings.

The Avondale Industrial Marine (AIM) District is a base zoning district intended to recognize and protect the historically productive industrial site commonly known as the “Avondale Shipyard.”

The AIM District promotes the redevelopment of the site as a strongly performing, value-added logistics hub that encompasses production, distribution and repair and takes advantage of the existing multi-modal transportation infrastructure that provides direct access to port, rail, and roadway systems. The Avondale site is suitable for the AIM district by having the following characteristics:

- At least seventy-five (75) percent of the land area in the district was zoned and improved for industrial uses at least twenty-five (25) years ago. For this purpose, improved shall mean developed with buildings or other structures, paving, or storage for industrial uses;
- It is at least two hundred (200) contiguous acres, has a minimum frontage on the Mississippi River of one (1) mile, and contains or is within three hundred (300) feet of an active rail line measured from the property line of the site.

The AIM district has the following purposes:

- (1) Protect and promote active or prime industrial land along the Mississippi River to take advantage of port and rail facilities and services that represent indispensable nodes in the global economic network;
- (2) Provide industrial businesses greater ease and more certainty in their ability to remain and prosper in their current locations;
- (3) Facilitate a wide variety of production uses and activities and promote integrated, value-added logistics hubs;
- (4) Promote strong distribution and repair infrastructure with efficient freight and warehousing networks;
- (5) Facilitate modern and state-of-the-art processes, controls, buildings, and equipment for production, distribution, and repair that minimize nuisance complaints and keep impacts on adjacent and nearby areas to a minimum;
- (6) Discourage an inappropriate level of non-industrial uses and encourage appropriate commercial activity that could improve employment opportunities and the physical condition of the district without conflicting with production, distribution, and repair activities;

- (7) Improve employment diversity, the quality of jobs, and wages in Jefferson Parish;
- (8) Promote orderly development to efficiently bring regional assets back into commerce; and
- (9) Promote the health, safety, and general welfare of residents and businesses.

Sec. 33-3.45.2. 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, with the following exceptions:

(1) Any bulk storage of culinary and medicinal materials (LBCS Function Code 3632), or bulk storage of hazardous materials 3633) that comprises 27.2% or more of the total area of the AIM zoned property shall be considered a special permitted use and shall be subject to the procedures of Sec. 33-2.23 Special permitted uses of this UDC.

(2) Less than 27.2% of the total area of the AIM zoned property may be used for the bulk storage of culinary or medicinal materials (LBCS Function Code 3632), and/or bulk storage of hazardous materials (3633) as a permitted use, provided the following criteria are met:

- a. For the bulk storage of culinary and medicinal materials (LBCS Function Code 3632), the development standards in Sec. 33-5.3. shall be met.**
- b. For the bulk storage of hazardous materials (LBCS Function Code 3633), the development standards in Sec. 33-3.70.4 shall be met.**
- c. The provisions related to SPUs in Sec. 33-5.3.6.3. and the provisions related to SPUs, emission reporting plan, and air permit compliance website in Sec. 33-3.70.4 shall not apply.**
- d. The property owner or applicant provides the Parish the necessary documentation to verify that less than 27.2% of the AIM zoned property is being used for any of the uses listed above.**

Sec. 33-3.45.3. Dimensional standards.

The dimensional standards within the AIM Industrial Marine District are provided in Table 33-3.45.3-1.

| <u>Table 33-3.45.3-1. Dimensional Standards – AIM Avondale Industrial Marine District</u> | |
|--|-----------------------|
| <u>Lot Standards</u> | |
| <u>Minimum Lot Area</u> | <u>5,000sf</u> |
| <u>Minimum Lot Depth</u> | <u>None</u> |
| <u>Minimum Lot Width</u> | <u>None</u> |

| | |
|---|-------------|
| <u>Height</u> | |
| <u>Maximum Building Height ¹</u> | <u>None</u> |
| <u>Setbacks</u> | |
| <u>Minimum Front Yard Setback</u> | <u>10'</u> |
| <u>Minimum Corner Side Yard Setback</u> | <u>10'</u> |
| <u>Minimum Interior Side Yard Setback</u> | <u>10'</u> |

Sec. 33-3.45.4. Development standards.

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

Sec. 33-3.45.5. Signs.

The sign regulations provided in Article XXVIII. General Commercial District C-2 of Chapter 40 shall apply to the AIM 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. 33-3.45.6. Development approval.

Sec. 33-3.45.6.1. *Site plan review.*

Site plan review is not required unless a special permitted use is triggered. Site plan review is required for special permitted uses, in accordance with Section 33-2.25, Site plan, in Article 2, Procedures, of this UDC.

Sec. 33-3.45.6.2. Variances.

- (a) The Parish Council may grant variances to the AIM 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.

22. Amend Chapter 33 Unified Development Code, Sec. 33-3.50. Mixed-use base zoning districts use matrix., to add new uses and the U-1R district, to read as follows:

Sec. 33-3.50. Mixed-use base zoning districts use matrix.

Table 33-3.50-1, Authorized Land Uses for Mixed-Use Base Zoning Districts, lists the principal uses, as described in section 33-3.4.4, Master Use Matrix, permitted by-right (P), permitted with supplemental use regulations (S), permitted with approval of a conditional use permit special permitted use (CSPU), or prohibited (X) within the mixed-use base zoning districts, in accordance with the interpretation provided in Section 33-3.4.2, Interpretation of zoning district use matrices.

Table 33-3.50-1. Authorized Land Uses for Mixed-Use Base Zoning Districts.

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------------------|--------------------|---|--|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 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 | | | | | | | | | | |
| single family detached | 1111 | Typical single-family dwelling | | P | X | <u>X</u> | X | X | X | P | P |
| single family attached (townhouse) | 1112 | Each unit on a separate lot; fire wall may protrude from roof or roofs may be staggered | 33-5.3.17.2 33-5.3.4.1.2 | S | X | <u>S</u> | X | S | X | S | P |
| single family manufactured home | 1113 | | 33-5.3.17.3 -5.3.4.1.3 | S | X | <u>X</u> | X | X | X | S | P |
| Two family (double or duplex) | 1120 | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | Specific use standard Sec. No. | | | | | | | | | |
|--------------------------|--------------------|---|--------------------------------|--------------------------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|-------------------|--|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | | |
| two family detached | 1121 | Secondary or accessory dwelling unit | | X | X | <u>X</u> | X | X | X | | P | P | |
| two family attached | 1122 | Two attached dwelling units on a single lot | | P | X | <u>P</u> | X | X | X | | P | P | |
| Three family (triplex) | 1130 | | | | | | | | | | | | |
| three family detached | 1131 | | | X | X | <u>X</u> | X | X | X | | P | P | |
| three family attached | 1132 | Three attached dwelling units on a single lot | | P | X | <u>P</u> | X | X | X | | P | P | |
| Four family (quadruplex) | 1140 | Four attached dwelling units on a single lot | | P | X | <u>P</u> | X | P | X | | P | P | |
| Multi-family | 1150 | Five or more units | | X | X | <u>P</u> | X | P | X | | P | P | |
| 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 | | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | for the elderly and relate to the level of dependence on the care provider | | | | | | | | | |
| Retirement housing services | 1210 | Housing with minimal convenience services, but focus on attracting elderly residents so as to provide a social support system among the residents | | X | P | P | X | P | X | P | P |
| Congregate living services | 1220 | Housing with convenience services such as meals, housekeeping, transportation, recreational programs | | X | P | P | X | P | X | P | P |
| Assisted-living and board and care homes | 1230 | Adult care, group homes, board and care; services include daily activity assistance such as dressing, grooming, | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-----------------------------------|--------------------|--|---|--|-----------------|----------------|----------------|-------------------------------------|----------------|----------------|--------------------------------|
| | | bathing, etc. | | | | | | | | | |
| board and care home | 1231 | See definition in Article 10. Definitions of this UDC | 33-5.3.5 33-5.3.4.2 | C SP IC | X | <u>S</u> | X | C SPU | X | S | P |
| assisted living | 1232 | See definition in Article 10. Definitions of this UDC | | X | P | <u>P</u> | X | P | X | P | P |
| Continuing care retirement center | 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 | <u>P</u> | X | P | X | P | P |
| Nursing or convalescent home | 1250 | Nursing homes and convalescent | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|---|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | hospitals providing 24-hour skilled nursing care | | | | | | | | | |
| Hotels, Motels, or Other Accommodation Services | 1300 | Lodging and short-term accommodation for travelers, may offer wide range of services | | | | | | | | | |
| Bed and breakfast | 1310 | See definition in Article 10. Definitions of this UDC | 33-5.3.4 33-5.3.4.3 | X | X | <u>S</u> | X | X | X | S | <u>S</u> |
| Rooming and boarding | 1320 | Dormitory, fraternity or sorority house or other specific group membership, providing temporary accommodations and may offer housekeeping, meals, and laundry services | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| barracks | 1321 | Primarily associated with uniformed services (police, military, etc.) | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | | OBM-2 § 33-3.52 | | TCMU § 33-3.54 | | FC-1 § 33-3.53 | | FC-2 § 33-3.53 | | FC-3 § 33-3.53 | | U-1S § 33-3.58 | | U-1R § 33-3.59 | |
|---|----------------------|--|--------------------------------|-----------------|----------|-----------------|----------|----------------|----------|----------------|----------|----------------|----------|----------------|----------|----------------|----------|--------------------------------|----------|
| | | | | | | | | | | | | | | | | | | | |
| dormitory | 1322 | Primarily associated with an institution that provides sleeping units and communal dining facilities (college and universities) | | X | X | <u>X</u> | X | X | X | P | P | P | P | P | P | P | P | P | P |
| Temporary living quarters | 1323 | 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. | | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> |
| Hotel or motel | 1330 | Hotels that do not have gambling services but may offer food services, recreational services, convention hosting | | | | | | | | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---------------------|--------------------|---|--|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------------|--------------------------------|
| | | services, laundry services, etc.; includes extended-stay hotels | | | | | | | | | |
| Hotel | 1331 | See definition in Article 10. Definitions of this UDC | | X | X | <u>P</u> | P | X | P | P | <u>P</u> |
| Motel | 1332 | See definition in Article 10. Definitions of this UDC | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| 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 | 33-5.3.10 33-5.3.8.2 | X | X | <u>X</u> | X | X | X | C SPU | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | amenities like spas; see definition of gaming establishment in Article 10. Definitions of this UDC. | | | | | | | | | |
| Other traveler accommodations | 1350 | Guest houses, youth hostels and similar short-term lodging | | X | X | <u>X</u> | X | X | X | P | P |
| 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 | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 | | | | | | | | | |
| car dealer | 2111 | Retail new or used automobiles and light trucks such as SUV's | | X | X | <u>X</u> | X | X | X | P | P |
| bus, truck, mobile homes, or large vehicles | 2112 | Retail new or used larger vehicles not included in car dealers category such | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|------------------------------|--------------------|--|--|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | as buses, RV's, and trucks; | | | | | | | | | |
| motorcycle, atv | 2113 | Retail new or used motorcycles, motorbikes, motor scooters, mopeds, and off-road all-terrain vehicles | | X | X | <u>X</u> | X | X | X | P | P |
| boat or marine craft dealer | 2114 | Retail new or used boats, personal watercraft, outboard motors, boat trailers, related marine equipment supplies | | X | X | <u>X</u> | X | X | X | p | P |
| parts, accessories, or tires | 2115 | Automotive parts and supply stores, automotive stereo stores, tire and tube shops | | X | X | <u>X</u> | X | X | P | P | P |
| gasoline service | 2116 | Primarily retail automotive fuels with or without convenience stores or food marts and may | 33-5.3.10 33-5.3.5.1.2 | X | X | <u>S</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | | |
|-----------------------------------|--------------------|---|---|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|------------------------|--|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | | |
| | | provide automotive repair, automotive oils, and replacement parts and accessories | | | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | X | X | P | P | |
| 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 | 33-5.3.22 33-5.3.5.1.3 | X | X | <u>X</u> | X | X | X | X | € SPU | SP IC | |
| car wash | 2119 | Primarily engaged in cleaning, washing, and/or waxing | 33-5.3.3.2 33-5.3.5.1.4 | X | X | <u>X</u> | X | X | S | S | P | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | | | | | | | | | | |
| | | automotive vehicles such as passenger cars, trucks, vans, and trailers; includes automotive detail shops | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| 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 | | X | X | <u>X</u> | X | X | P | P | P |
| lawn and garden supplies | 2123 | Retail nursery and garden products predominantly grown elsewhere, outdoor power equipment sales or services, pool supply | | X | X | <u>X</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | P | P | P |
| 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 | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | 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 | | | | | | | | | |
| lumber yard and building materials | 2126 | Lumber yards and heavy building materials retailing establishments | | X | X | <u>X</u> | X | X | X | P | P |
| heating and plumbing equipment | 2127 | Heating and plumbing equipment retailers; for heating and plumbing contractors who install or service, use the appropriate construction category | | X | X | <u>X</u> | X | X | X | P | P |
| Durable consumer | 2130 | Retail wide range of | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|----------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| goods sales and service | | 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 software and | 2131 | Retail computers, computer peripherals, and prepackaged software without other electronic or office equipment; may also provide repair, support, and training | | P | P | P | P | P | P | P | P |
| camera and photographic supplies | 2132 | Primarily retail cameras and photographic supplies or retail with repair and film developing | | P | P | P | P | P | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| clothing, footwear, jewelry, silverware, watches and clocks, luggage and leather goods, sewing supplies | 2133 | Included is retailing in combination with repair and lapidary work; for stand-alone tailor, use LBCS Function Code 2624 | | P | P | <u>P</u> | P | P | P | P | P | <u>P</u> |
| sporting goods, toy and hobby, and musical instruments | 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, | | X | P | <u>P</u> | P | P | P | P | P | <u>P</u> |
| books, magazines, music, stationery | 2135 | Primarily retailing books, newspapers, magazines, stationery, school and office supplies, gift and novelty merchandise, | | P | P | <u>P</u> | P | P | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | | | | | | | | | | |
| | | souvenirs, greeting cards and candles, seasonal and holiday decorations, curios, sheet music, prerecorded audio and video tapes, CDs, DVDs and similar products | | | | | | | | | |
| Consumer goods, other | 2140 | Retail merchandise (except groceries or health items) not included in preceding codes | | | | | | | | | |
| florist | 2141 | Retail cut flowers, floral arrangements, and potted plants purchased from others | | P | P | <u>P</u> | P | P | P | P | P |
| art dealer, supplies, sales and service | 2142 | Retail original and limited edition art works and may offer art supplies and services; Included in | | P | P | <u>P</u> | P | P | P | p | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | this category are establishments displaying works of art for retail sale in art galleries | | | | | | | | | | |
| tobacco sales or tobacconist | 2143 | Retail cigarettes, cigars, tobacco, pipes, and other tobacco supplies | | X | X | <u>P</u> | P | P | P | P | P | <u>P</u> |
| mail order sales or direct selling | 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 | | X | X | <u>P</u> | P | P | P | P | P | <u>P</u> |
| antique shop, flea market, thrift stores | 2145 | Primarily retail a general line of used goods | | P | P | <u>P</u> | P | X | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
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| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| Grocery, food, beverage, dairy | 2150 | Retail food and beverage merchandise from fixed point-of-sale locations | | | | | | | | | | |
| grocery store, supermarket, or bakery | 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 | | P | X | <u>P</u> | S | X | S | P | <u>P</u> | |
| convenience store | 2152 | Excludes those with fuel pumps; primarily retail a limited line of goods that generally includes milk, bread, soda, and snacks | | X | X | <u>P</u> | S | X | S | P | <u>P</u> | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | | | | | | | | | | |
| specialty food store | 2153 | Primarily retail specialty food items such as packaged coffee, tea, confectionery products, nuts, spices, and gourmet foods | | P | P | <u>P</u> | S | S | S | P | <u>P</u> |
| fruit and vegetable store | 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 | P | <u>P</u> | P | X | P | P | <u>P</u> |
| beer, wine, and liquor store | 2155 | Primarily retail packaged alcoholic beverages | | X | X | <u>P</u> | S | X | S | P | <u>P</u> |
| Health and personal care | 2160 | Retail health and personal care merchandise from fixed point-of-sale | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | locations; may have specialized staff trained in dealing with the products, such as pharmacists and opticians | | | | | | | | | |
| pharmacy or drug store | 2161 | Primarily retail prescription or nonprescription drugs; often include general line of products common to a convenience store | | X | P | <u>P</u> | P | P | P | P | <u>P</u> |
| cosmetic and beauty supplies and personal grooming products | 2162 | Primarily retail cosmetics, perfumes, toiletries, and personal grooming products | | P | P | <u>P</u> | P | P | P | P | <u>P</u> |
| optical and contact lenses | 2163 | Retail prescription or nonprescription eyeglasses and contact lenses; includes customer fitting or lens grinding | | P | P | <u>P</u> | P | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
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| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| convalescent supply, prosthetic, hearing aid store | 2164 | Retail prescription or nonprescription health and convalescent aids; includes customer fitting | | P | P | <u>P</u> | P | P | P | P | P | <u>P</u> |
| health food supplement store | 2165 | Primarily retail food supplement products such as vitamins, nutrition supplements, and body enhancing supplements | | P | P | <u>P</u> | P | P | P | P | P | <u>P</u> |
| 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 | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | | | | | | | | | | |
| | | programs | | | | | | | | | |
| Bank, credit union, or savings institution | 2210 | Perform central banking functions and accept deposits or lend funds from these deposits | | X | P | <u>P</u> | P | X | P | P | <u>P</u> |
| drive-through bank or credit union | 2211 | Includes drive-through banking services to patrons | 33-5.3.8 33-5.3.5.1.5 | X | X | <u>S</u> | X | X | P | P | <u>P</u> |
| 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 | | X | P | <u>X</u> | P | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | trade financing, and secondary market financing | | | | | | | | | | |
| pawn shop and retail loan | 2221 | Consumer cash lending secured by personal property; retail unsecured loan operations | | X | X | <u>X</u> | X | X | X | X | P | P |
| Investment banking, securities, and brokerages | 2230 | Securities underwriting, brokering, exchange services, managing portfolios, providing investment advice and trust, fiduciary, and custody services | | P | P | <u>P</u> | P | X | P | P | P | P |
| Insurance-related businesses | 2240 | Insurance and annuity underwriting, selling insurance and employee-benefit related services | | P | P | <u>P</u> | P | X | P | P | P | P |
| Fund, trust, or other financial businesses | 2250 | Pool assets, such as funds and trusts, on behalf of | | P | P | <u>P</u> | P | X | P | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | shareholders or beneficiaries; act as principals in buying or selling financial contracts, and provide related investment services | | | | | | | | | |
| 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 | | X | X | <u>P</u> | P | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | | | | | | | | | | |
| | | establishments performing real estate related services while not leasing buildings | | | | | | | | | |
| 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 | | | | | | | | | |
| commercial property-related | 2321 | Establishments that rent or lease buildings not used as residences | | X | X | <u>P</u> | P | X | P | P | <u>P</u> |
| rental housing-related | 2322 | Establishments that rent or lease buildings used as residences | | P | P | <u>P</u> | P | P | P | P | <u>P</u> |
| Rental and leasing | 2330 | Establishments that rent or lease tangible | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|-------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | goods such as consumer goods and mechanical equipment to customers; excludes businesses primarily renting equipment with operators | | | | | | | | | | |
| cars rental and leasing | 2331 | Rent or lease passenger cars without drivers | | X | X | <u>X</u> | X | X | X | X | P | P |
| leasing trucks, trailers, rv's, buses, aircraft, tugboats, etc. | 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 | | X | X | <u>X</u> | X | X | X | X | P | P |
| recreational goods rental | 2333 | Rent skis, canoes, bicycles, sailboats, | | X | P | <u>X</u> | X | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | motorcycles | | | | | | | | | |
| leasing commercial, industrial machinery and equipment | 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 | | X | X | <u>X</u> | X | X | X | P | P |
| consumer goods rental | 2335 | Rent personal and household-type goods and a range of consumer, commercial, and industrial equipment geared toward consumers, often operate from a retail- | | X | X | <u>X</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | | | | | | | | | | |
| | | like or store-front facility; rental items include home health equipment, consumer electronics, formal wear, costumes, furniture and party supplies | | | | | | | | | |
| intellectual property rental | 2336 | Establishments that assign patents, trademarks, brand names, and franchise agreements | | P | P | <u>P</u> | P | P | P | P | P |
| 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 | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | scientific, and technical services, which depend on worker skills and knowledge rather than equipment; employees tend to be highly specialized | | | | | | | | | |
| legal services | 2411 | Title abstract and real estate settlement offices, lawyers, notaries, and other legal service establishments | | P | P | <u>P</u> | P | P | P | P | <u>P</u> |
| accounting, tax, bookkeeping, payroll services | 2412 | Accounting-related establishments that provide services such as auditing accounting records, designing accounting systems, preparing financial statements, developing budgets, preparing tax returns, | | P | P | <u>P</u> | P | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | processing payrolls, bookkeeping, billing | | | | | | | | | |
| architectural, engineering, surveying and related services | 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 | <u>P</u> | P | P | P | P | <u>P</u> |
| graphic, industrial, interior design services | 2414 | Provide specialized design services that include interior, industrial, and graphic design, includes commercial studios with artists that generate illustrations | | P | P | <u>P</u> | P | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | requiring technical accuracy or interpretative skills | | | | | | | | | | |
| 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 | <u>P</u> | P | P | P | P | P | <u>P</u> |
| scientific research and development services | 2416 | Conduct research or analyze in the physical, engineering, cognitive, or life sciences | | P | P | <u>X</u> | P | X | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 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 | P | <u>P</u> | P | P | P | P | <u>P</u> |
| 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 | 33-5.3.24 33-5.3.5.2 | X | S | <u>X</u> | X | X | S | S | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-----------------------------------|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| industrial design | 2419 | 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. | | X | P | P | P | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| Administrative services | 2420 | Typical office uses in any business area, provide a variety of standard administrative services; the default assignment for most office buildings | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 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 | P | P | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-----------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | <u>P</u> | P | X | P | P | <u>P</u> |
| employment agency | 2423 | Office providing employee placement, temporary help, and employee leasing services | | P | P | <u>P</u> | P | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | <u>P</u> | P | X | P | P | P |
| collection agency | 2425 | Collect payments, compile credit and employment information, repossess tangible assets | | P | P | <u>P</u> | X | X | P | P | P |
| Travel arrangement and reservation | 2430 | Office promoting or selling travel, tour, or | | P | P | <u>P</u> | P | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | | |
|-------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|--|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | | |
| services | | accommodation services, includes convention and visitors' bureaus and wholesale tour operators | | | | | | | | | | | |
| 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 | | X | X | <u>P</u> | X | X | P | P | P | P | |
| Services to buildings and dwellings | 2450 | Office providing pest control, janitorial services, | | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | landscaping, carpet and upholstery cleaning, and other services for buildings and dwellings | | | | | | | | | | |
| extermination and pest control | 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 | <u>X</u> | X | X | P | P | | P |
| janitorial | 2452 | Clean building interiors, interiors of transportation equipment, windows, swimming pools, drains or gutters | | P | P | <u>X</u> | X | X | X | P | | P |
| landscaping | 2453 | Office providing landscape maintenance, and | | P | P | <u>X</u> | X | X | P | P | | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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) | | | | | | | | | |
| carpet and upholstery cleaning | 2454 | Establishments that clean and dye used rugs, carpets, and upholstery | | P | P | <u>X</u> | X | X | P | P | <u>P</u> |
| packing, crating, and convention and trade show | 2455 | Establishments that package client owned materials, organize, promote, and manage events such as business and trade shows, conventions, conferences, with or | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | without staff, float building and decorating; use this code for standalone conference and convention facilities | | | | | | | | | |
| 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 | | X | P | <u>P</u> | P | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|---|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | | X | P | P | P | X | P | P | P |
| drive-through restaurants | 2521 | Provides drive-in, drive-through or drive-up food service to patrons; includes most fast-food restaurants | 33-5.3.8 33-5.3.5.1.5 | X | X | S | X | X | S | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 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 | P | P | P | P | P |
| drive-through snack or nonalcoholic bar | 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 | 33-5.3.8 33-5.3.5.1.5 | X | X | S | X | X | S | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|---|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | beverages | | | | | | | | | |
| Bar or drinking place | 2540 | Bars, taverns, nightclubs primarily serving alcoholic beverages for immediate consumption; may provide limited food and entertainment | | X | X | <u>X</u> | X | X | X | S | P |
| drive-through alcoholic beverage service | 2541 | Provides drive-in, drive-through or drive-up sale of alcoholic beverages to patrons; includes drive-thru daiquiri shops | 33-5.3.8 33-5.3.5.1.5 | X | X | <u>X</u> | X | X | X | S | P |
| 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 | | X | X | <u>P</u> | P | P | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 | | | | | | | | | |
| 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. | | X | X | <u>X</u> | P | X | P | P | P |
| Food contractor service | 2570 | Provide food services at institutional, governmental, commercial, or industrial locations based on contracts | | X | X | <u>X</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|--|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | for a specified period of time | | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | P | P | P | |
| 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 | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| hair, nail, and cosmetic skin care | 2611 | Barber or beauty shop, nail, facial, or cosmetology salon, hair stylist shop | | P | P | <u>P</u> | P | P | P | P | P | <u>P</u> |
| 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 | P | <u>P</u> | P | X | P | P | P | <u>P</u> |
| tanning salon | 2614 | | | P | P | <u>P</u> | P | X | P | P | P | <u>P</u> |
| commercial body art facility | 2615 | See definition in Article 10 Definitions of this UDC | | X | X | <u>P</u> | P | X | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | | OBM-2 § 33-3.52 | | TCMU § 33-3.54 | | FC-1 § 33-3.53 | | FC-2 § 33-3.53 | | FC-3 § 33-3.53 | | U-1S § 33-3.58 | | U-1R § 33-3.59 | |
|--|--------------------|---|--------------------------------|-----------------|---|-----------------|---|----------------|---|----------------|---|----------------|---|----------------|---|----------------|---|--------------------------------|----------|
| | | | | | | | | | | | | | | | | | | | |
| depilatory or electrolysis (i.e., hair removal), hair weaving or replacement (except by offices of physicians), ear piercing | 2616 | | | P | P | <u>P</u> | P | P | P | P | P | P | P | P | P | P | P | P | <u>P</u> |
| 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 | | X | X | <u>X</u> | X | X | X | X | P | P | P | P | P | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------|--------------------|--|---|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 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 | 33-5.3.9 33-5.3.5.3 | X | S | <u>S</u> | X | X | P | P | P |
| 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 | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--------------------------------|--------------------|--|---|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| 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 | <u>P</u> | P | P | P | P | P | <u>P</u> |
| Photofinishing | 2630 | Primarily engaged in developing film or making slides, prints and enlargements | | P | P | <u>X</u> | P | X | P | P | P | <u>P</u> |
| 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 | | | | | | | | | | |
| parking lot | 2641 | Use this code for stand-alone parking lots only | 33-6.25.5 | X | X | <u>P</u> | P | P | P | P | P | <u>P</u> |
| parking garage | 2642 | Use this code for stand-alone parking | 33-5.3.15 33-5.3.15 | X | X | <u>S</u> | S | S | S | S | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | garages only | 5.3.5.1.6 | | | | | | | | |
| Adult use | 2650 | See definition in Article 10. Definitions of this UDC | 33-5.3.5.5 | | | | | | | | |
| massage parlor | 2651 | | | X | X | <u>X</u> | X | X | X | X | P |
| adult establishment | 2653 | | | X | X | <u>X</u> | X | X | X | X | P |
| adult cabaret | 2654 | | | X | X | <u>X</u> | X | X | X | X | P |
| 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 | 33-5.3.19 33-5.3.5.4 | X | X | <u>X</u> | X | X | S | S | P |
| Pet and Animal Sales or Service (except Veterinary) | 2700 | Establishments that retail pets and other animals (except for | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------------|--------------------|---|--|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | farming purposes) and pet supplies, provide animal services such as grooming, training, and care taking | | | | | | | | | |
| Pet or pet supply store | 2710 | Retail pets, pet foods, pet supplies | | P | P | <u>X</u> | X | X | P | P | P |
| Animal and pet services and kennels | 2720 | Provide animal and pet care services (except veterinary services and horse boarding), such as boarding, grooming, sitting, and training | 33-5.3.13 33-5.3.5.5 | X | S | <u>X</u> | X | X | S | P | P |
| 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 | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 | | | | | | | | | |
| Food and non-alcoholic beverages | 3110 | Transform livestock and produce into products for intermediate or final consumption typically | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 | | | | | | | | | |
| Food and non-alcoholic beverage production | 3111 | Includes production of food, non-alcoholic beverages, and ice; may include coffee roasting | | X | X | X | X | X | X | P | P |
| Commercial kitchen | 3112 | A certified shared commercial kitchen in which individuals or businesses prepare value-added food | | X | X | P | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|------------------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | products and meals, usually paying an hourly, daily, weekly, or monthly rate to lease a space shared by others. | | | | | | | | | |
| food production support services | 3113 | Establishments that support local food production companies in the assembly of their products, such as packaging/co-packing facilities, cold storage, and refrigeration facilities. | | X | X | X | X | X | X | P | P |
| animal slaughtering and processing | 3116 3114 | Establishments that slaughter animals, prepare processed meats and meat byproducts, and render or refine animal fat, bones, and | | X | X | <u>X</u> | X | X | X | X | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------------|----------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | meat scraps | | | | | | | | | |
| Alcoholic Beverages | 3120 | Manufacture or produce alcoholic beverages, such as beer, wine, spirits, cider, and mead, for distribution and consumption on-premises. | 33-5.3.6.1. | | | | | | | | |
| brewery | 3121 | 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 | 33-5.3.6.1. | X | X | X | X | X | X | S | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | produced at the facility for consumption on or off the premises. | | | | | | | | | |
| distillery | 3122 | 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. | 33-5.3.6.1. | X | X | X | X | X | X | S | P |
| micro-brewery | 3123 | A facility licensed as a “Microbrewery” as defined in Title 26, | 33-5.3.6.1. | X | X | X | X | X | X | S | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|----------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | 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. | | | | | | | | | |
| micro-distillery | 3124 | 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. | 33-5.3.6.1. | X | X | X | X | X | X | S | P |
| micro-winery | 3125 | A facility licensed as a “micro-winery” in | 33-5.3.6.1. | X | X | X | X | X | X | S | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|------------------------|----------------------|--|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------------------|
| | | 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. | | | | | | | | | |
| winery | 3126 | 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 | 33-5.3.6.1. | X | S | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | <u>U-1R § 33-3.59</u> |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|-----------------------|
| | | | | | | | | | | | |
| | | <u>shall be a permitted accessory use.</u> | | | | | | | | | |
| <u>Wholesale Alcoholic beverage production</u> | <u>3127</u> | <u>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.</u> | | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>SPU</u> | <u>SPU</u> |
| Tobacco manufacturing | <u>3130</u> | Redry and stem tobacco or manufacture cigarettes, cigars or other tobacco products | | X | X | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|----------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|---------------------------------|--------------------------------|
| Textiles | 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 | | X | X | <u>X</u> | X | X | X | <u>G</u> SPU | <u>P</u> |
| Leather and leather substitute products | 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. | | X | X | <u>X</u> | X | X | X | <u>G</u> SPU | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|-------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| leather and hide tanning and finishing | 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 | <u>X</u> | X | X | X | X | X | P |
| 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 | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|--------------------------------|
| 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 | X | <u>X</u> | X | X | X | C <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-----------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | X | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>P</u> |
| pulp, paper, and paperboard mills | 3221 | Establishments primarily engaged in manufacturing pulp, paper, or paperboard | | X | X | <u>X</u> | X | X | X | X | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| printing and related support activities | 3222 | Establishments that do not manufacture the stock that they print; for publishers and publishers that also print, use publishing or information codes | | X | X | <u>X</u> | X | X | P | Ⓞ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--|--|
| 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 | | X | X | <u>X</u> | X | X | X |  SPU |  P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 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. | | | | | | | | | |
|----------------------------|----------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|---------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| Petroleum products | 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 | <u>X</u> | X | X | X | X | X | SPU |
| coke plant | 3311 | A facility that produces coke from coal in either a by-product coke oven battery or a non-recovery coke oven battery. | | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| Chemicals, plastics, and rubber products | 3320 | Process and transform organic and inorganic raw materials, plastics and rubber, and form products by chemical processes | | | | | | | | | |
| basic chemical manufacturing | 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 | <u>X</u> | X | X | X | X | SPU |
| ammonia and acid manufacturing | 3322 | A facility for the production of ammonia and acid products. | | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>SPU</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| resin, synthetic rubber | 3322 3323 | Establishments primarily engaged in manufacturing synthetic resins, plastics materials, and related products | | X | X | <u>X</u> | X | X | X | X | SPU |
| pesticide, fertilizer, and other agricultural chemicals | 3323 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 | <u>X</u> | X | X | X | X | SPU |
| adhesive | 3324 3325 | Establishments primarily engaged in manufacturing adhesives, glues, and caulking compounds | | X | X | <u>X</u> | X | X | X | X | SPU |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|------------------------------|----------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|-----------------------|------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | <u>U-1R § 33-3.59</u> | |
| explosives and pyrotechnics | 3325 3326 | Establishments primarily engaged in the manufacture of explosives or pyrotechnics | | X | X | <u>X</u> | X | X | X | X | X | <u>SPU</u> |
| 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. <u>Also includes concrete crushing and other related activities.</u> | | X | X | <u>X</u> | X | X | X | X | ⊕ <u>SPU</u> | <u>SPU</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-----------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| 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 | 33 5.3.11.1 | X | X | <u>X</u> | X | X | X | ⊆ SPU | SPU |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|------------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 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 | <u>X</u> | X | X | X | X | SPU |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| alumina or cooper 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 | <u>X</u> | X | X | X | X | SPU |
| 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 | | X | X | <u>X</u> | X | X | X | X | SPU |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|-------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|-------------------------------------|---------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | dip galvanizing or powder coating metals; electroplating, plating, anodizing, and other metal surfacing services | | | | | | | | | | |
| ammunition | 3344 | Establishments primarily engaged in manufacturing ammunition (except small arms), includes bombs, depth charges, rockets, grenades, mines, torpedoes | | X | X | <u>X</u> | X | X | X | X | X | SPU |
| Machinery manufacturing | 3350 | Make machinery for particular applications, such as construction, ventilation, heating and cooling; create products that apply mechanical force; processes include | | X | X | <u>X</u> | X | X | X | X | ⁶ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-------------------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | forging, stamping, bending, forming, machining, welding, and assembling; design considerations are inherent | | | | | | | | | |
| 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 energy power | | X | X | <u>X</u> | X | X | X | ^G SPU | P |
| Transportation equipment | 3370 | Establishments that provide equipment for transporting people and goods | | X | X | <u>X</u> | X | X | X | ^G SPU | P |
| Alternative energy manufacturing | 3380 | Establishments that manufacture, install, or repair, equipment | | X | X | X | X | X | X | SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | used for wind and solar energy | | | | | | | | | |
| Craft Miscellaneous Manufacturing and assembly | 3400 | 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. | | | | | | | | | |
| Jewelry and | 3410 | | | X | X | <u>X</u> | X | X | X | G | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|----------------------|--|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------------------------|--------------------------------|
| | | | | | | | | | | | |
| silverware | | | | | | | | | | SPU | |
| Sporting goods, dolls, toys, games, and musical instruments | 3420 | Includes electronic games | | X | X | <u>X</u> | X | X | X | G SPU | P |
| Office supplies (except paper) | 3430 | Manufacture pens, pencils, markers, crayons, chalk, staplers, inked ribbons and similar products, except paper | | X | X | <u>X</u> | X | X | X | G SPU | P |
| Signs | 3440 | Manufacture signs and related displays of all materials except printing paper or paperboard | | X | X | <u>X</u> | X | X | X | G SPU | P |
| Artisan production | 3450 | Artisan-related industrial processes that create goods by hand, with or without tools, such as metalworking, glassblowing, | | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|---------------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | woodworking, and pottery. | | | | | | | | | |
| Light Assembly | 3460 | 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 | | X | X | X | X | X | X | P | P |
| Other craft manufacturing miscellaneous | 3450 | Miscellaneous manufacturing processes engaged in the processing, fabrication, treatment, or packaging of products primarily from previously prepared materials, but does not include | | X | X | <u>X</u> | X | X | X | <u>G</u> SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | basic industrial processing from raw materials. | | | | | | | | | |
| 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, machinery and equipment, sporting goods, toys and hobby goods, | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|----------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | 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 | | X | X | <u>X</u> | X | X | X | P | P |
| Warehousing and Storage Services | 3600 | Establishments that operate warehouse and storage facilities for general merchandise, refrigerated goods, portable storage units (PSUs), and other | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 warehousing and | 3610 | | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| Warehousing and Distribution | 3620 | | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| Distribution and Fulfillment Center | 3621 | A facility where goods or products are stored on-site temporarily, for the purpose of delivery to a neighborhood | | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>P</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | <p><u>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) and Postal services (4170).</u></p> | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|----------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| Transportation Logistics Hub | 3622 | 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 | | X | X | X | X | X | X | P | P |
| Bulk Storage | 3630 | Storage of gases, liquids, and/or solids not under | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | <u>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</u> | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--|----------------------|--|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------------------|---------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | amended in Chapter 13 of the Parish Code, the standards of Chapter 13 shall control. | | | | | | | | | | |
| Bulk storage of non-hazardous materials | 3631 | See definitions in Article 10. Definitions of this UDC | | X | P | P |
| Bulk storage of culinary and medicinal materials | 3632 | See definitions in Article 10. Definitions of this UDC | 33-5.3.6.4 | X | SPU | SPU |
| Bulk Storage of hazardous materials | 3633 | See definitions in Article 10. Definitions of this UDC | | 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 | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 | | | | | | | | | |
| Air transportation facility | 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) | | | | | | | | | |
| air passenger transportation | 4111 | Provide scheduled and nonscheduled air transportation for passengers | | X | X | <u>X</u> | X | X | X | Ⓒ SPU | SPU |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | U-1S § 33-3.58 | U-1R § 33-3.59 |
|----------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|---|--------------------------|--------------------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | | | |
| air freight transportation | 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 | <u>X</u> | X | X | X | X | ⊆ SPU | SPU |
| airport and support uses | 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 | <u>X</u> | X | X | X | X | ⊆ SPU | SPU |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|-------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|-----------------------|------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | <u>U-1R § 33-3.59</u> | |
| aircraft accessories and | 4114 | Aircraft maintenance, repair, and testing (except factory conversions) | | X | X | <u>X</u> | X | X | X | X | ⊖ <u>SPU</u> | <u>SPU</u> |
| other transportation air | 4115 | Operate for scenic or sightseeing purposes, hot air balloon rides, helicopter rides, aerial tram and cable cars | | X | X | <u>X</u> | X | X | X | X | ⊖ <u>SPU</u> | <u>SPU</u> |
| heliport or helistop | 4116 | A takeoff and landing place for helicopters, often located on the roof of a building or in some other limited area. | | X | X | <u>X</u> | X | X | X | X | ⊖ <u>SPU</u> | <u>SPU</u> |
| Rail transportation facility | 4120 | Establishments that provide passenger and freight transportation and rail transportation support | | | | | | | | | | |
| rail passenger transportation | 4121 | For passengers only; operate over long distances between metropolitan areas; | | X | X | <u>X</u> | X | X | X | X | ⊖ <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | for systems within local areas only, use the appropriate local transit system classification | | | | | | | | | |
| rail freight transportation | 4122 | For freight systems only; may operate over long distances, or within local areas only | | X | X | <u>X</u> | X | X | X | ⊖ SPU | P |
| rail transportation support uses | 4123 | Provide specialized services such as repair, maintenance, loading and unloading rail cars; operate independent terminals | | X | X | <u>X</u> | X | X | X | ⊖ SPU | P |
| Road, ground passenger, and transit transportation | 4130 | Establishments that operate urban transit systems, charter and school bus transportation, taxis | | | | | | | | | |
| local transit systems- bus, special needs, | 4133 ¹ | Single-mode local transit systems other | | X | X | <u>X</u> | X | X | X | ⊖ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | | | | | | | | | | |
| and other motor vehicles | | than rail, included are shuttle services and special needs transportation | | | | | | | | | |
| non-local and charter bus | 4134 ² | Non-local passenger buses for charter or for special needs transportation for elderly, infirm, or handicapped | | X | X | <u>X</u> | X | X | X | Ⓒ SPU | P |
| school and employee bus transportation | 4135 ³ | Provide buses and other motor vehicles to transport pupils or employees | | X | X | <u>X</u> | X | X | X | Ⓒ SPU | P |
| sightseeing | 4136 ⁴ | Scenic or sightseeing land transportation | | X | X | <u>X</u> | X | X | X | Ⓒ SPU | P |
| taxi and limousine service | 4137 ⁵ | Provide passenger transportation by automobile or van, includes taxicab owners and operators, taxicab fleet operators, taxicab organizations, | | X | X | <u>X</u> | X | X | X | Ⓒ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--|--------------------------|--------------------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | | | |
| | | and limousine and luxury sedan businesses | | | | | | | | | | |
| towing and other road and ground services | 4138 ⁶ | Tow light and heavy motor vehicles, both local and long distance; may provide incidental services, such as storage and emergency repair services | | X | X | <u>X</u> | X | X | X | | Ⓒ SPU | P |
| Truck and freight transportation services | 4140 | Establishments that provide over-the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers | | X | X | <u>X</u> | X | X | X | | Ⓒ SPU | P |
| general freight trucking, local | 4141 | Provide local general freight trucking, usually within a metropolitan area which may cross state lines; most trips are | | X | X | <u>X</u> | X | X | X | | Ⓒ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | same-day return | | | | | | | | | |
| general freight trucking, long-distance | 4142 | Provide long-distance freight trucking, usually between metropolitan areas which may cross country borders | | X | X | <u>X</u> | X | X | X | Ⓒ SPU | P |
| 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 | | X | X | <u>X</u> | X | X | X | Ⓒ SPU | P |
| marine freight transportation | 4152 | Provide water transportation for cargo | | X | X | <u>X</u> | X | X | X | Ⓒ SPU | P |
| marine port and | 4153 | Operate ports, | | X | X | <u>X</u> | X | X | X | Ⓒ | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| harbor operations | | harbors, or canals | | | | | | | | SPU | |
| marine cargo handling and dry dock services | 4154 | Provide stevedoring and other marine cargo handling services except warehousing | | X | X | <u>X</u> | X | X | X | ⊆ SPU | P |
| 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 | | X | X | <u>X</u> | X | X | X | ⊆ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | | X | P | <u>P</u> | P | P | P | <u>SPU</u> | <u>P</u> |
| Postal services | 4170 | Operate the national postal service, including businesses that sort, route, and deliver on a contract basis | | | | | | | | | |
| national post office | 4171 | | | X | P | <u>P</u> | X | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|-------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| 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 | X | <u>X</u> | X | X | X | X | ⊕ SPU | P |
| Communications and Information | 4200 | These establishments produce or distribute information and pertain to those that transform information into a commodity | | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| 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 | | | | | | | | | |
| newspapers, books, periodicals, etc. | 4211 | Publish newspapers, magazines, books, databases, greeting cards, calendars, maps, and similar works | | X | X | <u>X</u> | X | X | P | G SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| software publisher | 4212 | Publish and reproduce computer software, including designing, providing documentation, assisting in installation, and providing support services to software purchasers | | P | P | <u>X</u> | P | X | P | C SPU | P |
| 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 | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| motion picture and video production, publishing, and distribution | 4221 | Produce or distribute motion pictures, videos, television programs, or commercials | | X | X | <u>X</u> | X | X | X | X | P | P |
| motion picture viewing and exhibition services | 4222 | Operate movie theaters, drive-ins, film festival exhibitions; this category does not include movie-theaters; for movie-theaters, see Function Code 5170 | | X | X | <u>X</u> | X | X | | P | P | P |
| sound recording, production, publishing | 4223 | Produce, distribute, or publish music and musical recordings or provide sound recording | | X | X | <u>X</u> | X | X | | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | | | | | | | | | |
| radio and television broadcasting | 4231 | Operate broadcasting studios and facilities for over the air or satellite delivery of radio and television programs | | X | X | <u>X</u> | X | X | X | P | P |
| cable networks and distribution | 4232 | Operate studios and facilities or cable systems, direct-to-home satellite systems | | X | X | <u>X</u> | X | X | X | P | P |
| wireless telecommunications | 4233 | Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound, or full motion picture | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | video; cell towers | | | | | | | | | |
| telephone and other wired telecommunications | 4234 | Operate telephone networks | | X | X | <u>X</u> | X | X | X | P | P |
| 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 | | | | | | | | | |
| online information services | 4241 | Internet access and service providers | | X | X | <u>X</u> | X | X | P | P | P |
| library or archive | 4242 | Provide library or archive services | | C | P | <u>P</u> | P | P | P | P | P |
| news syndicate | 4243 | Supply information such as news reports, articles, pictures and features to the news media | | X | X | <u>X</u> | X | X | P | P | P |
| data processing, hosting and related | 4244 | Provide web hosting, computer data | | X | X | <u>X</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|------------------------------------|----------------------|--|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------------------|
| | | | | | | | | | | | |
| services | | storage, optical scanning, computer input preparation, microfilm imaging | | | | | | | | | |
| data mining center | 4245 | 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 | 33-5.3.7.1. | X | SPU |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | addition to the use of equipment to cool the hardware and operating space. | | | | | | | | | |
| 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 | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|---------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|-------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | (including lines and transformer stations), and distribution systems (i.e., lines, poles, meters, and wiring) | | | | | | | | | | |
| hydroelectric power generation | 4311 | Operate hydroelectric power generation facilities by using water power to drive a turbine and produce electric power | | X | X | <u>X</u> | X | X | X | X | X | P |
| fossil fuel electric power generation | 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 | 33-5.3.7.2 | S | S | <u>X</u> | X | X | S | X | X | <u>SPU</u> |
| nuclear power generation | 4313 | Operate nuclear electric power | | X | X | <u>X</u> | X | X | X | X | X | <u>SPU</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | generation facilities | | | | | | | | | |
| alternative energy sources | 4314 | Convert other forms of energy such as solar, wind, or tidal power into electric power; does not include establishments that manufacture, install, or repair equipment used for wind and solar energy (LBCS Function Code 3380) | | X | X | <u>X</u> | X | X | X | X | P |
| Natural gas, petroleum, fuels | 4320 | Operate gas distribution systems, gas marketers, gas brokers, transmit and distribute gas to final customers | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | | | | | | | | | |
| drinking water | 4331 | Operate water treatment plants, filtration plants, pumping stations for drinking water only | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| irrigation and industrial water supply | 4332 | Operate water treatment plants and water supply systems for irrigation and industrial supply only | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| air conditioning and steam supply | 4333 | Provide steam, heated air, or cooled air | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 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 | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| hazardous waste collection | 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 | <u>X</u> | X | X | X | X | <u>X</u> |
| hazardous waste and disposal | 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 | <u>X</u> | X | X | X | X | <u>X</u> |
| solid waste collection | 4343 | Collect or haul hazardous waste, non-hazardous waste, or recyclable materials within a local area; operate waste transfer stations | | X | X | <u>X</u> | X | X | X | X | <u>SPU</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| solid combustor waste or incinerator | 4344 | Operate combustors and incinerators for the disposal of non-hazardous solid waste, includes compost dumps; may produce byproducts such as electricity and may locally collect or haul nonhazardous waste materials along with the operation of facilities; compost dumps | | X | X | <u>X</u> | X | X | X | X | X |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|----------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| solid waste landfill | 4345 | Operate landfills for the disposal of non-hazardous solid wastes; may locally collect or haul nonhazardous waste materials along with landfill operation; also manage recycling and resource recovery facilities that operate in conjunction with landfills | | X | X | <u>X</u> | X | X | X | X | <u>X</u> |
| waste treatment and disposal | 4346 | Operate facilities for separating and sorting recyclable materials from non-hazardous waste streams | | X | X | <u>X</u> | X | X | X | X | <u>SPU</u> |
| septic tank and related services | 4347 | Pump septic tanks and cesspools, rent or service portable toilets | | X | X | <u>X</u> | X | X | X | <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--|----------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| sewer systems or sewage treatment facilities | 4348 | Establishments operating sewer systems or sewage treatment facilities that collect, treat, and dispose of waste | | X | X | <u>X</u> | X | X | X | X | P | <u>P</u> |
| Recycling facilities | 4349 | Facilities used for the sorting, processing and/or treatment of refuse, waste, or any other material for the primary purpose of recycling or reuse. | 33-5.3.7.5. | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>SPU</u> | <u>SPU</u> |
| Junk/salvage yard | 4400 | 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 | | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>SPU</u> | <u>SPU</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | vehicles or machinery, or parts thereof. | | | | | | | | | |
| 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 | | | | | | | | | |
| Theater, dance or music use | 5110 | Companies, groups, or theaters that produce theatrical presentations and dance, dinner theaters, and live musical entertainment | | X | X | <u>X</u> | S | X | S | P | <u>P</u> |
| performance theater | 5111 | Includes concert halls and other structures with fixed seats | | X | X | <u>X</u> | S | X | S | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | typically arranged on a sloped or stepped floor | | | | | | | | | |
| amphitheater | 5112 | Primarily open air; modern versions have fixed seating under a roof (but no walls) | | X | X | <u>X</u> | S | X | S | P | <u>P</u> |
| Sports team or club | 5120 | Professional or semi-professional sports teams or clubs participating in live sporting events | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| sports training or operation facility | 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 | | X | X | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | P | <u>P</u> |
| sports stadium or arena | 5122 | A large facility seating spectators of sporting | | X | X | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>G</u> <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------|----------------|--------------------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | | | |
| | | events like football, baseball, and basketball; also house circuses, ice shows, horse shows, music concerts and other entertainment | | | | | | | | | | |
| Racetrack | 5130 | Operate racetracks for events such as auto, dog, and horse races | | X | X | <u>X</u> | X | X | X | <u>SPU</u> | <u>P</u> | |
| 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 | | X | X | <u>P</u> | P | X | P | P | <u>P</u> | |
| Agent management services for | 5150 | Agents representing artists, athletes, entertainers, and | | P | P | <u>P</u> | P | X | P | P | <u>P</u> | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | other public figures typically from an office use | | | | | | | | | |
| 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 | <u>P</u> | P | P | P | P | P |
| 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, | | X | X | <u>X</u> | S | X | S | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | concession stands, signs and marquee displays, and other service and maintenance facilities | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | X | <u>C</u> <u>SPU</u> | <u>P</u> |
| 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 | | X | P | <u>P</u> | P | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | educational value; includes art museums, halls of fame, planetariums, science or technology museums, wax museums | | | | | | | | | |
| Historical or archeological institution | 5220 | Archeological sites, battlefields, historical ships, and pioneer villages | | X | P | <u>P</u> | P | P | P | P | <u>P</u> |
| Zoos, aquariums, botanical gardens, arboreta | 5230 | Preserve and exhibit live plant and animal life displays, including those in natural areas or settings | | X | P | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>P</u> |
| Amusement, Sports, or Recreation Uses | 5300 | Operate facilities offering activities such as sports, recreation, amusement, or gambling, and provide services such as facilitating | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 theme park or | 5310 | Operate a variety of attractions such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds | | X | X | <u>X</u> | X | X | X | G SPU | P |
| Games arcade | 5320 | Operate arcades and parlors, except | | X | X | <u>X</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|----------------------|--|---|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | gambling, billiard, or pool | | | | | | | | | |
| 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 | 33-5.3.11 or 33-5.3.14 33-5.3.8.2 | X | X | <u>X</u> | X | X | X | <u>SPU</u> | <u>P</u> |
| off-track wagering facility | 5331 | Establishments that allow for sanctioned gambling on horse racing outside a racetrack. | 33-5.3.8.3 | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>S</u> | <u>S</u> |
| 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 | 33-5.3.6 33-5.3.8 | X | X | <u>X</u> | X | X | X | <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | clubs that often provide food and beverage services, equipment rental services, and golf 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 | | X | X | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>P</u> |
| Fitness, recreational sports, gym, athletic club | 5370 | Operate fitness and recreational sports facilities or provide services for fitness or recreational sports | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | teams, clubs, or individual activities | | | | | | | | | | |
| Fitness and recreational sports center | 5371 | Aerobic dance or exercise center, gymnasium, physical fitness center, health and athletic club, indoor handball, racquetball, volleyball, tennis, or swimming facilities | | X | P | <u>P</u> | X | P | P | P | P | <u>P</u> |
| Miniature golf courses, archery or shooting ranges, outdoor volleyball, tennis, or swimming facilities, recreational ball parks and courts | 5372 | | | X | X | <u>X</u> | X | X | X | P | P | <u>P</u> |
| Recreational day camp (except instructional), recreational or youth sports teams and leagues not | 5373 | | | X | X | <u>X</u> | X | X | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | | OBM-2 § 33-3.52 | | TCMU § 33-3.54 | | FC-1 § 33-3.53 | | FC-2 § 33-3.53 | | FC-3 § 33-3.53 | | U-1S § 33-3.58 | | U-1R § 33-3.59 | | |
|--|--------------------|---|--------------------------------|-----------------|---|-----------------|---|----------------|---|----------------|---|----------------|---|----------------|--|----------------|--|--------------------------------|--|----------|
| | | | | | | | | | | | | | | | | | | | | |
| operating facilities, boating clubs (without marinas), dance halls | | | | | | | | | | | | | | | | | | | | |
| Stable, horseback riding | 5374 | Use this code for recreational establishments only, for others see LBCS Function Code 9372 | | X | X | <u>X</u> | X | X | X | X | X | P | P | | | | | | | P |
| Bowling, billiards, pool | 5380 | Establishments that operate bowling, billiards, or pool centers | | X | X | <u>X</u> | X | X | X | X | P | P | P | | | | | | | P |
| Skating rink, roller skating | 5390 | Establishments that operate skating rinks; may offer skating products and services | | X | X | <u>X</u> | X | X | X | X | P | P | P | | | | | | | P |
| 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 | | X | X | <u>X</u> | X | X | X | X | X | P | P | | | | | | | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 | | | | | | | | | |
| Natural and Other Recreational Parks | 5500 | All parks without special economic functions | | X | X | <u>P</u> | P | P | P | P | <u>P</u> |
| EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS | 6000 | | | | | | | | | | |
| Educational Services | 6100 | Offer teaching and learning | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| Day care center, accessory to a school, religious use, or institution | 6110 | Accessory to a grade school (LBCS 6120), religious use, or institutions. | 33-5.3.7 or 33-5.3.18 33-5.3.9.2 or 33-5.3.9.1 | S | S | <u>X</u> | X | X | X | P | <u>P</u> |
| Grade school | 6120 | Comprises all public, private, and specialty schools between the preschool and university level | | | | | | | | | |
| Elementary | 6121 | | 33-5.3.18 33-5.3.9.1 | S | S | <u>X</u> | X | X | X | P | <u>P</u> |
| Middle or junior | 6122 | | 33-5.3.18 33-5.3.9.1 | S | S | <u>X</u> | X | X | X | P | <u>P</u> |
| Senior or high | 6123 | | 33-5.3.18 33-5.3.9.1 | S | S | <u>X</u> | X | X | X | P | <u>P</u> |
| Special needs education services | 6125 | Offer specialized services such as for the physically or mentally disabled | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |
| Adult education | 6126 | | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| services | | | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | P | P | P |
| 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 | | X | P | <u>X</u> | X | X | P | P | P |
| business management | 6142 | Offer courses in office procedures, secretarial skills, basic office skills, office machine | | X | P | <u>X</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | operation, reception and communication | | | | | | | | | |
| 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 | | X | P | <u>X</u> | X | X | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | |
|------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
| driving education | 6144 | All driver education establishments, including mandatory public drivers education, truck drivers education, and operation, and operation of public transit motor vehicles | | X | P | <u>X</u> | X | X | X | P | P |
| fine and performing arts education | 6145 | Offer instruction in dance, art, drama, and music including graphic arts, photography and modeling | | X | P | <u>P</u> | S | X | P | P | P |
| flight training | 6146 | Offer vocational or recreational aviation and flight training | | X | P | <u>X</u> | X | X | X | P | P |
| sports and recreation education | 6147 | Offer instruction in athletic activities, includes overnight and day sports camps that primarily instruct | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | | OBM-2 § 33-3.52 | | TCMU § 33-3.54 | | FC-1 § 33-3.53 | | FC-2 § 33-3.53 | | FC-3 § 33-3.53 | | U-1S § 33-3.58 | | U-1R § 33-3.59 | |
|---|--------------------|---|--------------------------------|-----------------|---|-----------------|---|----------------|---|----------------|---|----------------|---|----------------|---|----------------|---|--------------------------------|----------|
| | | | | | | | | | | | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | X | P | P | P | P | P | P | P | P | P | P |
| language tutoring and | 6149 | Offer foreign language instruction, including sign language, public speaking training, academic tutoring, speed reading, and exam preparation services | | X | P | <u>X</u> | X | X | X | P | P | P | P | P | P | P | P | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | | X | X | <u>P</u> | P | P | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|----------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| Judicial functions | 6220 | Civilian courts of law and correctional institutions | | | | | | | | | |
| court | 6221 | Civilian courts, courts of law, and sheriff's offices conducting court functions only | | X | X | <u>P</u> | P | P | P | P | <u>P</u> |
| correctional institution or jail | 6222 | Facilities for the confinement, correction, and rehabilitation of offenders sentenced by a court | | X | X | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>P</u> |
| 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 | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | police and courts facilities | | | | | | | | | |
| Space research and technology | 6320 | Administer and operate space flights, space research, and space exploration | | P | P | <u>X</u> | P | P | P | P | <u>P</u> |
| 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 | <u>P</u> | X | X | P | P | <u>P</u> |
| Police | 6420 | Includes combined police and fire departments | | P | P | <u>P</u> | P | P | P | P | <u>P</u> |
| Emergency response | 6430 | Provide ground or air transportation for medical relief | | P | P | <u>P</u> | X | X | P | P | <u>P</u> |
| Health and Human Services | 6500 | Provide health care, social assistance, and associated services | | | | | | | | | |
| Ambulatory or | 6510 | Offer health care | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| outpatient care services | | services directly to patients without providing inpatient services | | | | | | | | | |
| 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. | | X | P | <u>P</u> | X | X | P | P | <u>P</u> |
| family planning or outpatient care clinic | 6512 | Provide outpatient family planning | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | services and outpatient care | | | | | | | | | |
| medical or diagnostic laboratory | 6513 | Provide analytic or diagnostic services including medical imaging as a primary use in a stand-alone laboratory. | | X | X | <u>X</u> | X | X | P | P | P |
| blood or organ bank | 6514 | Collect, store, or distribute blood and organs | | X | X | <u>X</u> | X | X | X | P | P |
| 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 | | X | X | <u>X</u> | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | | OBM-2 § 33-3.52 | | TCMU § 33-3.54 | | FC-1 § 33-3.53 | | FC-2 § 33-3.53 | | FC-3 § 33-3.53 | | U-1S § 33-3.58 | | U-1R § 33-3.59 | |
|---|--------------------|---|---|-----------------|---|-----------------|---|----------------|---|----------------|---|----------------|---------------------|----------------|--|----------------|--|--------------------------------|-------------------|
| | | | | | | | | | | | | | | | | | | | |
| Hospital | 6530 | | | X | X | <u>X</u> | X | X | X | X | X | ⊖ | SPU | | | | | | P |
| Health care facility | 6540 | Maximum of 25 beds for overnight care | | X | X | <u>X</u> | X | X | X | X | X | P | | | | | | | P |
| 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 | | X | X | <u>X</u> | X | X | X | P | P | P | | | | | | | P |
| Day care center | 6562 | See definition in Article 10. Definitions of this UDC. | 33-5.3.7 33-5.3.9.3 | S | S | <u>S</u> | X | S | S | S | S | S | | | | | | | P |
| community food services | 6563 | Collect, prepare, and deliver food for the needy, food banks, meal delivery | | X | X | <u>X</u> | X | X | X | X | X | P | | | | | | | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-----------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | programs and soup kitchens | | | | | | | | | |
| emergency and relief services | 6564 | Provide food, shelter, clothing, medical relief, resettlement and counseling to disaster victims | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| other family services | 6565 | Hotline centers, suicide crisis centers, self-help organizations, etc. | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |
| 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 | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |
| veterans affairs | 6567 | Provide health and human services for veterans | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |
| vocational | 6568 | Provide job | | X | X | <u>X</u> | X | X | P | P | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| rehabilitation | | counseling, job training, and other vocational services | | | | | | | | | |
| Religious Institution | 6600 | Churches, temples, synagogues, mosques, etc. | 33-5.3.16 33-5.3.9.3 | S | P | <u>P</u> | X | X | P | S | <u>P</u> |
| Death Care Services | 6700 | Funeral homes, crematories, cemeteries | | | | | | | | | |
| Funeral home and services | 6710 | Includes funeral homes combined with crematories | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| Cemetery or cremation services | 6720 | Operate sites or structures reserved for the internment of human or animal remains, or for cremating the dead | | X | X | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>P</u> |
| Associations, Non-Profit Organizations, Clubs | 6800 | Includes grant making, civic, professional, and similar organizations, promote the interests of their members or a | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|---|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | 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 | P | <u>P</u> | P | X | P | P | <u>P</u> |
| Business association or professional membership | 6820 | Promote the business interests of their members organization or of their profession | | P | P | <u>P</u> | P | X | P | P | <u>P</u> |
| 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 | 33-5.3.6 33-5.3.8.4 | X | X | <u>P</u> | S | X | S | S | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
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| | | and offer memberships. Definition of club, private or service includes LBCS function code 6830. | | | | | | | | | |
| 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 | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 | | <u>X</u> | <u>X</u> | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>P</u> |
| Machinery Related | 7200 | Contractors that install or utilize specialized machinery not generally used by | | <u>X</u> | <u>X</u> | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | 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 | | | | | | | | | |
| Special Contractor Trade | 7300 | Specialize in construction activities such as plumbing, painting and electrical work; if engaged primarily in administration and | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|---------------------------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|-------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | 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 management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services | | X | X | <u>X</u> | X | X | X | X | ⊆ SPU | P |
| Concrete contractor | 7320 | Use concrete, asphalt and other materials to | | X | X | <u>X</u> | X | X | X | X | ⊆ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|-----------------------|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| | | | | | | | | | | | |
| | | produce parking areas, building foundations, 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 | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | X | <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | | |
|--------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|-------------------|--|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | | |
| | | management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services | | | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | X | X | Ⓒ SPU | P | |
| Masonry and drywall contractor | 7350 | Provide masonry, stone setting, drywall, plaster and other stone and building insulation work; if | | X | X | <u>X</u> | X | X | X | X | Ⓒ SPU | P | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | | |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|---|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 | |
| | | engaged primarily in administration and management without on-site heavy equipment and material storage, see LBCS code 2421 office administrative services | | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | X | X | Ⓒ SPU | P |
| Plumbing, heating, and air conditioning | 7370 | Install or service plumbing, heating, and air-conditioning | | X | X | <u>X</u> | X | X | X | X | Ⓒ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| | | 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 | | | | | | | | | |
| 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 | | X | X | <u>X</u> | X | X | X | G SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | office administrative services | | | | | | | | | |
| Heavy Construction | 7400 | Provide heavy nonbuilding construction | | | | | | | | | |
| Highway and street construction | 7410 | Highway, street, road, or airport runway construction | | X | X | <u>X</u> | X | X | X | ⊆ SPU | P |
| Bridge and tunnel construction | 7420 | Bridge, viaduct, elevated highway, or tunnel construction | | X | X | <u>X</u> | X | X | X | ⊆ SPU | P |
| Water, sewer, and pipeline construction | 7430 | Water main, sewer, drain, gas main, natural gas pumping station, oil and gas pipeline construction | | X | X | <u>X</u> | X | X | X | ⊆ SPU | P |
| 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 | X | <u>X</u> | X | X | X | ⊆ SPU | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| 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 | X | <u>X</u> | X | X | X | <u>C</u> <u>SPU</u> | <u>P</u> |
| 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 | | | | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|----------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | 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 | <u>X</u> | X | X | X | <u>G</u> <u>SPU</u> | <u>SPU</u> |
| Borrow Pit | 8200 | Excavation for the purpose of removing gravel, clay, and sand used in construction. | 33-5.3.11.1. | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>SPU</u> |
| 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 | | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| Grain and oilseed | 9110 | Grows oilseed and/or grain crops | | X | X | <u>X</u> | X | X | X | <u>P</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|--------------------------------|----------------------|---|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------------------|
| | | in open fields | | | | | | | | | |
| grain elevator | 9111 | 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. | | X |
| Vegetable farming or growing | 9120 | | | X | X | X | X | X | X | P | P |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | | | | | | | | |
|--------------------------------------|--------------------|---|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|-----------------------|
| | | | | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | <u>U-1R § 33-3.59</u> |
| Fruits and trees | 9130 | | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| Greenhouse, nursery and floriculture | 9140 | Grow crops under cover, nursery stock, and flowers | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| All other crops | 9150 | | | X | X | <u>X</u> | X | X | X | P | <u>P</u> |
| Support Functions for Agriculture | 9200 | Perform activities associated with production and distribution of forest and agricultural products, includes dusting, spraying, fertilizing | | X | X | <u>X</u> | X | X | X | G <u>SPU</u> | <u>P</u> |
| Animal Production | 9300 | Keep, graze, breed or feed animals in farms or feedlots | | | | | | | | | |
| Cattle ranch | 9310 | | | X | X | <u>X</u> | X | X | X | G <u>SPU</u> | <u>P</u> |
| Dairy cattle and milk production | 9320 | | | X | X | <u>X</u> | X | X | X | G <u>SPU</u> | <u>P</u> |
| Hog farm | 9330 | | | X | X | <u>X</u> | X | X | X | G <u>SPU</u> | <u>P</u> |
| Poultry and egg production | 9340 | | | X | X | <u>X</u> | X | X | X | G <u>SPU</u> | <u>P</u> |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | | OBM-2 § 33-3.52 | | TCMU § 33-3.54 | | FC-1 § 33-3.53 | | FC-2 § 33-3.53 | | FC-3 § 33-3.53 | | U-1S § 33-3.58 | | U-1R § 33-3.59 | | |
|--|--------------------|--|--------------------------------|-----------------|---|-----------------|---|----------------|---|----------------|---|----------------|---------------------|----------------|--|----------------|--|--------------------------------|--|--|
| | | | | | | | | | | | | | | | | | | | | |
| Sheep and goat farm | 9350 | | | X | X | <u>X</u> | X | X | X | X | X | ⊖ | SPU | P | | | | | | |
| Fish hatchery, fishery, aquaculture | 9360 | Farm raise finfish, shellfish, or any other kind of animal aquaculture | | X | X | <u>X</u> | X | X | X | X | X | ⊖ | SPU | P | | | | | | |
| All other animal production | 9370 | Raises other animals and insects for sale or product production | | | | | | | | | | | | | | | | | | |
| bees | 9371 | | | X | X | <u>X</u> | X | X | X | X | X | ⊖ | SPU | P | | | | | | |
| horse and equine | 9372 | | | X | X | <u>X</u> | X | X | X | X | X | ⊖ | SPU | P | | | | | | |
| fur-bearing | 9373 | | | X | X | <u>X</u> | X | X | X | X | X | ⊖ | SPU | P | | | | | | |
| Support function for animal production | 9380 | Provide services such as animal breeding, pedigree records, horse boarding, livestock spraying | | X | X | <u>X</u> | X | X | X | X | X | ⊖ | SPU | P | | | | | | |
| Forestry and Logging | 9400 | Grow and harvest timber on long production cycles, or specialize in | | X | X | <u>X</u> | X | X | X | X | X | ⊖ | SPU | P | | | | | | |

| LBCS Classification | LBCS Function Code | Description | Specific use standard Sec. No. | OBM-1 § 33-3.51 | OBM-2 § 33-3.52 | TCMU § 33-3.54 | FC-1 § 33-3.53 | FC-2 § 33-3.53 | FC-3 § 33-3.53 | U-1S § 33-3.58 | U-1R § 33-3.59 |
|---|--------------------|--|--------------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|--------------------------|--------------------------------|
| | | | | | | | | | | | |
| | | reforestation, seeding and similar activities | | | | | | | | | |
| 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 | X | <u>X</u> | X | X | X | Ⓞ SPU | P |
| Hunting and trapping, game retreats, game and fishing preserves | 9520 | Commercially hunt and trap or operate commercial or recreational game or hunting preserves | | X | X | <u>X</u> | X | X | X | Ⓞ SPU | P |
| Unclassifiable or No Function | 9900 | Temporary placeholder until a code can be assigned | | - | - | - | - | - | - | - | - |

23. Amend Chapter 33 Unified Development Code, Sec. 33-3.58. Unrestricted Suburban District (U-1S)., to replace reference to conditional uses with special permitted uses and apply existing supplemental conditions to breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries, to read as follows:

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

* * *

Sec. 33-3.58.3. Authorized uses.

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

(1) *Interpretation.*

- a. A “P” indicates that the listed use is allowed by-right within the respective zoning district; however, a use indicated with a “P” in the U-1S district shall be considered require a special permitted conditional use (SPU) permit if the criteria described in 33-3.58.3. A. 2. (below) apply to the use.
- b. An “S” indicates that the listed use is allowed subject to the supplemental use regulations established in the zoning district standards, in Article 5 of this UDC, or elsewhere in the Jefferson Parish Code of Ordinances. Supplemental use regulations may be required for a special permitted conditional use (SPU) permit in addition to any supplemental conditions established for the specific use.
- c. An “CSPU” indicates that the listed use is allowed only after review and approval as of a special permitted conditional use permit by the Parish Council in accordance with Sec. 33-2.234 Special permitted Conditional uses permit, except that the two-year renewal requirement for conditional special permitted uses shall not apply.

- (2) Special permitted Conditional use (SPU) permit required.

* * *

- (c) *Accessory uses or structures.* Accessory uses or structures are allowed in accordance with ~~Sec. 33-5.3.1, Accessory uses in a dwelling, and Sec. 33-5.3.2, Accessory buildings, structures, and uses, Division 1. Specific Use Standards of Article 5. Supplemental Conditions,~~ of this UDC.

* * *

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

A bar or drinking place, including a drive-through alcoholic beverage service (LBCS function code 2540 or 2541) and breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries (LBCS function codes 3121-3127) shall be located at least three hundred (300) feet measured radially from the property line of the ~~bar or drinking place~~ establishment to the property line of any residential district, dwelling, day care center (LBCS function code 6562), grade school (LBCS function code 6120), social assistance, welfare, or charitable service

(LBCS function code 6560), religious institution (LBCS function code 6600), or public recreational day camp, park, or playground.

* * *

Sec. 33-3.58.6. Development standards.

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

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

(1) *Residential development.*

- a. *Multiple family developments (LBCS function code 1150) and housing services (LBCS function code 1200).* Where exceeding forty (40) dwelling units or on a development site exceeding thirty thousand (30,000) square feet, multi-family developments and housing services shall be **considered special permitted** conditional uses (**SPUs**) subject to the following development standards:

* * *

(3) *Industrial development.* Industrial development shall be subject to the following development standards:

- a. All manufacturing, processing, testing, assembling, finishing, and transforming of materials, substances, or components shall be contained and conducted completely within buildings or structures;
- b. The storage of materials, substances, or components, except for hazardous, flammable, or toxic materials as defined in Chapter 13 Fire prevention and protection; emergency services and communication; and hazardous materials, Sec. 13-121 Hazardous material of this Code, and heavy equipment associated with construction-related uses (LBCS function code 7000), may occur in open areas outdoors, subject to the requirements of Sec. 33-3.58.6.5. B. Buffers of this district;
- c. Authorized storage in open areas outdoors excludes sand yards, gravel yards, coal yards, lime yards, gypsum yards, railroad yards, automobile wrecking yards, junkyards, scrap metal or recycling yards, waste storage yards; or yards that store any chemicals defined in Chapter 13, Fire prevention and protection; emergency services and communication; and hazardous materials, Sec. 13-121 Hazardous material of this Code. Any area that stores cement, concrete, or similar material as a powder shall be designed and maintained to minimize the emission of dust into the air, and roads providing access to the area shall be maintained in a dust-free condition by surfacing or treatment on a regular basis as may be specified by the Parish Environmental Affairs Department;
- d. See Chapter 16 Garbage and other solid waste of this Code for regulations pertaining to solid or bulk waste storage. Solid or bulk waste storage shall be set back from any adjacent residential district, dwelling, or institutional development by a buffer a minimum width of thirty (30) feet pursuant to Sec. 33-3.58.6.5. B. Buffers of this district.

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

Sec. 33-3.58.6.2. Utilities and utility services.

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

* * *

Sec. 33-3.58.8. Development approval.

(a) *Site plan required.* In accordance with Article 2, Sec. 33-2.25. Site Plan of this UDC, a site plan is required where the application:

- (1) Requires Involves a special permitted conditional use (SPU) permit;

* * *

(b) *Amendments.*

- (1) *Minor Amendments.* Minor amendments to an approved site plan, except for a special permitted conditional use (SPU), include adjustments to achieve greater compliance with this UDC, technical codes, or other applicable regulations or best practices, but do not:

* * *

24. Amend Chapter 33 Unified Development Code, Sec. 33-3.59. Unrestricted Rural District (U-1R)., to move regulations for the U-1R to Chapter 33 and update regulations, as necessary, to read as follows:

Sec. 33-3.59. Unrestricted Rural District (U-1R).

Sec. 33-3.59.1. Purpose.

This district is composed of certain lands in the parish where it has been determined that development will be restricted due to the natural topography of the area. These districts may be rezoned upon determination by the planning director that changes have been accomplished which will allow development and use of the area proposed for rezoning.

Sec. 33-3.59.2. Authorized uses.

(a) Use Matrix. See Table 33-3.50-1, Authorized Land Uses for Mixed-Use Base Zoning Districts of this UDC for authorized uses. These uses shall be permitted, provided that any use located on the unprotected side of the Pontchartrain and Vicinity Hurricane Protection Levee, the West Bank and Vicinity Hurricane Protection Levee, the Mississippi River and Tributaries Flood Protection Levee and the Jefferson Parish Urban Growth Limit Line, as established in Sec. 25-43 and regulated in Sec. 25-44 of this Code, shall be subject to the regulations of Sec. 39-10 Parish Infrastructure and Environmental Review (PIER) certificate required.

(b) Accessory buildings and uses customarily incidental to the above uses.

(c) Home occupations are permitted in accordance with Sec. 33-5.3.

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

Sec. 33-3.59.4. Supplemental conditions for specific uses.

The following uses shall be permitted only with the approval of the Jefferson Parish Council, and only when not located within three hundred (300) feet of any use other than commercial or industrial: **Chemicals, and Metals, Machinery, and Electronics Manufacturing (LBCS Function Code 3300 et seq.), Junk/salvage yard (LBCS Function Code 4400),** and in general all uses which may be offensive or obnoxious by reason of emission of odor, dust, smoke, gas, excessive glare, light or noise or vibration.

Sec. 33-3.59.5. Dimensional standards.

Dimensional standards are provided in Table 33-3.59.3-1: Dimensional Standards - U-1R.

Table 33-3.59.3-1: Dimensional Standards- U-1R.

| | <u>Residential</u> | <u>Non-residential, buildings other than 1-4 family residential</u> |
|---|--|--|
| <u>Building height (ft), maximum</u> | <u>Width of the right-of-way of the street upon which the building or structure fronts, maximum 60 ft</u> | <u>None</u> |
| <u>Front and</u> | 20 ft., | <u>None</u> |

| | | |
|---------------------------------------|--|---|
| <u>corner side yard (ft), minimum</u> | Average front yard setback of other buildings on both sides of the property and the street, within 300 ft and the U-1R zoning district (no less than 10 ft.) ¹ | |
| <u>Side yard (ft), minimum</u> | <u>Two side yards, one on each side of the buildings, having a combined width of not less than 20% of the width of the lot.</u> | <u>None, except a minimum of 5 ft when abutting residential zoning district</u> |
| <u>Rear yard (ft), minimum</u> | <u>There shall be a rear yard having a depth of not less than twenty (20) percent of the depth of the lot, provided, however, that the depth of such rear yard shall be not less than fifteen (15) feet and need not exceed twenty-five (25) feet.</u> | <u>None</u> |
| <u>Lot area (sq ft)</u> | <u>The lot area per family regulations shall be the same as those required in the R-3 Multiple-Family Residential District.</u> | <u>None</u> |

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

Sec. 33-3.59.6. Parking, loading, and clear vision areas.

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

Sec. 33-3.59.7. Signs.

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

Sec. 33-3.59.8. Development approval.

Sec. 33-3.59.8.1. Site plan review.

Site plan review is not required unless a special permitted use is triggered. Site plan review is required for special permitted uses, in accordance with Section 33-2.25, Site plan, in Article 2, Procedures, of this UDC.

Sec. 33-3.59.8.2. Variances.

(a) The Parish Council may grant variances to the U-1R dimensional, development, signs, and parking regulations for nonresidential development, 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.

* * *

25. Amend Chapter 33 Unified Development Code, Sec. 33-3.66.7.3. Planning Department subdivision and SPU requirements and procedures., to update a section reference, to read as follows:

Sec. 33-3.66.7.3. Planning Department subdivision and SPU requirements and procedures.

All subdivision and special permitted use applications shall be reviewed and processed according to the standard procedures of the Planning Department as established in Chapters 33 and 40:

- (a) Chapter 33, Article 2, Division 3. *Subdivision* shall apply to major and minor subdivisions.
- (b) In addition to the requirements for special permitted uses provided in [Sec. 33-2.23. Special permitted uses](#), ~~Article XL~~, the following standards shall apply:
 - (1) If the Special Permitted Use application requires a site plan, the additional requirements specified for the survey regarding location of trees may be shown on this site plan.
 - (2) The submitted site plan shall meet the requirements for site plans for major construction activity and include the tree protection plan requirements.
 - (3) The site plan and tree protection plan submittals for special permitted uses in the MRTPD district, once approved by the Parish Council, may fulfill the required site plan and tree protection plan of major construction activity permit applications unless substantial changes occur at the construction activity permit stage altering the tree protection plan significantly, in which case an amended site plan shall be required.

* * *

26. Amend Chapter 33 Unified Development Code, Sec. 33-3.69.3, to replace conditional use with special permitted use, to read as follows:

Sec. 33-3.69.3. Authorized uses.

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

- (1) ~~Conditional~~ **Special permitted** ~~uses~~ ~~permit~~ ~~required~~. Any use that **is permitted as a** ~~requires a conditional~~ **special permitted** use permit in the U-1S district **shall be permitted as a** ~~require a conditional~~ **special permitted** use permit in the FOD in accordance with Sec. 33-2.243. ~~Conditional~~ **special permitted** ~~uses~~ ~~permit~~ of this UDC. See Table 33-3.50-1. Authorized Land Uses for Mixed-Use Base Zoning Districts, and Sec. 33-3.58.3. Authorized uses of this UDC for uses that require a ~~conditional~~ **special permitted** use permit the U-1S district. Any type of development meeting the criteria listed in Sec. 33-3.58.3. A. 2. shall require a ~~conditional~~ **special permitted** use permit in the FOD.
- (2) *Prohibited uses.* Any use prohibited in the underlying zoning district or in the U-1S district shall be prohibited in the FOD.
- (3) *Development patterns.* The following development patterns are permitted in the Fairfield Overlay District subject to the supplemental standards in Article 5 Supplemental conditions, Division 2 Development patterns of this UDC:
 - a. Mixed-use buildings, except that a building containing a residential component that exceeds 40 dwelling units or on a development site that exceeds thirty thousand (30,000) square feet, or a building containing a commercial component that exceeds 25,000 square feet of gross floor area or on a development site exceeding thirty thousand (30,000) square feet shall be a ~~conditional~~ **special permitted** use;
 - b. Mid-rise to high-rise buildings, except that any application to exceed height allowed by right shall be a ~~conditional~~ **special permitted** use.
- (4) *Accessory uses or structures.* Accessory uses or structures are allowed in accordance with **Division 1. Specific Use Standards of Article 5. Supplemental Conditions. of this UDC** Sec. 33-5.3.1, Accessory uses in a dwelling, and Sec. 33-5.3.2, Accessory buildings, structures, and uses, within Article 5. Supplemental conditions of this UDC.

* * *

27. **Amend Chapter 33 Unified Development Code, Sec. 33-3.70. Avondale Industrial Marine (AIM) District., to delete contents and replace with HM-O district provisions, to read as follows:**

Sec. 33-3.70. Avondale Industrial Marine (AIM) District HM-O Hazardous Material Overlay District.

[The contents of this section shall be deleted, but not shown with a strikethrough See Draft Industrial Zoning District Regulations for proposed provisions for 33-3.70. HM-O Hazardous Material Overlay District]

28. Amend Chapter 33 Unified Development Code, Article 5. Supplemental Conditions, to restructure standards by development type and update references for special permitted uses, to read as follows:

Sec. 33-5.2. General conditions.

The regulations of this Article shall supplement the requirements of the zoning district, overlay, if applicable, and other standards of this Code. They are in addition to, and do not replace, other development standards unless otherwise provided. To the extent that a conflict exists between a standard in another Article of the UDC or Code and a standard in this Article, the standard of this Article shall govern unless otherwise indicated. No ~~conditional~~ special permitted use or use subject to supplemental conditions may be initiated, established, or maintained unless it complies with the standards set forth for such use in this Article. In some cases, these standards apply to uses allowed by right in the zoning districts subject to the supplemental standards, as indicated by an “S” in the applicable use table. In other cases, the supplemental regulations address the unique challenges of certain uses and structures or the distinct pattern of certain development whether permitted as a special permitted ~~conditional~~ use, as indicated by a “C” ~~an~~ “SPU” in the applicable use table, or allowed by right in the supplemental use regulations of the zoning district or overlay.

* * *

Sec. 33-5.3. Specific use standards.

Sec. 33-5.3.1. Accessory uses in a dwelling.

In the zoning districts listed in Table 33-5.3-1, the following uses may be established as a subordinate use of a dwelling, clearly incidental to the principal residential use, and, unless otherwise permitted, conducted in the principal residential building, subject to the criteria or conditions listed below. A site plan, floor plan, sign drawing, or elevation drawing, as applicable, shall be required for these accessory uses, which shall be reviewed in accordance with the applicable development approval procedure indicated in Tables 33-2.3-1 & 2 and provided in Article 2 Procedures of this UDC.

Table 33-5.3.1-1: Development Approval for Accessory Uses in a Dwelling.

| Accessory Use | Zoning District Permitted | Development Approval Procedure |
|--|--------------------------------------|---------------------------------------|
| Ceramic manufacture article | R1A, OBM1 | Site plan |
| Hair care | R-1A, OBM1 | Conditional use <u>SPU</u> |
| Secondary facility culinary | R-1A, <u>R-1B, R-1C, R-1D</u> , OBM1 | Conditional use <u>SPU</u> |

Sec. 33-5.3.1.1. Accessory ceramic article manufacture or similar arts and crafts.

* * *

Sec. 33-5.3.1.2. Accessory hair care.

- (a) All accessory hair care services shall be considered special permitted conditional uses in all of the zoning districts in which they are authorized; requests for approval of such services shall be processed pursuant to Sec. 33-2.234. Conditional Special permitted uses in Article 2 Procedures of this UDC;
- (b) At the time of special permitted conditional use application, the applicant shall show proof that all applicable state licenses have been applied for or obtained, and the operator shall maintain such licenses for the duration of the use; and the two-year renewal requirement shall apply;

* * *

Sec. 33-5.3.1.3. Accessory second culinary facility.

- (a) All accessory second culinary facilities shall be considered special permitted conditional uses in all of the zoning districts in which they are authorized; and requests for approval of such facilities shall be processed pursuant to Sec. 33-2.234. Special permitted Conditional uses in Article 2 Procedures of this UDC; and the ~~two~~-three-year renewal requirement shall apply;

* * *

Sec. 33-5.3.2. Home occupations.

Sec. 33-5.3.2.1. Purposes.

- (a) Permit and regulate the conduct of home occupations as a secondary use to a dwelling unit, whether owner- or renter-occupied, but with the property owner's consent;
- (b) Ensure that home occupations are compatible with, and do not have a harmful effect on nearby residential properties and uses;
- (c) Adequately protect existing residential neighborhoods from dust, odors, noise, traffic, or other potentially adverse effects of home occupations;
- (d) Allow residents of the community to use their homes as a work place and a source of livelihood, under certain specified standards, conditions, and criteria;
- (e) Enable the fair and consistent enforcement of these home occupation regulations; and
- (f) Promote and protect the public health, safety and general welfare.

Sec. 33-5.3.2.2. Applicability.

The home occupations permitted in this section below are allowed in any dwelling unit. Home occupations include any permitted occupation within a dwelling unit, clearly incidental and secondary to the use of the dwelling unit for residential purposes, and carried on by a member of the family residing in the dwelling unit.

Sec. 33-5.3.2.3. Standards.

- (a) Only residents of the premises shall be employed;
- (b) No more than fifteen (15) percent of the gross floor area of the dwelling unit shall be used for the home occupation;
- (c) The occupation shall be conducted entirely within the interior of the residence;
- (d) Storage of goods and materials shall be inside and shall not include flammable,

combustible, or explosive materials;

(e) No generation of dust, odors, noise, vibration, or electrical interference or fluctuation shall be perceptible beyond the property line;

(f) Electronically amplified sounds from the occupation shall not be audible from adjacent properties or public streets;

(g) No mechanical equipment shall be used except equipment normally used for family, domestic, or household purposes;

(h) Deliveries and pickups shall be those normally associated with residential services and occurring during normal residential hours and shall not block traffic circulation;

(i) One (1) parking space shall be provided for the home occupation in addition to the parking required for the residential use;

(j) No exterior indication of the occupation shall be perceptible except one (1) non-illuminated sign or nameplate limited to no more than two (2) square feet mounted flush against the wall of the dwelling unit.

Sec. 33-5.3.2.4. Permitted home occupations.

The following home occupations are allowed subject to the standards established in the section above:

(1) Accounting, tax preparation, bookkeeping, and payroll services (LBCS function code 2412);

(2) Advertising, media, and photography services (LBCS function code 2417);

(3) Architectural, engineering, landscape architectural, drafting, and related services (LBCS function code 2413);

(4) Artist, writer, or performer (LBCS function code 5160);

(5) Computer training (limited to no more than one (1) student at a time; LBCS function code 6143);

(6) Consulting services (LBCS function code 2415);

(7) Day care home

a. Subsection (b) of Home Occupation Standards shall be calculated to only include the indoor play area.

b. Subsection (c) of Home Occupation Standards. shall not apply.

c. In addition to the requirements of the State, the outdoor play area shall be a minimum of seventy-five (75) square feet per child using the space at a time, or whatever the State requires, whichever is more strict, and shall be enclosed by a permanent opaque fence or barrier with a minimum height of six (6) feet.

(8) Diet, weight reduction, and exercise services (limited to no more than one (1) client at a time; LBCS code 2612);

(9) Events promotion or agent services (LBCS function codes 5140 and 5150);

(10) Graphic and interior design services (LBCS function code 2414);

(11) Financial planning and investment services (LBCS function code 2250);

(12) Information and data processing services (LBCS function code 4240);

- (13) Insurance sales (LBCS function code 2240);
- (14) Legal services (LBCS function code 2411);
- (15) Mail-order business (limited to order taking only; no stock in trade allowed; LBCS function code 2144);
- (16) Music, art, craft, and similar lessons (limited to no more than one (1) pupil at a time; LBCS function code 6145);
- (17) Professional, scientific, or technical services (LBCS function code 2420);
- (18) Real estate or property management agent (LBCS function codes 2310 and 2320);
- (19) Tailoring (e.g., dressmaking and alterations) services (LBCS function code 3131);
- (20) Travel arrangement and reservation services (LBCS function code 2430).

Sec. 33-5.3.2.5. Prohibited home occupations.

The following uses are prohibited as home occupations:

- (1) Band instrument group instruction;
- (2) Convalescent home;
- (3) Dancing instruction;
- (4) Mortuary establishment;
- (5) Physician or dentist office in which mechanical equipment is used;
- (6) Real estate office;
- (7) Short-term rental; except limited short-term rental is allowed subject to the following restrictions and conditions:

a. Short-term rental is prohibited in the following zoning districts: Batture District (B-1), Suburban (S-1), Single-Family Residential (R-1A), Suburban Residential (R-1B), Rural Residential (R-1C), Rural Residential (R-1D), Manufactured Home (R-1MH), Two-Family Residential (R-2), Three- and Four-Family Residential (RR-3), Multiple-Family Residential (R-3), Townhouses (R-1TH), Condominiums (R-1CO), Core District Residential (CD-R), Office-Warehouse (OW-1), **Industrial Mixed-Use (I-MU)**, **Light Industrial (I-L M-4)**, **Industrial District (M-2)**, **Heavy Industrial District (I-H M-3)**, **Avondale Industrial Marine District (AIM)**, **Landfill Industrial (I-LF M-4)**, Gaming and Entertainment District (GED), Penal and Criminal Correctional Institution (P-1); and with the following exceptions:

- 1. *Short-term rentals associated with film and movie production.* Short-term rentals shall be permitted in all zoning districts when associated with film, motion picture, television, or commercial production activities, as defined in Chapter 26, Article VI-Film and Movie Production, and shall adhere to the following requirements:
 - (i) The operator of the short-term rental and the duration of stay shall coincide with a valid, active Jefferson Parish film permit(s) and location permit(s).
 - (ii) The dwelling unit of the short-term rental shall be the primary

residence of the operator.

(iii) There shall be no external evidence that the building or dwelling unit is being used as a short-term rental.

(iv) Each short-term rental shall be equipped with a hardwired smoke detector, hardwired carbon monoxide detector, and fire extinguisher on the premises. Short-term rentals shall meet or exceed all applicable building codes.

(v) Regulations do not apply to the temporary use of private property for filming purposes.

2. Fishing and/or hunting camps located on the unprotected side of, or within three hundred (300) feet of, the Pontchartrain and Vicinity Hurricane Protection Levee, the West Bank and Vicinity Hurricane Protection Levee, the Mississippi River and Tributaries Flood Protection Levee, or the Jefferson Parish Urban Growth Limit Line.

3. Real estate agreement arrangement where either the seller pays the new owner to stay at the property after the close of escrow; or the buyer pays the seller to move in before the sale has actually closed.

b. Short-term rental is allowed in the following zoning districts: Old Bucktown Mixed-Use Residential District (OBM-1), Old Bucktown Mixed-Use Commercial District (OBM-2), Pedestrian-Core (FC-1), Residential Mixed-Use (FC-2), and Commercial Mixed Use (FC-3), Town Center Mixed Use (TCMU), Medical Services (H-1), Medical Services (H-2), Neighborhood Commercial (C-1), General Offices (GO-1), General Offices (GO-2), Business Core (BC-1), Business Core (BC-2), Mixed-Use Corridor (MUCD), General Commercial (C-2), Unrestricted Suburban (U-1S), and Unrestricted Rural (U-1R) subject to the following standards:

1. Short-term rental shall be subject to the standards for home occupations provided for in Sec. 33-5.3.9.3. Standards, except subsections B and J.

2. The dwelling unit of the short-term rental shall be the primary residence of the operator in accordance with the requirements of Chapter 17.5 Lodging Accommodations of this Code, except in zoning districts that allow hotels and/or motels.

3. In the C-1 zoning district, short-term rental is prohibited within three hundred (300) feet of the residential or industrial zoning districts listed in subsection 1 above, measured radially from the property line of the C-1 lot.

4. Short-term rental shall not be located in recreational vehicles or travel trailers.

5. Short-term rental shall not include rental for meetings, such as luncheons, banquets, parties, weddings, fundraisers, or other similar gatherings for direct or indirect compensation.

6. There shall be no external evidence that the building or dwelling unit is being used as a short-term rental.

7. Short-term rental shall be subject to the provisions of Chapter 17.5

Lodging Accommodations, Chapter 20 Offenses and Miscellaneous Provisions, and Chapter 35 Taxation of this Code.

c. Amortization of short-term rentals.

1. Findings. The Parish Council finds that:

- (i) Generally, Jefferson Parish is characterized by a suburban development pattern of homogenous land uses concentrated in neighborhoods and along transportation corridors.
- (ii) Where appropriate, mixed land uses are allowed to promote a denser, urban development pattern.
- (iii) The most prevalent land use in Jefferson Parish is the detached single-family home, which comprises many quiet, well-maintained, and family-oriented neighborhoods.
- (iv) The short-term rental of a home is a business that generally is not compatible with the homogenous residential character of many of Jefferson Parish's neighborhoods.
- (v) Subject to use standards, the short-term rental of a home is compatible in mixed-use and commercial areas where residential and non-residential uses co-exist.
- (vi) To promote health, safety, and the general welfare, and in accordance with the comprehensive plan, the amortization of existing short-term rentals, within a reasonable timeframe, is necessary so these activities either cease operations where prohibited or come into compliance where allowed by the provisions of this Code.

2. Purpose. The purposes of this section are to:

- (i) Provide an adequate timeframe for operators of permitted short-term rentals to come into compliance with the standards and approval and licensing requirements provided for in this Code; and
- (ii) Establish a fair and equitable process for the elimination of short-term rentals existing prior to the adoption date of this ordinance and prohibited by new regulations.

3. Amortization. Any short-term rental operating prior to [date of adoption of ordinance] shall have either twelve (12) months to cease operations or six (6) months from said date to come into compliance with one of the following, as applicable:

- (i) If located in a zoning district where short-term rental is prohibited, shall cease operations. During the twelve (12)-month period, the short-term rental shall be considered a nonconforming use and shall not be required to adhere to the standards set forth in Sec. 33-5.3.9.5.G. However, upon termination of the amortization period, the short-term rental shall cease operation immediately.
- (ii) If located in a zoning district where short-term rental is permitted, the short-term rental shall have six (6) months, to come into compliance

with the standards set forth in Sec. 33-5.3.9.5.G. including all required licenses.

d. Long-term rental. Nothing in these short-term rental provisions is intended to apply to or prohibit the long term rental of a dwelling unit for thirty (30) or more consecutive days and where typically the method of rental involves an extended period of time and tenant obligations such as payment of utility bills in the name of the tenant.

(8) Stores;

(9) Tearoom;

(10) Trades; or

(11) Business of any kind not herein prohibited.

Sec. 33-5.3.23. Accessory buildings, structures, and uses.

(a) For the purpose of this section, provisions related to accessory structures shall not apply to fences.

(b) Except as otherwise provided in this Code:

(1) *Interior side yards.* No more than one (1) accessory building or structure, excluding a swimming pool, shall cover any part of a required side yard. Any accessory building that is not a part of the principal building, or swimming pool, may be built in a required side yard, provided that such accessory building, structure, or swimming pool is:

a. At least sixty (60) feet from the front lot line; and

b. Located at least three (3) feet from the nearest interior side lot line.

(2) *Rear yards.* Accessory buildings, structures, or swimming pools may be built in a required rear yard provided:

a. Excluding swimming pools, no more than forty (40) percent of the required rear yard shall be covered by accessory buildings or structures; and

b. In residential districts, such accessory buildings, structures, and swimming pools shall not be located less than three (3) feet from either side or rear lot line.

(3) *Corner side yards.*

a. On a corner lot, any minimum corner or exterior side yard setback shall apply to the accessory building or structure.

b. Sec. 33-6.37. *Clear vision area* shall apply.

(4) *Height.* Accessory buildings or structures allowed in a required rear or side yard shall not exceed thirteen (13) feet in height.

(5) *Location.* In the Fat City districts, accessory or support buildings and structures shall not be located on the same side of the development as residential development unless the Property buffer greenspace area in compliance with Sec. 33-6.25.4. Standards is provided.

(6) *Design.* In the Fat City districts and the CPZ-Ped overlay district, any part of an accessory or support building visible from street right-of-way that is not

screened by fencing or landscaping that meets the district requirements shall be constructed of the same materials as the principal building.

- (7) *Screening.* In the Fat City districts and the CPZ-Ped overlay district, any part of an accessory or support structure that is not a building that is visible from street right-of-way shall be screened by a wood, brick, or masonry fence with a minimum height of seven (7) feet, except that the following are not required to be screened:
- a. Playground equipment accessory to permitted uses; or
 - b. Structures used for drive-up service (e.g. gas pumps, vacuum stations, ATMs).
- (8) An accessory building may be attached to a dwelling provided that:
- a. The connection or attachment shall not be less than six (6) feet in width; and
 - b. The connection or attachment shall be made by a common wall, an extension of the main roof designed as an integral part of the building, or other substantial attachment or connection as determined by the department of inspection and code enforcement.
 - c. For setback purposes, an attached enclosed accessory building shall be considered part of the principal structure, and therefore shall meet the area requirements of the underlying zoning district, except that Sec. 40-738 (e) shall apply, when applicable.
- (9) *Private garages.* The following regulations shall apply to all private garages accessory to single-, two-, three-, four-family dwellings, including manufactured homes and townhouses and shall supersede any conflicting regulations applicable to accessory structures:
- a. *Location.*
 1. Attached garages shall comply with the side yard setback requirements of the principal structure and shall not be closer to the rear lot line than the side yard setback of the principal structure;
 2. If located in front of the principal structure, a detached garage shall comply with the side yard setback requirements of the principal structure and shall not be less than sixty (60) feet from the front lot line.
 - b. *Garage doors.*
 1. Garage doors shall not exceed ten (10) feet in height, except when modified to accommodate existing one- or two-family dwellings, including townhouses, elevated to reduce potential flood damage;
 2. Garage doors on street-facing attached garages shall not comprise more than fifty (50) percent of the total width of the street-facing principal structure façade;
 3. The portion of the garage doors viewable from the street on street-facing detached garages shall not comprise more than fifty (50) percent of the total combined width of the facades of the principal structure and portion of street-facing garage structure viewable from the street;

4. On corner lots, only the front street-facing garage door shall comply with subsections (b) and (c).
- c. *Variance*. In accordance with Article XLII, Board of Zoning Adjustments in Chapter 40, Zoning of this Code, the Board of Zoning Adjustments may grant a variance to the height of a private garage subject to the following criteria:
 1. The entire structure shall be set back from the side and rear lot lines an additional one (1) foot for every additional one (1) foot or fraction thereof in height over thirteen (13) feet, but shall not exceed the minimum side or rear yard setback requirement of the principal structure and in no case shall exceed nineteen (19) feet in height in a required yard; and
 2. The garage shall not contain a second or higher floor used as a place of habitation or a living room, kitchen, dining room, parlor, bedroom, or library.

Sec. 33-5.3.4. Residence or Accommodations.

Sec. 33-5.3.4.1. Residential dwelling units.

Sec. 33-5.3.4.1.1. General criteria (reserved).

Sec. 33-5.3.4.1.2. Townhouses (LBCS Function Code 1112).

(a) Townhouses allowed in the R-2, RR-3, R-3, FC-2, TCMU, and U-1S zoning districts are subject to the dimensional standards outlined in Table 33-5.3.14.2-1, which supersedes the requirements for lot area, width, and depth in the applicable zoning district.

Table 33-5.3.4.1.2-1: Dimensional Standards for Townhouses.

| <u>Zoning District</u> | <u>R-2</u> | <u>RR-3</u> | <u>R-3</u> | <u>FC-2</u> | <u>TCMU</u> | <u>U-1S</u> |
|---|---------------------|---------------------|---------------------|--------------------|--------------------|---------------------|
| <u>Lot Size (minimum, square feet)</u> | <u>3,000</u> | <u>2,000</u> | <u>1,350</u> | <u>na</u> | <u>na</u> | <u>1,350</u> |
| <u>Lot Width (minimum, feet)</u> | <u>18</u> | <u>18</u> | <u>18</u> | <u>18</u> | <u>18</u> | <u>18</u> |
| <u>Lot Depth (minimum, feet)</u> | <u>90</u> | <u>90</u> | <u>75</u> | <u>na</u> | <u>75</u> | <u>75</u> |
| <u>Grouped Dwelling Units, number (minimum)</u> | <u>na</u> | <u>na</u> | <u>na</u> | <u>5</u> | <u>na</u> | <u>na</u> |
| <u>Grouped Dwelling Units (maximum)</u> | <u>2</u> | <u>4</u> | <u>10</u> | <u>10</u> | <u>10</u> | <u>10</u> |
| <u>Grouped Dwelling Units, length (feet) (maximum)</u> | <u>na</u> | <u>na</u> | <u>na</u> | <u>180</u> | <u>na</u> | <u>na</u> |

(b) Setback requirements are the same as the applicable zoning district; however, interior dwelling units are not subject to the side setback requirements of the zoning district.

(c) The facades of dwelling units in townhouses shall have variations in materials and design and be varied by changed front yards of not less than two (2) feet so that

no more than two (2) abutting units have the same front yard depth.

(d) Non-public area for the common use and enjoyment of the occupants of townhouses and not in individual ownership by the occupants shall be maintained in a satisfactory manner without expense to the general taxpayers. A homeowners' association shall be required for such maintenance in accordance with Sec. 33-6.3, Maintenance of common areas, in Article 6, General Development Standards, of this UDC.

(e) A townhouse dwelling and the individual lot it occupies may be sold separately if separate utilities systems are provided and if separate lots for each dwelling unit in a group are lots of record.

(f) The following additional standards shall apply in the FC-2 district:

(1) Front entryways shall face the public street.

(2) Vehicular access.

a. Vehicular access from the public street to the front of each townhouse is prohibited.

b. Vehicular access to the rear of each townhouse lot is required and shall be provided by an alley or driveway that:

(i) Has a minimum width of eighteen (18) feet of hard surface;

(ii) Is considered a private drive; and

(iii) May be subject to a Parish-approved maintenance plan.

Sec. 33-5.3.4.1.3. Manufactured homes.

See Article XXXVIII Manufactured homes and mobile homes in Chapter 40 Zoning of this Code.

Sec. 33-5.3.4.1.4. Zero lot line (reserved).

Sec. 33-5.3.4.2. Board and care home (include LBCS function code 1231).

(a) Board and care homes shall be considered conditional uses in the OBM-1 Old Bucktown Mixed Use Residential District and the FC-2 Residential Mixed Use District in accordance with 33-3.50. Mixed-Use Base Zoning Districts Use Matrix.

(b) Facilities shall provide personal assistance or protective care and/or lodging and meals to not more than six (6) adults who are ambulatory and unrelated to the resident licensee, operator or administrator.

(c) Facilities are subject to the requirements of Chapter 11 -Board and Care Homes, Article III Regulation and Inspection of Board and Care Homes of this Code.

(d) Any dwelling, building or structure used for residential overnight care facilities and/or housing or treating persons as a part of, condition of, or prerequisite for probation, parole or suspension of sentence; mental and psychiatric care facilities; halfway houses; community rehabilitation centers; juvenile rehabilitation centers; adult rehabilitation centers; drug and alcohol treatment centers; detoxification centers; detoxification houses; and similar correctional and treatment facilities shall not be considered a board and care home.

Sec. 33-5.3.4.3. Bed and breakfasts (LBCS Function Code 1310).

(a) Manager must reside on premises.

- (b) Meals may be served to registered guests provided applicable parish and state codes for food services are met.
- (c) Cooking facilities are prohibited in individual guest rooms.
- (d) Bed and breakfasts shall not include rental for meetings, such as luncheons, banquets, parties, weddings, fundraisers, or other similar gatherings for direct or indirect compensation.
- (e) There shall be no external evidence that the building is being used as bed and breakfast, except one (1) non-illuminated wall, hanging or projecting sign limited to no more than four (4) square feet in area.
- (f) Bed and breakfasts shall be subject to the parking requirements of Chapter 40 Zoning, Article XXXV Off-Street Parking, Loading and Clear Vision Area Regulations of this Code.
- (g) Bed and breakfasts shall be subject to the provisions of Chapter 17.5 Lodging Accommodations, Chapter 20 Offenses and Miscellaneous Provisions, and Chapter 35 Taxation of this Code.

Sec. 33-5.3.5. General Sales or Services.

Sec. 33-5.3.5.1. Auto-oriented development.

Sec. 33-5.3.5.1.1. Purpose.

Auto-oriented development includes uses that are inherently dependent on vehicular access. These uses, properly located and designed, fulfill the public and market needs for vehicles, particularly automobiles, automobile maintenance, and services that depend on automobile access. It is the intent of these development standards to accommodate auto-oriented building forms with site layouts that provide safe and efficient vehicular circulation, minimize traffic, noise, and other nuisances, and promote design practices that blend these uses more effectively into their locations.

Sec. 33-5.3.5.1.2. Filling, gas, or service station (LBCS function code 2116).

- (a) *Applicability.* Drive-through facilities in the CPZ-PED and TCMU zoning districts are subject to the standards outlined in this section
- (b) If the principal building contains a general sales or service use (LBCS function code 2000), the principal building shall be:
 - (1) Oriented to the street; and
 - (2) Have a customer entrance that provides direct access from the sidewalk.
- (c) Fuel pumps and canopied areas shall not be located between the principal building and the street.
- (d) Fuel pumps and pump islands shall be set back a minimum distance of fifteen (15) feet from any property line.
- (e) All accessory service and repair operations shall occur within a building enclosed by a roof and a wall on all sides.
- (f) Service bay doors shall not face any residential zoning district.
- (g) Canopies intended for drive-in, drive-up, or drive-through use shall be architecturally integrated with the principal building and all other accessory structures on the site through the use of the same or compatible materials, colors, and roof pitch.

- (h) Lighting fixtures or sources of light that are a part of the underside of the canopy shall be recessed into the underside so as not to protrude below the canopy ceiling surface more than two (2) inches.
- (i) Along all property lines abutting a residential zoning district, a masonry wall shall be constructed not to exceed eight (8) feet high and may be three (3) feet high extending in stepped segments from the right-of-way line to a distance and exact height to be determined during site plan review.

Sec. 33-5.3.5.1.3. Truck stops (LBCS Function Code 2118).

- (a) All truck stops shall be considered conditional uses in all of the zoning districts in which they are authorized; requests for approval of such uses shall be processed pursuant to Sec. 33-2.243 **Special permitted Conditional uses** permit in Article 2 Procedures of this UDC, except that the **three**-year renewal requirement shall not apply.
- (b) As shown on the required site plan, landscape plan, or floor plan, the truck stop shall:
 - (1) Consist of at least ten (10) developed contiguous acres and sell fuel, lubricating oil, and other vehicular merchandise, such as batteries, tires, or vehicle parts of eighteen-wheel tractor trailers;
 - (2) Be located adjacent to a major state highway or interstate highway;
 - (3) Be located a minimum of five hundred (500) feet from any residential zoning district or use, school, church, park, or recreation area, as measured radially from the property line of the truck stop site;
 - (4) Have an on-site restaurant with all of the following features:
 - a. Seating for at least fifty (50) patrons;
 - b. Full table service for sit-down meals;
 - c. Twenty-four hours a day operation; and
 - d. A varied menu.
 - (5) Have a stable parking area of at least one hundred seventy thousand (170,000) square feet, providing at least one hundred (100) eighteen-wheel tractor-trailer parking stalls. Such parking shall adhere to the following:
 - a. Standard truck parking space size shall be fifteen (15) feet by seventy (70) feet with a seventy-foot travel aisle;
 - b. Ten (10) percent of the truck parking spaces shall be fifteen (15) feet by seventy-five (75) feet with a seventy-foot travel aisle;
 - c. The parking and vehicular use area shall be of sufficient size to allow for safe ingress and egress with a minimum access of eighty (80) feet at the roadway intersection.
 - d. Truck parking and access to truck parking must be separated from all other vehicular uses;
 - e. Parking areas located around business entrance ways and exits shall not constitute parking areas for eighteen-wheelers;
 - f. Lighting must be provided in parking areas and access ways to buildings. Parking area lighting must be oriented inward so not to intrude on abutting

property. Sixty feet is the maximum height for lighting. All parking areas and all parts of parking areas must be fully illuminated; and

g. The proper number of off-street parking spaces for the land uses included in the development shall be provided in accordance with Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations in Chapter 40 Zoning of this Code, in addition to the required truck parking;

(6) Have diesel and gasoline fuel facilities that meet all building codes and fire safety codes;

(7) Have on-site repair service facilities for eighteen-wheel tractor-trailers;

(8) Be owned or leased by a person with a Class A general retail permit or a Class A restaurant permit to serve or sell alcoholic beverages for on-premises consumption;

(9) Have four (4) of the following amenities:

a. A separate trucker's lounge;

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

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

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

e. Truck scales;

f. Separate truckers' telephones; or

g. Permanent storage facilities for fuel;

(10) Provide a twenty-foot setback from all property lines for parking and vehicular use areas and all structures except fences;

(11) Have a traffic plan showing egress and ingress approved by Public Works traffic engineering.

(c) The sign regulations shall be the same as those set in Sec. 40-477 in Article XXVI, Commercial Parkway Overlay Zone, of Chapter 40 Zoning of this Code; and

(d) Sec. 33-6.25 Landscaping, buffering, and screening shall apply.

Sec. 33-5.3.5.1.4. Car washes. (LBCS Function Code 2119)

(a) Car wash structures within one hundred (100) feet of the following residential zoning districts: Suburban District (S1), Single-Family Residential District (R1A), Suburban Residential District (R1B), Rural Residential District (R1C), Rural Residential District (R1D), Manufactured Home District (R1MH), Two-Family Residential District (R2), Three- and Four-Family Residential District (RR3), Townhouses (R1TH), Condominiums (R1CO), Core District-Residential (CDR), and Multiple-Family Residential (R3), as measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the car wash facility to the closest lot line of the residential zoning district; shall meet the following additional criteria:

(1) No car wash structure shall be closer than fifty (50) feet to a residentially zoned lot; and

(2) No openings of car wash bays, other than stationary windows, shall face any

residentially zoned lot.

(b) Equipment accessory to car washes including but not limited to air compressors and vacuums, shall not be located on any side of a development abutting a residential zoning district and shall not be closer than fifty (50) feet from any residential zoning district.

(c) Noise:

(1) All regulations of the Jefferson Parish Code of Ordinances regarding noise shall be met.

(2) Two (2) signs per car wash bay, no less than four (4) square feet or greater than six (6) square feet in area each, informing patrons of the noise ordinance shall be conspicuously posted around the site.

(3) Any violation of Sec. 20-102 Noise in Chapter 20 Offenses and Miscellaneous Provisions of this Code involving the mechanical operation of a car wash is subject to the penalties of Sec. 19-61 Penalties in Chapter 19 Nuisances of this Code.

(d) Outdoor illumination shall not be aimed, directed or reflected, focused, or mounted to cause direct light from the luminaire to be directed toward residential uses or adjoining uses, or to create up light, spill light, or glare perceptible to persons operating motor vehicles on public ways

(e) Access to car washes shall be located on a major or minor arterial, or a collector or neighborhood collector street as shown on the Jefferson Parish Thoroughfare Plan.

(f) *Environmental.* All discharges of waste water from car wash operations must comply with current Building and related Codes as well as all applicable state and federal environmental regulations.

(g) No variances or exceptions to this section shall be permitted by the parish council, or any parish agency, board, or commission.

Sec. 33-5.3.5.1.5. Drive-through facilities. (LBCS function codes 2211, 2521, 2531, 2541).

(a) *Applicability.* Drive-through facilities in the CPZ-Ped and TCMU zoning districts are subject to the standards outlined in this section.

(b) *Size.*

(1) The development site shall have a minimum area of ten thousand (10,000) square feet; and

(2) There shall be a maximum of one (1) drive-through facility per development site.

(c) *Where adjacent to residential uses.*

(1) Stacking lanes, order boxes, and drive-in windows shall be set back a minimum distance of eighty (80) feet measured in a straight line from the outside edge of the stacking lane to the nearest residential zoning district; and

(2) Sites shall be designed to orient vehicular headlights, lighted signage, and building lighting from intruding on nearby or adjacent residential properties.

(d) *Pedestrian access.*

- (1) At least one (1) customer entrance shall provide direct access from the public sidewalk without pedestrian access through a parking lot; and
- (2) The use of landscaping is encouraged to delineate pedestrian walkways, pedestrian access to buildings, parking areas, and driveways.

(e) Stacking lanes.

- (1) Stacking lanes are not allowed between the principal building and any street or adjacent to an outdoor seating or play area; and
- (2) To minimize on-site conflicts and avoid blocking traffic along streets, the following provisions are required where practicable given site conditions:
 - a. An escape lane;
 - b. Location of the starting point of the stacking lane at the rear or as close to the rear of the site as possible.

Sec. 33-5.3.5.1.6. Parking garage (LBCS Function Code 2642).

(a) Applicability. This section shall apply to any structure that contains parking within or under the structure, as either accessory parking or a stand-alone parking garage.

(b) Ground floor design and uses.

(1) Garage entries:

- a. Shall not be more than twenty-four (24) feet in width;
- b. Shall be located at least fifty (50) feet from the projected intersection of curb lines of any street intersection; and
- c. Shall be open or secured by decorative garage doors or security gates that complement the building's architecture.

(2) Ground floor retail, service, or restaurant uses required. In the FC-1, FC-3, and CPZ-Ped districts:

- a. A parking structure shall have retail, service, or restaurant uses along the ground floor frontage at any street intersection and for a minimum distance of fifty (50) feet from said street intersection measured from the projected intersection of curb lines; and
- b. Said uses shall occupy a space with a minimum depth of thirty (30) feet.

(3) Ground floor retail, service, or restaurant uses not required. Where ground floor retail, service, or restaurant uses are not required, parking may be located along the ground floor frontage; however, in the FC-1 and CPZ-Ped districts, said parking shall be:

- a. Located behind a full-height wall that meets all requirements of the applicable district; and
- b. In segments of no more than one hundred (100) linear feet of frontage. When two or more segments are contiguous, the segments shall be separated by a building entrance foyer measuring at least twenty-five (25) feet wide and at least twenty (20) feet deep (including space for elevators and steps).

(c) Upper floor design.

- (1) Shall have a minimum forty-two (42) inch tall solid wall to screen headlights.

(2) Sec. 33-6.8.3.4 Openings shall apply.

Sec. 33-5.3.5.2. Veterinary clinics and animal hospitals. (includes LBCS function code 2418)

- (a) All areas where animals are housed shall be totally contained within an interior space.
- (b) There shall be no exercise runs, yards, pens or other facilities for the care or housing of animals in any exterior space.
- (c) The structure where animals are kept or housed shall be insulated or soundproofed, including windows and doors, in order to minimize or reduce sounds emanating from within the structure and shall comply with Sec. 20-102, Noise, in Article V. Offenses against public peace, of Chapter 20 Offenses and miscellaneous provisions of this Code.
- (d) There shall be no openings facing adjacent residentially zoned property other than the main entrance to the hospital.
- (e) There shall be an air ventilation system capable of filtering out objectionable odors associated with an animal hospital. Such filtered air shall be vented into the atmosphere above the roofline or parapet.
- (f) Overnight boarding of animals is permitted for veterinary care and as an accessory use for non-veterinary purposes, provided that in no case shall the area used for boarding exceed twenty-five (25) percent of the floor area of the primary structure.
- (g) The maximum area of the structure or structures in which the animal hospital or veterinary clinic is located shall be twenty-five (25,000) square feet.
- (h) The site shall be landscaped in conformance with Article XXVI, Commercial Parkway Overlay Zone (CPZ), Sec. 40-476, Landscape and Buffer Requirements in Chapter 40, Zoning of this Code. Where landscaping is required by both a zoning district and this specific use, the landscaping requirements of the zoning district shall apply.
- (i) For animal hospitals and veterinary clinics not meeting the criteria outlined above due to site related or other hardships, requests for approval of veterinary clinics and animal hospitals shall be processed pursuant to Sec. 33-2.243. **Special permitted Conditional uses** in Article 2. Procedures of this UDC.

Sec. 33-5.3.5.3. Dry cleaning and laundries (includes LBCS function code 2622).

No steam shall be dis-charged directly into the atmosphere, and shall not employ more than five (5) persons on the premises.

Sec. 33-5.3.5.4. Self-storage (LBCS Function Code 2660).

- (a) The use or storage of flammable, combustible, or hazardous materials, as classified in Chapter 13 Fire Prevention and Protection; Emergency Services and Communication; and Hazardous Materials of this Code, is prohibited.
- (b) No business or activity other than self-storage shall be conducted from any self-storage unit in the facility.
- (c) Where allowed, outdoor storage shall comply with the following standards:
 - (1) Sec. 33-6.25. Landscaping, Buffering, and Screening shall apply to the outdoor storage area(s) where it abuts or faces the following residential zoning districts:

Suburban District (S-1), Single-Family Residential District (R-1A), Suburban Residential District (R-1B), Rural Residential District (R-1C), Rural Residential District (R-1D), Manufactured Home District (R-1MH), Two-Family Residential District (R-2), Three- and Four-Family Residential District (RR-3), Townhouses (R-1TH), Condominiums (R1-CO), Core District-Residential (CDR), and Multiple-Family Residential (R-3); specifically:

- a. Where abutting residential, shall be buffered and screened in accordance with Sec. 33.6.25.C. Property Buffer and Sec. 33-6.25.5.E. Screening.
- b. Where across the street from and facing residential, shall be screened in accordance with Sec. 33-6.25.5.B. Streetscape.

(2) The unenclosed or unsheltered storage or keeping of any stripped, wrecked, partially dismantled, or otherwise non-operating vehicles, machinery, implements, equipment, building materials, or personal property of any kind, which is no longer in good operating condition or safely usable for the purposes for which it was manufactured, is prohibited, pursuant to Article III Trash, vegetation and property maintenance in Chapter 19 Nuisances of this Code.

(d) The following additional standards shall apply in the BC-2, FC-3, and U-1S districts:

(1) Purpose. It is the intent of these standards to promote design practices that blend self-storage facilities more effectively into the community and support the purpose and character of the zoning district.

(2) Ground floor general sales or service uses required. One (1) or more general sales or service use(s) shall be provided on the ground floor of the self-storage building, subject to the following standards:

a. Minimum area. At least twenty-five (25) percent of the ground floor of the building shall be designed for the purpose of and occupied by the required general sales or service use.

b. Building Façade. The required general sales or service use shall occupy usable space along the:

1. Façade of the building parallel to the primary frontage for a minimum distance of:

(i) Fifty (50) percent of said building façade in the BC-2 and U-1S;

(ii) Seventy-five (75) percent of said building façade in the FC-3; and

2. Corner side façade, to wrap the corner, for corner lots.

c. For the purpose of this subsection, general sales or service uses shall include any LBCS Function Code 2000 use allowed in the base zoning district, which may be associated with the self-storage facility but shall not include self-storage units, and except the following uses:

1. Automobile sales (LBCS Function Code 2110)

2. Car washes (LBCS Function Code 2119)

3. Filling and service stations (LBCS Function Code 2116)

4. Garages (LBCS Function Code 2117); or

5. Parking lots and parking garages (LBCS Function Code 2641 and 2642).

(3) Ground floor access.

a. A self-storage facility shall have a pedestrian-accessible entrance foyer on the ground floor of the building with at least one (1) customer entrance door facing the abutting street, and coordinated with customer entrance door(s) for other ground floor use(s).

b. Each self-storage unit shall be accessed only from the interior of the building.

(4) Minimum height. Any new self-storage facility or addition to an existing self-storage facility shall be two (2) or more stories.

(5) Building design. Sec. 33-6.8.3. Multiple-Family, Commercial, Industrial, and Civic buildings shall apply.

(6) Site design. Sec. 33-6.9.3. Multiple-Family, Commercial, Industrial, and Civic sites shall apply.

(7) Outdoor storage. Outdoor storage is prohibited.

(8) Landscaping, buffering, and screening. Sec. 33-6.25. Landscaping, buffering, and screening shall apply.

(9) Site plan review. Site plan review is required in accordance with Sec. 33-2.25. Site plan of this UDC. Site plan review is not required for:

a. Interior renovations;

b. Any routine exterior maintenance as determined by the Planning Director, including excavation, filling, or grading; or

c. Sign permits for signs, except monument or freestanding directional signs, meeting all requirements of the applicable base zoning district.

(10) Renovations and additions.

a. Exterior renovations of buildings or structures, or alterations to the extent of existing parking or landscaping areas, shall result in greater compliance with the development standards for the portion of the building, structure, or site area that is proposed to be renovated or altered, to the maximum extent practicable given the type and extent of the renovation or alteration, and the constraints of the site, as determined by the Planning Director after considering LURTC comments.

b. For additions to existing buildings or structures, the addition shall fully comply with these regulations.

(11) Ministerial exceptions. The Planning Director is authorized to approve the following ministerial exceptions in accordance with Sec. 33-2.27.

a. The building façade frontage of required ground floor general sales or service uses in consideration of existing site conditions, including unusual building or lot configuration, to the minimum needed to create usable space.

b. Openings for buildings elevated to meet or exceed base flood elevation (BFE) by the minimum needed to accommodate BFE.

c. For buildings located on a site with frontage on more than two (2) streets,

openings for one (1) of the facades that fronts a street that is not the primary frontage, by up to fifty (50) percent.

d. Self-storage unit access on the ground floor from the exterior of the building if the self-storage unit doors are not visible from the street.

Sec. 33-5.3.5.5. Adult use (includes LBCS function code 2650)

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.5.6. Kennel (includes LBCS function code 2720).

Any commercial structure in which animals are boarded overnight shall be located a minimum of one hundred (100) feet measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the structure to the closest property line of the residential zoning district and comply with the standards listed in Sec. 33-5.3.18 Veterinary clinics and animal hospitals.

Sec. 33-5.3.6. Manufacturing and Wholesale Trade.

Sec. 33-5.3.6.1. Breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries (LBCS function codes 3121-3126)

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.6.2. 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)

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec.33-5.3]

Sec. 33-5.3.6.3. Bulk storage of hazardous materials (LBCS function code 3633)

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.6.4. Bulk storage of culinary and medicinal materials (LBCS function code 3632)

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.7. Transportation, Communication, Information, and Utilities.

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.7.1. Data mining center. (LBCS function code 4245).

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.7.2. Utility structures.

See Sec. 40-748 Regulations for public utility structures in Article XXXIX Exceptions and modifications of Chapter 40 Zoning of this Code. For the purpose of

compliance, the FC-3 shall be considered more restrictive than the BC-2 Business Core District. When the provisions of Section 40-748 and the provisions of this Chapter are in conflict, the more restrictive shall apply.

Sec. 33-5.3.7.3. Wireless communications facilities (reserved).

Sec. 33-5.3.7.4. Hazardous Waste Collection and Hazardous Waste Treatment and Disposal. (LBCS function code 4341 and 4342)

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.7.5. Recycling Facilities. (LBCS function code 4349)

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.8. Arts, Entertainment, and Recreation.

Sec. 33-5.3.8.1. Stadiums and athletic fields.

See Sec. 40-747 Regulations for stadiums and athletic fields in Article XXXIX of Chapter 40 Zoning of this Code.

Sec. 33-5.3.8.2. Gaming establishment (includes LBCS function codes 1340 and 5330).

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

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

(c) The gaming establishment shall be located a minimum of one thousand (1,000) feet from any pawn shop or commercial check-cashing establishment; measured radially from the property line of the gaming establishment.

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

(e) Requests for approval of gaming establishments shall be processed pursuant to Sec. 33-2.243. **Special permitted** Conditional use in Article 2 Procedures of this UDC.

(f) *Landscape, buffer and general design standards.* Sec. 33-6.25 Landscaping, buffering, and screening shall apply.

(g) *Submittal requirements:*

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

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

- proposed parking spaces and proposed hours of operation.
- b. A landscaping plan in accordance with Sec. 33-6.25.7. To reduce the number of submittals, the landscaping plan may be added to the basic site plan noted above.
 - c. Elevations of existing and proposed structures showing width, depth and height, use, type of materials and color schemes; and statistical data on building area and dimensions for existing and proposed structures.
 - d. Zoning classification of the site, zoning classifications and land uses of surrounding property within a radius of one thousand (1,000) feet from the petitioned property.
 - e. Utilities inventory showing the locations and size of existing water, sewerage, drainage and power lines, lift stations, canals and watercourses impacting the development site.
 - f. A public facilities and service impact analysis, including but not limited to sewer, water, drainage, transit, sanitation, garbage and utilities.
 - g. A copy of non-proprietary information contained in the application submitted on the gaming establishment to the state gaming commission. The applicant shall be credited with information generated for the state application which is also included in the submittal requirements listed above.
 - h. A traffic and transportation impact analysis which determines all impacts that affect the level of use on the surrounding street system, and any mitigation measures that may be appropriate so that the level of service is improved. This analysis shall include existing traffic counts versus proposed traffic counts generated by the facility as well as provisions for satellite parking.
 - i. Provisions for a loading area for tour buses, taxis, etc., and for off-site parking and queuing of these vehicles sufficient to meet the projections of the traffic impact analysis.
 - j. Additional information as required by the Parish of Jefferson to appropriately detail the proposed gaming establishment.

(h) Parking:

- (1) On-site parking shall be provided in accordance with provisions specified in Chapter 40 Zoning, Article XXXV. Off-Street Parking, Loading, and Clear Vision Area Regulations, Section 40-662(16). On-site parking for accessory uses of this Code shall be provided as per other provisions specified in Chapter 40 Zoning, Article XXXV. Off-Street Parking, Loading, and Clear Vision Area Regulations, Section 40-662 of this Code.
- (2) Off-site parking may be permitted in addition to the minimum requirements specified in Chapter 40 Zoning, Article XXXV. Off-Street Parking, Loading, and Clear Vision Area Regulations of this Code, provided the satellite facility is located within one-half (½) mile of the gaming establishment site and Council approval is obtained as part of the conditional use permit for the gaming establishment in accordance with Sec. 33-2.243. **Special permitted Conditional uses** in Article 2 Procedures of this UDC.

(i) Signs:

(1) The sign regulations shall be the same as those set in Chapter 40 Zoning, Article XXV. Mixed Use Corridor District, Section 40-448 of this Code.

(j) Accessory uses and special events:

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

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

(k) Additions:

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

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

Sec. 33-5.3.8.3. Off-Track Wagering. (LBCS Function Code 5331)

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

(b) The facility shall be subject to the regulations and requirements of this Code for height, yards, signs, off-street parking, clear vision area, and loading; and to Sec. 33-6.25 Landscaping, buffering, and screening. Only the Parish Council may grant variances to these development regulations and requirements. If the site is overlaid with the Commercial Parkway Overlay Zone (CPZ), the MUCD standards shall prevail for general design, and the stricter of the CPZ or the underlying zoning shall prevail for all other standards.

(c) In the C-2 General Commercial, **I-MU Industrial Mixed-Use** **OW-1 Office Warehouse**, U-1S Unrestricted Suburban, and the Fairfield Overlay (FOD) districts, primary access to the off-track wagering facility shall be located on a major or minor arterial as shown on the Jefferson Parish Thoroughfare Plan; secondary access may be located on a collector street if the access is located within two hundred (200) feet of the street providing primary access to the site.

measured in a straight line from the lot line at the primary street frontage, along the lot line where the secondary access is proposed.

- (d) In the **I-L Industrial Light, I-H Heavy Industrial, M-1 Industrial, M-2 Industrial, M-3 Industrial,** and U-1R Unrestricted districts, primary access to the off-track wagering facility shall be located on a major arterial, minor arterial, collector, or neighborhood collector as show in the Jefferson Parish Thoroughfare Plan.
- (e) A Traffic Impact Analysis in accordance with Sec.33-7.5.10 in Article 7, of this UDC may be required by the Planning Director, Public Works Director, or Parish Traffic Engineer when it is determined that such report is necessary to determine needed road improvements or that no unsafe or hazardous conditions will be created by the development as proposed.
- (f) The off-track wagering facility shall be subject to the development review procedures of Sec. 40-449 in Article XXV Mixed Use Corridor District (MUCD), of Chapter 40 Zoning of this Code.

Sec. 33-5.3.8.4. Club, private or service (includes LBCS function codes 5340 and 6830).

- (a) Lot area shall be a minimum of twenty thousand (20,000) square feet;
- (b) Clubs with recreational uses such as tennis courts, swimming pools, golf courses, but not to include stadiums or athletic fields, shall have a minimum lot area of five (5) acres;
- (c) The required setback of all buildings shall be a minimum distance of fifty (50) feet, measured in a straight line, without regard to intervening structures, from the nearest exterior structural wall of the building to the lot line when abutting property zoned residentially;
- (d) Clubs approved under this provision shall be recognized as conforming uses.

Sec. 33-5.3.9. Education, Public Administration, Health Care, and other Institutions.

Sec. 33-5.3.9.1. Schools, elementary, junior high, or high (LBCS Function Codes 6121, 6122, and 6123).

- (a) Lot area shall be a minimum of twenty thousand (20,000) square feet.
- (b) The required setback of all buildings shall be a minimum distance of fifty (50) feet, measured in a straight line, without regard to intervening structures, from the nearest exterior structural wall of the building to the lot line when abutting property zoned residentially, and twenty-five (25) feet to the lot line when abutting a right-of-way or property zoned nonresidentially.
- (c) Notwithstanding the regulations regarding nonconforming uses, any school in existence on January 10, 2007 shall not be required to meet the above setback criteria for new construction, additions, or alterations to the buildings on campus. Instead, new construction, additions, or alterations shall meet the setbacks required by the zoning district.
- (d) Athletic fields and stadiums shall meet applicable additional criteria established in Chapter 40 Sec. 40-747 Regulations for stadiums and athletic fields in Article XXXIX Exception and modifications of Chapter 40 Zoning of this Code.

Sec. 33-5.3.9.2. Day care centers (includes LBCS function code 6562).

- (a) All State requirements must be met, and in addition to the requirements of the State, the outdoor play area shall be enclosed by a permanent fence or barrier with a minimum height of four (4) feet.
- (b) The outdoor play area may be located on a separate lot if:
 - (1) Meets the requirements of State;
 - (2) The separate lot containing the play area is legally dedicated and bound to the lot containing the principal structure in an act of dedication that is duly recorded in the Jefferson Parish Clerk of Court’s records; and
 - (3) Is located in a zoning district that permits private and public playgrounds by right.
- (c) If an off-site drop-off zone is provided, it shall be continuously connected by a path system to the main entrance of the day care center.

Sec. 33-5.3.9.3. Religious uses (LBCS Function Code 6600).

Religious uses shall have a minimum lot area of fifteen thousand (15,000) square feet.

Sec. 33-5.3.10. Construction Related Businesses

Sec. 33-5.3.11. Mining and Extraction

Sec. 33-5.3.11.1. Borrow pit and nonmetallic mineral products (LBCS function code 8200).

[See Draft Industrial Zoning District Regulations for proposed provisions for Sec. 33-5.3]

Sec. 33-5.3.12. Agriculture, forestry, fishing, and hunting.

Sec. 33-5.3.13. Temporary uses (reserved).

* * *

- 29. **Amend Chapter 33 Unified Development Code, Sec. 33-6.8 Building design to include design standards that apply in the I-MU zoning district, to read as follows:**

Sec. 33-6.8. Building Design.

* * *

Sec. 33-6.8.1. Purpose.

* * *

Sec. 33-6.8.3. Multiple-family, commercial, industrial, and civic buildings.

* * *

Sec. 33-6.8.3.1. Architectural principles.

* * *

Sec. 33-6.8.3.2. Façades.

- (a) All façades of buildings visible from the street shall maintain the same standard of design as the front façade. This shall include the continued use of similar materials and architectural details.



This picture shows an example of a building that uses the same standard of design on the side of the building, which is visible from the street, as on the front of the building.

- (b) Horizontal planes shall be disrupted at least every twenty-five (25) feet, **except in the I-MU where horizontal planes shall be disrupted every forty (40) feet**, of uninterrupted plane. The disruption may be accomplished by a change in plane, material, or opening, or a more significant design element such as a tower or gable, or other vertical elements.



This diagram illustrates the disruption of horizontal planes at least every 25 feet through the use of a change in plane and the use of a tower.

Sec. 33-6.8.3.4. Openings.

- (a) *Ground floor.* Table 33-6.8.3.4-1 provides the minimum percent of the street-facing building façade between the elevations of two (2) and ten (10) feet above the first finished floor that shall be comprised of transparent doors or windows that provide a view of the interior area within three (3) feet of the opening.

* * *

- (c) Calculations for openings and transparency shall be independently computed for and applied to each street-facing building façade and shall not include building façades that are both visible from and perpendicular to a street (see Figure 33-6.8.3.4-3).

Table 33-6.8.3.4-1: Minimum Percent Openings.

| | Ground floor | Upper or above-ground floors |
|----------------|---------------------|-------------------------------------|
| CPZ-Ped | 70% | not applicable |
| FC-1 | 70% | 30% |

| | | |
|--------------------------------------|-------------------|-------------------|
| FC-2 | 60% | 20% |
| FC-3 | 30% | 30% |
| TCMU | 70% | N/A |
| Self-storage in U-1S and BC-2 | 30% | 30% |
| <u>I-MU</u> | <u>40%</u> | <u>20%</u> |

* * *

Sec. 33-6.8.7. Materials.

- (a) *Context and Alternatives.* Materials shall be reviewed for compliance with architectural context.
- (b) *Façade.*
 - (1) At least eighty (80) percent of each building façade visible from the street, excluding window and door area, shall be clad in brick, stone, stucco, textured masonry, wood, or architectural pre-cast concrete. This requirement shall be independently computed for and applied to each applicable building façade.
 - (2) Other alternative materials may be considered depending on overall architectural design.
 - (3) Prohibited materials are plain concrete block, exposed aggregate (rough finish) concrete wall panels, exterior insulating finish systems (EIFS) or synthetic stucco, plastic, vinyl, and metal with exposed fasteners.
 - (4) Exception. The material restrictions of this section shall not apply in the I-MU district. In the I-MU district, metal shall be considered a permitted wall material.**
- (c) *Roof.* Wood shakes, slate/tile, rigid shingles with ridge tiles, asphalt shingles, and metal (corrugated, v-crimp, and standing seam) are allowed. Standard flat roof materials are also allowed.
- (d) *Changes in materials.* Changes in materials should have a clear line of demarcation, such as by offset, reveal, or border.



This picture shows an example of the use of borders and offset to denote a change in materials.

* * *

- 30. Amend Chapter 33 Unified Development Code, Sec. 33-10.2. Definitions applicable to this entire UDC., to delete reference related to conditional use and update the section reference for truck stop use standards, to read as follows:**

Sec. 33-10.2. Definitions applicable to this entire UDC.

For the purpose of this UDC, certain words and terms are hereby defined.

* * *

Impervious Area shall mean an area of a lot covered by materials that significantly reduce and prevent natural infiltration of water into the underlying soil, resulting in an increased volume and velocity of surface water runoff. These areas include but are not limited to roofs, streets, driveways, sidewalks, and any concrete, stone, brick, asphalt or compacted gravel surfaces.

Land use action shall mean the following actions as regulated by Chapters 33 and 40 of this Code: text or map amendment; approval of a use, ~~conditional use~~, or special permitted use; site plan review and phasing; subdivision; proposed public improvements or abandonment of public reservation; development agreements; and appeals, exceptions, variances, and waivers.

Landscape Area shall mean any area planted with living groundcover, trees, shrubs, or other plant material, including mulch.

* * *

Truck stop shall mean a structure(s) or land used primarily for the retail sale of fuel for trucks and incidental service or repair of trucks including but not limited to: attendance eating, and truck parking facilities, but not to include the storage of vehicles for the purpose of using parts of such vehicles for sale or repair. Such a facility may include video poker gaming, but only if such a facility is on a site of at least ten (10) acres and meets the criteria listed in [Division 1. Specific Use Standards of Article 5. Supplemental Conditions. of this UDC.](#) ~~Article XXX,~~ Industrial District M-1.

* * *

31. Amend Chapter 39 Waterways and Beaches; Sec. 39-2 Anchorage and mooring zone on Mississippi River, to replace the reference to the M-1 with the I-L district and M-2 with the I-H district, to read as:

Sec. 39-2. - Anchorage and mooring zone on Mississippi River.

- (a) Those areas along the Mississippi River banks on the river side of the levees which are directly across from property zoned C-2 General Commercial, ~~M-1~~ [I-L](#) Light Industrial and ~~M-2~~ [I-H](#) Heavy Industrial are hereby designated as mooring and anchorage areas for the tying up of barges and other vessels, all as per map annexed to Ordinance Number 11562 and made part thereof and marked for identification "Anchorage and Mooring Zone Map I."

* * *

32. Amend Chapter 40 Zoning, Sec. 40-3. Definitions., to add definitions for *commercial kitchen, industrial design, brewery, distillery, distribution and fulfillment center, micro-brewery, micro-distillery, micro-winery, and winery, delete references related to conditional use permits, and update the section reference for truck stop use standards, to read as follows:*

Sec. 40-3. Definitions.

For the purpose of this chapter, certain words and terms are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "shall" is mandatory and not directory.

Unless specifically defined in this Chapter, words or phrases used in this Comprehensive Zoning Ordinance shall have the meaning of common usage which gives this Ordinance its most reasonable application or, when applicable, the meaning provided in other ordinances, including but not limited to the Comprehensive Plan.

* * *

Borrow pit shall mean an excavated area from which soil and unconsolidated materials are removed for commercial purposes for use without further processing or handling as fill for activities such as landscaping, building construction, levees or highway construction and maintenance on-site or off-site.

Brewery shall mean 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.

Buildable area shall mean the area of that part of the lot not included in the yards or open spaces herein required, upon which the maximum permissible main building may be built.

* * *

Commercial Body Art Facility shall mean any licensed place or establishment which is operated for the purpose of physical body adornment, including but not limited to tattooing, cosmetic tattooing, body piercing, branding, and scarification. This does not include piercing an ear with a disposable, single use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear.

Commercial kitchen shall mean 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.

Composting facility shall mean a facility where organic matter is processed by natural or mechanical means to aid the microbial decomposition of the organic matter. Composting facility as defined in this section shall not include small-scale residential composting for use by the resident.

* * *

Development site shall mean any group of one (1) or more lots occupied or intended for development as a unit.

Distillery shall mean 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.

Distribution and fulfillment center shall mean 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) and Postal services (4170).

District shall mean any section of the Parish of Jefferson in which these Zoning Regulations are uniform.

* * *

House trailer shall mean a trailer which is detached movable unit(s) designed for conveyance or transportation after fabrication, on streets or highways on its own wheels or on a flatbed or other trailers and is constructed and designed for use as a place of habitation, living abode, or sleeping place either permanently or temporarily. For the purposes of this section "house trailer" shall include the following:

- (1) Movable unit(s) intended for family occupancy, originally equipped with or having a vehicular chassis but lacking one (1) or more of the following mechanical systems and equipment; plumbing, heating, electrical, cooking and refrigeration.
- (2) Movable unit(s) intended for family occupancy originally equipped with or having a vehicular chassis and provided with all of the following mechanical systems and equipment, plumbing, heating, electrical, cooking and refrigeration, but not constructed in compliance with "the national mobile home construction and safety standard act", 42 USC 5401, et seq., and federal regulations promulgated pursuant thereto.
- (3) "Mobile homes" or "manufactured homes" which are classified by law as movables or chattels or are otherwise subject to the provisions of Louisiana Revised Statutes Title 32, Motor Vehicles and Traffic Regulations.

Industrial Design shall mean 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.

Infectious medical waste shall mean that portion of potentially infectious biomedical waste which contains pathogens (living agents capable of producing disease) with sufficient virulence (disease-producing power) and quantity so that exposure to the

waste by a susceptible host could result in an infectious disease.

* * *

Joint change, or joint application shall mean an amendment to the Official Zoning Map and a corresponding amendment to the Future Land Use Map, processed concurrently.

Land use action shall mean the following actions as regulated by Chapters 33 and 40 of this Code: text or map amendment; approval of a use, ~~conditional use~~, or special permitted use; site plan; subdivision; development phasing or timeframes; proposed public improvements or abandonment of public reservation; development agreements; and appeals, exceptions, variances, and waivers.

Landscaping shall mean living plant materials collectively referred to as softscape items that include turf, seasonal color, groundcovers, vines, shrubs and trees; and nonliving materials collectively known as hardscape items that include soil, fertilizer, staking materials, mulch and edging used in combination to create landscape beds.

* * *

Medical waste shall mean that portion of potentially-infectious biomedical waste that is generated from the operation of medical programs, offices or facilities.

Micro-brewery shall mean 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.

Micro-distillery shall mean 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.

Micro-winery shall mean 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.

Milliner shall mean a person whose occupation is the custom designing, making, trimming, or sale of women’s hats.

* * *

Transient guest shall mean a person who resides at a place other than his usual place of residence for no more than thirty (30) consecutive days.

Truck stop shall mean a structure(s) or land used primarily for the retail sale of fuel for trucks and incidental service or repair of trucks including but not limited to: attendance eating, and truck parking facilities, but not to include the storage of vehicles for the purpose of using parts of such vehicles for sale or repair. Such a facility may include video poker gaming, but only if such a facility is on a site of at least ten (10) acres and meets the criteria listed in **Sec. 33-5.3. Specific use standards** ~~Article XXX, Industrial District M-1.~~

Utility pole shall mean poles, overhead wires and associated structures, including, but not limited to: supports, wires, conductors, collectors and emitters, antennae, guys, stubs, platforms, crossarms, braces, transformers, insulators, cutouts, switches, communication circuits, appliances and appurtenances used or useful in supplying a

public utility service. Nothing in this subsection shall supersede the requirements set forth in Chapter 33 of this Code.

* * *

Welfare agency shall mean an organization, public or private, offering professional social work services to individuals or groups.

Winery shall mean 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.

Yard shall mean an open space between lot lines or between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of structure from its lowest point upward except as otherwise provided herein.

* * *

33. Amend Chapter 40 Zoning, Sec. 40-32. Base zoning districts., to replace reference to the old zoning districts with the new districts, to read as follows:

Sec. 40-32. Base zoning districts.

The unincorporated areas of Jefferson Parish are divided into the following base zoning districts:

- (a) Districts that promote a single use or permit a limited variety of use types
 - (1) B-1 Batture District.
 - (22) ~~OW-1 Office Warehouse~~ MUCD Mixed-use Corridor District.
 - (23) ~~MUCD Mixed-use Corridor~~ I-MU Industrial Mixed Use District.
 - (24) ~~M-1~~ I-L Light Industrial District.
 - (25) ~~M-2~~ I-H Heavy Industrial District.
 - (26) ~~M-3~~ AIM Avondale Industrial Marine Industrial District.
 - (27) ~~M-4~~ Industrial District. I-LF Landfill Industrial District.

* * *

34. Amend Chapter 40 Zoning, Sec. 40-33. Overlay zoning districts., to update the section reference for the SPU section, to read as follows:

Sec. 40-33. Overlay zoning districts.

The following overlay zoning districts are established for unincorporated Jefferson Parish. These districts impose additional requirements on certain properties within one or more underlying base zoning districts:

- (1) CPZ Commercial Parkway Overlay Zone is an overlay zoning district which may be superimposed on any base zoning district and may be approved as a modified proposal for any requested zoning change in accordance with the zoning procedures of this Chapter.

* * *

- (5) FOD Fairfield Overlay District is an overlay zoning district with boundaries defined in Sec. 33-3.69. Fairfield Overlay District (FOD) of this Code.
- (6) ~~AIM Avondale Industrial Marine District is an overlay zoning district with boundaries defined by the ordinance that maps the district.~~ Hazardous Materials Overlay HM-O is an overlay zoning district which may be superimposed on any existing bulk storage of hazardous materials SPUs established prior to the effective date of this ordinance and any I-H zoning district in accordance with the zoning procedures of this Code.

35. Amend Chapter 40 Zoning, Sec. 40-62. Permitted uses. (B-1), to update the section reference for the SPU section, to read as follows:

Sec. 40-62. Permitted uses.

In B-1 Districts only the following uses of property shall be permitted:

- (1) Boat houses and boat docks for recreational purposes.

* * *

- (3) Clubs, private or service, provided the following criteria are met:
 - a. Lot area shall be a minimum of twenty thousand (20,000) square feet.

* * *

- d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, Sec. 33-2.23. Special ~~P~~permitted ~~U~~uses.
- e. Clubs approved under this provision shall be recognized as conforming uses.

36. Amend Chapter 40 Zoning, Sec. 40-77. Permitted uses. (S-1), to update section reference for the SPU section, to read as follows:

Sec. 40-77. Permitted uses.

In S-1 Districts only the following uses of property shall be permitted:

- (1) Farming, including the usual farm buildings and structures, and animal raising, trapping and fishing.

* * *

- (5) Cemeteries provided the following criteria are met:
 - a. No structure shall be permitted within the required yard area, however, in no case shall a structure be located closer than ten (10) feet to the front property line in any zoning district.
 - * * *
 - d. Approval is obtained from the Jefferson Parish Council in accordance with Article XL, Sec. 33-2.23. Special ~~P~~ermitted ~~U~~ses., however, any cemetery established and/or dedicated at the time of adoption of this ordinance shall be considered conforming and shall not have to comply with the provisions of Article XL, Sec. 33-2.23. Special ~~P~~ermitted ~~U~~ses.

* * *

- (9) Mineral extraction and development of natural resources with the exception of clay extraction and borrow pit operations which may be permitted provided the criteria in Sec. 33-5.3. Specific use standards are met:
 - a. ~~Any site considered for clay 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 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 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) 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 with trees and shrubs, fences, walls, 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 local or neighborhood 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 (1/2) 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 shall be posted equal to one hundred and ten (110) percent of the cost to fill the excavated site.~~
- ~~q. Approval is obtained from the Jefferson Parish Council in accordance with Article XI [Sec. 33-2.23](#), Special ~~P~~permitted ~~U~~uses.~~
- ~~r. Existing clay 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.~~

* * *

- (11) Clubs, private or service, provided the following criteria are met:
 - a. Lot area shall be a minimum of twenty thousand (20,000) square feet.

* * *

- d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses.

* * *

- (21) Day care centers.

- a. Sec. 33-5.3. Specific use standards. shall apply.

* * *

- d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses.

* * *

37. Amend Chapter 40 Zoning, Sec. 40-92. Permitted uses. (R-1A), to update the section references, clarify permitted uses, update section references, and transfer specific use standards to Article 5. Division 1. Specific Use Standards, to read as follows:

Sec. 40-92. Permitted uses.

In R-1A Districts, only the following uses of property shall be permitted:

- (1) Dwellings, single-family.

* * *

- (3) Clubs, private or service, provided the following criteria are met:

- a. Lot area shall be a minimum of twenty thousand (20,000) square feet.

* * *

- d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses.

* * *

- (5) Libraries, museums, and community centers. Any building or structure used exclusively by the Parish of Jefferson, or its assigns for public purposes, and any building used by the federal or state government for public purposes, except correctional institutions or mental hospitals, and only with the approval of the Jefferson Parish Council.

* * *

- (10) [Accessory uses in a dwelling. The following accessory uses in a dwelling shall be permitted in accordance with Sec. 33-2.23. Special permitted uses and Sec. 33-5.3. Specific use standards:](#)

- a. [Accessory ceramic article manufacture or similar arts and crafts.](#)
 - b. [Accessory hair care](#)

c. Accessory second culinary facility.

Hair care service provided the following criteria are met:

- ~~a. The hair care service shall be an accessory use to a dwelling; however, the hair care service shall not be located in any detached or attached accessory building or structure.~~
- ~~b. The hair care service shall comprise no more than fifteen (15) percent of the total floor area of the dwelling unit, not to exceed 500 square feet.~~
- ~~c. The hair care service shall employ only one family member residing in the dwelling unit.~~
- ~~d. The hair care service shall have only one station or main chair.~~
- ~~e. In addition to the off-street parking required for the residential use, one (1) off-street parking space shall be provided for the hair care service. The additional off-street parking space shall be located on the same lot as the building to be served and shall not be located in the required front yard.~~
- ~~f. No exterior indication of the hair care service shall be allowed except a flat sign not to exceed two (2) square feet in area.~~
- ~~g. At the time of special use application, the applicant shall show proof that all applicable State licenses have been applied for or obtained, and the operator shall maintain such licenses for the duration of the use.~~
- ~~h. The hair care service shall be subject to the provisions of Article XL Special Permitted Uses, which requires approval from the Jefferson Parish Council.~~
- ~~i. These criteria, including the off-street parking requirements of subsection e., shall not be appealable to the Board of Zoning Adjustments.~~

* * *

(13) Day care centers.

- a. Sec. 33-5.3. Specific use standards. shall apply.

* * *

- d. Approval is obtained from the Jefferson Parish Council in accordance with Article XL, **Sec. 33-2.23**, Special Permitted Uses.

* * *

~~(15) Ceramic article manufacture or similar arts and crafts only as an accessory use to the single family dwelling and conditioned upon furnishing the Planning Department an affidavit, during the zoning clearance process, stating that the person engaged in the manufacture of ceramic articles or similar arts and crafts is in compliance with the following criteria:~~

- ~~a. That no products and/or services of any kind are sold from the premises.~~
- ~~b. That all activities in connection with the manufacture of ceramic articles or similar arts and crafts are conducted only in an enclosed building.~~

- c. ~~That the maximum kiln size is eight (8) cubic feet and maximum electric or gas consumption intake is fifty thousand (50,000) BTUs or British Thermal Units.~~
- d. ~~That no signs of any type are displayed from the premises.~~
- (16) ~~Second culinary facility, provided the following criteria are met:~~
 - a. ~~A second culinary facility shall be approved by the Jefferson Parish Council by ordinance after public hearing before the Planning Advisory Board in accordance with Article XL, Special Permitted Uses, and subject to the following additional provisions:~~
 - 1. ~~A second culinary facility shall be permitted only in a single-family dwelling.~~
 - 2. ~~It shall be permitted only in the main structure.~~
 - 3. ~~It shall not be greater than twenty five (25) percent of the floor area of the main structure.~~
 - 4. ~~Access to the facility shall be provided through the main structure.~~
 - 5. ~~It may not infringe on required yard areas.~~
 - 6. ~~Approval of the second culinary facility shall only be granted to the owner/occupant of the main structure, and shall not be transferable~~
 - 7. ~~All codes and ordinances of Jefferson Parish shall be complied with and a building permit shall be required.~~
 - 8. ~~An application shall be filed with the Planning Department and shall contain the following information:~~
 - i. ~~A recent survey of the premises showing the relationship of the structure, driveways, etc., to the lot lines, including measurements.~~
 - ii. ~~A floor plan drawn to scale indicating the dimensions of all interior spaces, the identification of those spaces, and the location, measurement, and identification of the room(s) in which the second culinary facility will be located.~~
 - iii. ~~Location of all entrances and exits to and from the premises, including the second culinary facility.~~
 - iv. ~~A notarized affidavit certifying the correct names and addresses of all residential property owners fronting on both sides of the street within three hundred (300) feet of the lot containing the proposed facility.~~
 - v. ~~A certified copy of a covenant or agreement recorded in the office of the Clerk of Court stating the names of the person(s) for which the second culinary facility is to be provided. If the person(s) stated in the covenant or~~

~~agreement no longer use the second culinary facility as living quarters, then a new application shall be required.~~

~~vi. Additional information as required by the Planning Department, Planning Advisory Board, and Jefferson Parish Council depending on the nature of the proposal.~~

~~9. The use and location of a second culinary facility shall be approved only when the council is satisfied that granting approval will not seriously affect any adjoining property or be injurious to the public welfare.~~

~~b. Approval issued for a second culinary facility shall be valid for a twenty-four (24) month period and may be renewed at the end of that permit period following the procedure outlined in subparagraph c., below.~~

~~c. A permit for a second culinary facility may be renewed subject to the following provisions.~~

~~1. The applicant shall submit the following materials to the Planning Department which will be forwarded to the Director of Property Maintenance and Zoning.~~

~~i. A certified true copy of the original covenant or agreement specified in subsection above.~~

~~ii. A letter from the applicant stating that the need to continue the facility is still in existence.~~

~~2. The Director of Property Maintenance and Zoning shall review the application for renewal and shall renew the permit if the Director ascertains that conditions concerning the original application remain the same. The Director shall inspect the premises in order to complete his review.~~

~~3. Upon completion of review, the Director of Property Maintenance and Zoning shall either renew the permit or shall deny the renewal stating his reasons therefore. The Director shall notify the applicant and the Planning Department of his decision by letter.~~

~~d. Should the Director of Property Maintenance and Zoning deny renewal of the permit for a second culinary facility, the applicant may appeal the denial to the Parish Council. If the applicant should appeal, the procedures outlined in subparagraph a. shall be followed.~~

38. Amend Chapter 40 Zoning, Sec. 40-108. Special permitted uses. (R-1B), to update section references, to read as follows:

Sec. 40-108. Special permitted uses.

(a) Second culinary facility is permitted subject to the criteria delineated in [Sec. 33-](#)

5.3. Specific use standards and Sec. 33-2.23. Special permitted uses ~~Sec. 40-92(18)~~. Second culinary facilities are not subject to the stipulations of paragraph (c) below.

- (b) The following uses are permitted subject to the criteria listed in **Sec. 33-2.23. Special permitted uses** ~~40-763(b)~~ of the Comprehensive Zoning Ordinance including a Jefferson Parish Council Public Hearing.
 - (1) Religious structures and uses.
 - (2) Private parks or playgrounds. Athletic fields and stadiums must meet applicable additional criteria set forth in Sec. 40-747, Regulations for stadiums and athletic fields.
 - (3) Recreational uses, not to include stadiums or athletic fields.
 - (4) Schools, elementary, junior high or high. Athletic fields and stadiums must meet applicable additional criteria set forth in Sec. 40-747, Regulations for stadiums and athletic fields.
 - (5) Public utilities/structures associated with generation of power.
 - (6) Day care centers. Sec. 33-5.3. Specific use standards. shall apply.
- (c) *Special permitted use criteria.* The following criteria shall be met before a building permit will be issued.
 - (1) *Lot area for Special Permitted Use.* The lot area shall be a minimum of twenty thousand (20,000) square feet.

* * *
 - (6) *Compatibility.*
 - a. A structure is compatible if it meets the general criteria of **Sec. 33-2.23. Special permitted uses** ~~Sec. 40-762(1), (2), (3)~~; and
 - b. The structure or structures shall have the same or similar exterior finish, roof materials, and roof lines as the surrounding property within three hundred (300) feet.

39. Amend Chapter 40 Zoning, Sec. 40-128. Special permitted uses. (R-1C), to update section references, to read as follows:

Sec. 40-128. Special permitted uses.

- (a) Second culinary facility is permitted subject to the criteria delineated in **Sec. 33-5.3. Specific use standards and Sec. 33-2.23. Special permitted uses**. Second culinary facilities are not subject to the stipulations of paragraph (c) below.
- (b) The following uses are permitted subject to the criteria listed in **Sec. 33-2.23. Special permitted uses** ~~Sec. 40-763(b)~~ of **this Code** the Comprehensive Zoning Ordinance including a Jefferson Parish Council Public Hearing.
 - (1) Religious structures and uses.
 - (2) Private parks or playgrounds. Athletic fields and stadiums must meet applicable additional criteria set forth in Sec. 40-747, Regulations for stadiums and athletic fields.
 - (3) Recreational uses, not to include stadiums or athletic fields.

- (4) Schools, elementary, junior high or high. Athletic fields and stadiums must meet applicable additional criteria set forth in Sec. 40-747, Regulations for stadiums and athletic fields.
- (5) Public utilities/structures associated with generation of power.
- (6) Day care centers. Sec. 33-5.3. Specific use standards. shall apply.
- (c) *Special permitted use criteria.* The following criteria shall be met before a building permit will be issued.
 - (1) *Lot area for Special Permitted Use.* The lot area shall be a minimum of twenty thousand (20,000) square feet.
 - * * *
 - (6) *Compatibility.*
 - a. A structure is compatible if it meets the general criteria of [Sec. 33-2.23. Special permitted uses](#) ~~Sec. 40-762(1), (2) and (3)~~, and
 - b. The structure or structures shall have the same or similar exterior finish, roof materials, and roof lines as the surrounding property within three hundred (300) feet.

40. Amend Chapter 40 Zoning, Sec. 40-148. Special permitted uses. (R-1D), to update section references, to read as follows:

Sec. 40-128. Special permitted uses.

- (a) Second culinary facility is permitted subject to the criteria delineated in [Sec. 33-5.3. Specific use standards and Sec. 33-2.23. Special permitted uses](#). Second culinary facilities are not subject to the stipulations of paragraph (c) below.
- (b) The following uses are permitted subject to the criteria listed in [Sec. 33-2.23. Special permitted uses](#) ~~Sec. 40-763(b)~~ of the Comprehensive Zoning Ordinance including a Jefferson Parish Council Public Hearing.
 - (1) Religious structures and uses.
 - (2) Private parks or playgrounds. Athletic fields and stadiums must meet applicable additional criteria set forth in Sec. 40-747, Regulations for stadiums and athletic fields.
 - (3) Recreational uses, not to include stadiums or athletic fields.
 - (4) Schools, elementary, junior high or high. Athletic fields and stadiums must meet applicable additional criteria set forth in Sec. 40-747, Regulations for stadiums and athletic fields.
 - (5) Public utilities/structures associated with generation of power.
 - (6) Day care centers. Sec. 33-5.3. Specific use standards. shall apply.
- (c) *Special permitted use criteria.* The following criteria shall be met before a building permit will be issued.
 - (1) *Lot area for Special Permitted Use.* The lot area shall be a minimum of twenty thousand (20,000) square feet.
 - * * *
 - (6) *Compatibility.*

- a. A structure is compatible if it meets the general criteria of [Sec. 33-2.23. Special permitted uses](#) ~~Sec. 40-762(1), (2) and (3)~~, and
- b. The structure or structures shall have the same or similar exterior finish, roof materials, and roof lines as the surrounding property within three hundred (300) feet.

41. Amend Chapter 40 Zoning, Sec. Sec. 40-202. Permitted uses. (R-2), to update section references, to read as follows:

Sec. 40-202. Permitted uses.

In R-2 Districts only the following uses of property shall be permitted:

- (1) Any use permitted in an R-1 Single-Family District.
* * *
- (3) Cemeteries provided the following criteria are met:
 - a. No structure shall be permitted within the required yard area, however, in no case shall a structure be located closer than ten (10) feet to the front property line in any zoning district.
* * *
 - d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). ~~Special Ppermitted Uuses~~, however, any cemetery established and/or dedicated at the time of adoption of this ordinance shall be considered conforming and shall not have to comply with the provisions of ~~Article XL~~, [Sec. 33-2.23](#). ~~Special Ppermitted Uuses~~.
* * *

42. Amend Chapter 40 Zoning, Sec. Sec. 40-217. Permitted uses. (RR-3), to clarify conforming use provisions for residential dwellings, update section references, and transfer specific use standards to Article 5. Division 1. Specific Use Standards, to read as follows:

Sec. 40-217. Permitted uses.

In RR-3 Districts only the following uses of property shall be permitted, however, any [existing stand-alone](#) single-family [dwelling](#) residences in existence at the time of adoption of this ordinance shall be [recognized as a](#) considered conforming use; [s-and furthermore, shall be allowed to 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 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.](#)

- (1) [Accessory](#) Hair care service. [Sec. 33-5.3. Specific use standards shall apply.](#) ~~provided the following criteria are met:~~
 - a. ~~The hair care service shall be an accessory use to a dwelling; however, the hair care service shall not be located in any detached or attached accessory building or structure.~~
 - b. ~~The hair care service shall comprise no more than fifteen (15)~~

~~percent of the total floor area of the dwelling unit, not to exceed 500 square feet.~~

- ~~c. The hair care service shall employ only one family member residing in the dwelling unit.~~
- ~~d. The hair care service shall have only one station or main chair.~~
- ~~e. In addition to the off-street parking required for the residential use, one (1) off-street parking space shall be provided for the hair care service. The additional off-street parking space shall be located on the same lot as the building to be served and shall not be located in the required front yard.~~
- ~~f. No exterior indication of the hair care service shall be allowed except a flat sign not to exceed two (2) square feet in area.~~
- ~~g. At the time of special use application, the applicant shall show proof that all applicable State licenses have been applied for or obtained, and the operator shall maintain such licenses for the duration of the use.~~
- ~~h. The hair care service shall be subject to the provisions of Article XL Special Permitted Uses, which requires approval from the Jefferson Parish Council.~~
- ~~i. These criteria, including the off-street parking requirements of subsection e. above, shall not be appealable to the Board of Zoning Adjustments.~~

(2) Board and care home provided all applicable requirements are met and approval is obtained in accordance with Article XL, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses.

(3) Cemeteries provided the following criteria are met:

a. No structure shall be permitted within the required yard area, however, in no case shall a structure be located closer than ten (10) feet to the front property line in any zoning district.

* * *

d. Approval is obtained from the Jefferson Parish Council in accordance with Article XL, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses, however, any cemetery established and/or dedicated at the time of adoption of this ordinance shall be considered conforming and shall not have to comply with the provisions of Article XL [Sec. 33-2.23](#). [Special permitted uses](#).

(4) Ceramic article manufacture or similar arts and crafts only as an accessory use to a dwelling. [Sec. 33-5.3. Specific use standards shall apply](#), and conditioned upon furnishing the Planning Department an affidavit, during the zoning clearance process, stating that the person engaged in the manufacture of ceramic articles or similar arts and crafts is in compliance with the following criteria:

a. ~~That no products and/or services of any kind are sold from the premises.~~

b. ~~That all activities in connection with the manufacture of ceramic~~

~~articles or similar arts and crafts are conducted only in an enclosed building.~~

- ~~c. That the maximum kiln size is eight (8) cubic feet and maximum electric or gas consumption intake is fifty thousand (50,000) BTUs or British Thermal Units.~~
- ~~d. That no signs of any type are displayed from the premises.~~

* * *

- (6) Clubs, private or service, provided the following criteria are met:
 - a. Lot area shall be a minimum of twenty thousand (20,000) square feet.

* * *

- d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses.
 - e. Clubs approved under this provision shall be recognized as conforming uses.

(7) Condominiums.

(8) Day care centers.

- a. Sec. 33-5.3. Specific use standards shall apply.
- b. Lot area shall be a minimum of twenty thousand (20,000) square feet.
- c. The required setback of all buildings shall be a minimum distance of fifty (50) feet when abutting a residential zoning district.
- d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses.

* * *

- (10) Libraries, museums, and community centers. Any building or structure used exclusively by the Parish of Jefferson or its assigns for public purposes, and any building used by the federal or state government for public purposes, except correctional institutions or mental hospitals, and only with the

* * *

43. Amend Chapter 40 Zoning, Sec. Sec. 40-237. Permitted uses. (R-3), to update section references, to read as follows:

Sec. 40-237. Permitted uses.

In R-3 Districts only the following uses of property shall be permitted:

- (1) Any use permitted in an RR-3 Family District.

* * *

- (3) Board and care home provided all applicable requirements are met and approval is obtained in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses.

- (4) Cemeteries provided the following criteria are met:

- a. No structure shall be permitted within the required yard area, however, in no case shall a structure be located closer than ten (10) feet to the front property line in any zoning district.
* * *
- d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses, however, any cemetery established and/or dedicated at the time of adoption of this ordinance shall be considered conforming and shall not have to comply with the provisions of ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses.
* * *

44. Amend Chapter 40 Zoning, Sec. Sec. 40-282. Permitted uses. (H-1), to update a section reference and add *industrial design* as a permitted use, to read as follows:

Sec. 40-282. Permitted uses.

A building or land shall be used only for the following purposes:

- (1) Any use permitted in an R-1A Single-Family District
- (2) Board and care home provided all applicable requirements are met and approval is obtained in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses.
* * *
- (10) Day care centers. Sec. 33-5.3. Specific use standards. shall apply.
- (11) [Industrial design.](#)**
* * *

45. Amend Chapter 40 Zoning, Sec. 40-302. Permitted uses. (H-2), to update section references and add *industrial design* as a permitted use, to read as follows:

Sec. 40-302. Permitted uses.

A building or land shall be used only for the following purposes:

- (1) Any use permitted in an R-3, Multiple-Family District.
* * *
- (6) Health and athletic clubs, providing the following criteria are met:
 - a. The sale and service of alcoholic beverages is prohibited.
* * *
 - h. Special permitted use:
 - 1. For health and athletic clubs not meeting the criteria outlined above due to site related or other hardships, council approval shall be required as per ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses, with the exception of [Sec. 33-2.23.6](#), Renewal of Special ~~P~~permitted ~~U~~uses.

- 2. Submittal requirements: The applicant shall submit those materials required by the parish for the special permitted use to the Department of Planning. Such submittal materials shall sufficiently detail the proposed health and athletic club as it relates to the above criteria.

* * *

(16) Day care centers. Sec. 33-5.3. Specific use standards. shall apply.

(17) Industrial design.

* * *

- 46. Amend Chapter 40 Zoning, Sec. 40-322. Permitted uses. (C-1), to clarify conforming use provisions for residential dwellings, add *industrial design* and *commercial kitchens* as a permitted uses, and update section references, to read as follows:

Sec. 40-322. Permitted uses.

In C-1 districts only the following uses of property shall be permitted:

- (1) Any existing stand-alone single-family, two-family, three-family, or four-family dwelling shall be recognized as a conforming use; **and furthermore, shall be allowed to 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).**

~~however, the existing stand alone single, two, three, or four family dwelling cannot be restored if it is demolished, or destroyed beyond seventy five (75) percent of its value or more.~~

* * *

- (6) Board and care home provided all applicable requirements are met and approval is obtained in accordance with Article XL, **Sec. 33-2.23.** Special Permitted Uses.

* * *

- (9) Cemeteries provided the following criteria are met:
 - a. No structure shall be permitted within the required yard area, however, in no case shall a structure be located closer than ten (10) feet from the front property line of any zoning district.
 - b. All required yard areas shall be landscaped and permanently maintained.
 - c. An opaque fence, living fence, or any combination thereof shall be provided at a minimum height of six (6) feet along common lot lines. Additionally, a living fence shall also require the construction of a

chain-link fence at a minimum height of six (6) feet.

- d. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses, however, any cemetery established and/or dedicated at the time of adoption of this ordinance shall be considered conforming and shall not have to comply with the provisions of ~~Article XL~~ [Sec. 33-2.23](#). [Special permitted uses](#).

* * *

- (25) Libraries, museums, community centers, any building or structure used exclusively by the Parish of Jefferson or its assigns for public purposes and any building used by the federal or state government for public purposes, except correctional institutions or mental hospitals, and only with the approval of the Jefferson Parish Council.

* * *

- (35) Stores, retail having a gross floor area of not more than twenty-five thousand (25,000) square feet, or twelve (12) percent of the total area of the commercial shopping center in which the retail store is located, whichever is larger, including restaurants and cafeterias, however, retail seafood market establishments which are located within one hundred (100) feet of a residential district will only be permitted when the following criteria are met:

- a. There be at least fifty (50) feet between any such use and the adjacent residences
- b. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses.

* * *

- (38) Animal hospitals and veterinary clinics provided the following criteria be met:

- a. All areas where animals are housed shall be totally contained within an interior space of the hospital.

* * *

- i. For animal hospitals and veterinary clinics not meeting the criteria outlined above due to site related or other hardships, Council approval shall be required as per ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~permitted ~~U~~uses, with the exception of the ~~Sec. 33-2.23.6~~ 40-764, Renewal of special ~~P~~permitted ~~U~~use.

* * *

- (40) Multiple dwelling units only above the ground floor provided the following criteria are met:

* * *

(41) Industrial design, not exceeding thirty thousand (30,000) square feet in one (1) building, in which goods, wares, and merchandise are not stored, exchanged or sold.

(42) Commercial kitchens.

* * *

47. Amend Chapter 40 Zoning, Sec. 40-342. Permitted uses. (GO-1), to add *industrial design* as a permitted use, to read as follows:

Sec. 40-342. Permitted uses.

In GO-1 Districts only the following uses of property shall be permitted:

(1) One (1) or more dwelling units are allowed in the main structure containing non-residential uses permitted in this district provided the following criteria are met:

* * *

(18) Tailor, milliner, alterationist or similar business employing not more than five (5) persons on the premises and which does not engage in the sale of ready-to-wear garments.

(19) Industrial design in which wares and merchandise are not stored, exchanged, or sold.

* * *

48. Amend Chapter 40 Zoning, Sec. 40-362. Permitted uses. (GO-2), to update section references for the SPU section and add *industrial design* as a permitted use, to read as follows:

Sec. 40-362. Permitted uses.

In GO-2 Districts only the following uses of property shall be permitted:

(1) One (1) or more dwelling units are allowed only in the main structure containing non-residential uses permitted in this district provided the following criteria are met:

* * *

(5) Clubs or churches, provided the following criteria are met:

a. The club or church is located at least fifty (50) feet from any adjacent residence;

* * *

f. Approval for clubs: Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, **Sec. 33-2.23.** Special ~~P~~ermitted ~~U~~ses.

~~g. Approval for churches: Approval is obtained from the Jefferson Parish Council in accordance with the procedures set forth in Article XLVIII, Changes and Amendments.~~

* * *

(10) Health and athletic clubs, provided the following criteria are met:

a. The sale and service of alcoholic beverages is prohibited.

* * *

h. Approval is obtained from the Jefferson Parish Council in accordance with ~~Article XL~~, **Sec. 33-2.23.** Special ~~P~~ermitted ~~U~~ses.

* * *

(16) Tailor, milliner, alterationist or similar business employing not more than five (5) persons on the premises and which does not engage in the sale of ready-to-wear garments.

(17) Industrial design in which wares and merchandise are not stored, exchanged, or sold.

* * *

49. Amend Chapter 40 Zoning, Sec. 40-382. Permitted uses. (CD-R), update a section reference for the SPU section, to read as follows:

Sec. 40-382. Permitted uses.

In CD-R Districts only the following uses of property shall be permitted:

(1) Board and care home provided all applicable requirements are met and approval is obtained in accordance with Article XL, Sec. 33-2.23. Special Permitted Uses.

* * *

50. Amend Chapter 40 Zoning, Sec. 40-402. Permitted uses. (BC-1), to clarify conforming use provisions for residential dwellings and permit industrial design and commercial kitchens, to read as follows:

In BC-1 Districts only the following uses of property shall be permitted:

(1) Any existing stand-alone single-family, two-family, three-family, or four-family dwelling shall be recognized as a conforming use; ~~however, the existing stand-alone single-, two-, three-, or four-family dwelling cannot be restored if it is destroyed beyond seventy-five (75) percent of its value or more.~~ and furthermore, shall be allowed to 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).

* * *

(27) Day care centers. Sec. 33-5.3. Specific use standards. shall apply.

(28) Industrial design.

(29) Commercial kitchens.

* * *

51. Amend Chapter 40 Zoning, Sec. 40-422. Permitted uses. (BC-2), to clarify conforming use provisions for residential dwellings, permit industrial design and commercial kitchens by right, and update section references, to read as follows:

Sec. 40-422. Permitted uses.

In BC-2 Districts only the following uses of property shall be permitted:

- (1) Any existing stand-alone single-family, two-family, three-family, or four-family dwelling shall be recognized as a conforming use; ~~however, the existing stand alone single-, two-, three-, or four-family dwelling cannot be restored if it is destroyed beyond seventy-five (75) percent of its value or more.~~ and furthermore, shall be allowed to 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).

* * *

- (26) Nightclubs provided the criteria listed below are met. For purposes of this section a nightclub shall refer to any structure or establishment, or part thereof, that provides live entertainment on a regularly scheduled basis, serves alcoholic beverages and offers food prepared on premise in a fully equipped culinary facility.

a. Entertainment restrictions. Entertainment which features dancers, go-go dancers, exotic dancers, male or female impersonators or similar entertainers shall not be permitted. The applicant shall provide a description of the type of entertainment offered and a different type of entertainment shall require a new application.

* * *

g. Council approval. The proposed nightclub shall be approved by the Jefferson Parish Council in accordance with Article XL, Sec. 33-2.23. Special Permitted Uses. In addition, said use shall be renewed in accordance with Sec. 33-2.23.6. 40-764, Renewal of Special Permitted Use.

* * *

- (36) ~~Self-storage. Sec. 33-5.3.16. Self-storage (LBCS Function Code 2660)~~ Sec. 33-5.3. Specific use standards shall apply.

* * *

- (40) Day care centers. Sec. 33-5.3. Specific use standards. shall apply.

(41) Industrial design.

(42) Commercial kitchens.

* * *

52. Amend Chapter 40 Zoning, Sec. 40-442. Definitions and District Composition. (MUCD), to delete reference to OW-1 zoning district, to read as follows:

Sec. 40-442. Definitions and District Composition.

(a) *Definitions.*

For the purpose of this Article, certain words and terms are hereby defined:

Support building(s) or structure(s) shall mean any building or structure that is not the principal building and is accessory to the operation of the principal use, including but not limited to: cooler units for restaurants, warehouses or storage sheds or units, gas pumps and vacuum stations at gas stations, playground equipment for multiple-family dwellings or fast food restaurants, detached restrooms or detached automatic teller machines (ATM). Self-supporting canopies covering such structures shall not be included for purposes of regulation.

(b) *Permitted uses.*

(1) Permitted uses allowed in the following zoning districts may be combined to create a unified development within the Mixed Use Corridor District, provided that all of the regulations of the Mixed Use Corridor District and all other Parish codes are met:

- a. General Office District (GO-1), General Office District (GO-2), except single-family and two-family dwellings.

* * *

- ~~f. Office Warehouse District (OW-1)~~

* * *

53. Amend Chapter 40 Zoning, Article XXVII. Game and Entertainment District, to update section references, to read as follows:

Sec. 40-497. Permitted uses.

(a) Gaming establishments, provided the following conditions and criteria are met.

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

* * *

(5) Approval is obtained from the Jefferson Parish Council in accordance with Article XL, [Sec. 33-2.23](#). Special Permitted Uses.

* * *

Sec. 40-500. Parking.

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

(b) Off-site parking may be permitted in addition to the minimum requirements specified in Article XXXV, Off-Street Parking, Loading, and Clear Vision Area Regulations, provided the satellite facility is located within one-half (1/2) mile of the gaming establishment site and Council approval is obtained in accordance with

54. Amend Chapter 40 Zoning, Sec. 40-522. Permitted uses. (C-2), to clarify conforming use provisions for residential dwellings, permit industrial design and commercial kitchens by right, and update section references, to read as follows:

Sec. 40-522. Permitted uses.

In C-2 Districts only the following uses of property shall be permitted:

- (1) Any existing stand-alone single-family, two-family, three-family, or four-family dwelling shall be recognized as a conforming use; ~~however, the existing stand-alone single-, two-, three-, or four-family dwelling cannot be restored if it is destroyed beyond seventy-five (75) percent of its value or more.~~ and furthermore, shall be allowed to 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).
- (2) Adult Uses as defined in this chapter, provided the following criteria are met:
 - 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.~~ Sec. 33-5.3. Specific use standards shall apply.
 - b. ~~The distance between any two 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.~~
 - d. The use shall comply with Chapter 20-Offenses and Miscellaneous Provisions of the *Jefferson Parish Code of Ordinances* and all necessary State and Parish licenses and/or permits are obtained or applied for by the applicant.

* * *

- (7) Car Washes. Sec. 33-5.3. Specific use standards shall apply. provided the following criteria are met:
- a. ~~Car wash structures within 100 feet of the following residential zoning districts: Suburban District (S1), Single-Family Residential District (R1A), Suburban Residential District (R1B), Rural Residential District (R1C), Rural Residential District (R1D), Manufactured Home District (R1MH), Two-Family Residential District (R2), Three- and Four-Family Residential District (RR3), Townhouses (R1TH), Condominiums (R1CO), Core District-Residential (CD-R), and Multiple-Family Residential (R3), as measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the car wash facility to the closest lot line of the residential zoning district; shall meet the following additional criteria:~~
 - 1. ~~No car wash structure shall be closer than fifty (50) feet to a residentially zoned lot.~~
 - 2. ~~No openings of car wash bays, other than stationary windows, shall face any residentially zoned lot.~~
 - b. ~~Equipment accessory to car washes including but not limited to air compressors and vacuums, shall not be located on any side of a development abutting a residential zoning district and shall not be closer than fifty (50) feet from any residential zoning district.~~
 - c. ~~Noise:~~
 - 1. ~~All regulations of the Jefferson Parish Code of Ordinances regarding noise shall be met.~~
 - 2. ~~Two (2) signs per car wash bay, no less than four (4) square feet in area each, informing patrons of the noise ordinance shall be conspicuously posted around the site.~~
 - 3. ~~Any violation of Section 20-102 involving the mechanical operation of a car wash is subject to the penalties of Section 19-61.~~
 - d. ~~Outdoor illumination shall not be aimed, directed or reflected, focused, or mounted to cause direct light from the luminaire to be directed toward residential uses or adjoining uses, or to create up light, spill light, or glare perceptible to person operating motor vehicles on public ways~~
 - e. ~~Access to car washes shall be located on a major or minor arterial, or a collector or neighborhood collector street as shown on the Jefferson Parish Thoroughfare Plan.~~
 - f. ~~Environmental. All discharges of waste water from car wash operations must comply with current Building and related Codes as well as all applicable environmental regulations.~~
 - g. ~~No variances or exceptions shall be permitted by the Parish council, or any Parish agency, board, or commission.~~

* * *

- (15) Off-track wagering facilities. Sec. 33-5.3. Specific use standards shall apply. provided the following criteria are met:
- a. ~~The distance between any off-track wagering facility and the following residential zoning districts: Suburban District (S1), Single-Family Residential District (R1A), Suburban Residential District (R1B), Rural Residential District (R1C), Rural Residential District (R1D), Manufactured Home District (R1MH), Two-Family Residential District (R2), Three- and Four-Family Residential District (RR3), Townhouses (R1TH), Condominiums (R1CO), Core District Residential (CD-R), and Multiple-Family Residential (R3); or between any off-track wagering facility and a dwelling, school, day care center, religious institution, park, recreational area, museum, community center or public library shall be a minimum of five hundred (500) feet, measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the off-track wagering facility to the closest property line of the residential zoning district or dwelling, school, day care center, religious institution, park or recreational area, or museum, community center or public library.~~
 - b. ~~The facility shall be subject to the regulations and requirements of this chapter for height, yards, signs, off-street parking, clear vision area, and loading; and to Sec. 33-6.25 Landscaping, buffering, and screening. Only the Parish Council may grant variances to these development regulations and requirements. If the site is overlaid with the Commercial Parkway Overlay Zone (CPZ), the MUCD standards shall prevail for general design, and the stricter of the CPZ or the underlying zoning shall prevail for all other standards.~~
 - c. ~~Primary access to the off-track wagering facility shall be located on a major or minor arterial as shown on the Jefferson Parish Thoroughfare Plan. Secondary access may be located on a collector street if the access is located within two hundred (200) feet of the street providing primary access to the site, measured in a straight line from the lot line at the primary street frontage, along the lot line where the secondary access is proposed. A Traffic Impact Analysis in accordance with Sec.33-7.5 of this code may be required by the Planning Director, Public Works Director, or Parish Traffic Engineer when it is determined that such report is necessary to determine needed road improvements or that no unsafe or hazardous conditions will be created by the development as proposed.~~
 - d. ~~The off-track wagering facility shall be subject to the development review procedures of the Mixed Use Corridor District (MUCD), Sec. 40-449 of this chapter.~~

* * *

- (20) Self-storage. ~~Sec. 33-5.3.16. Self-storage (LBCS Function Code 2660), s~~Subsections A. (a) through C. (c) found under the provisions for Self-storage in Sec. 33-5.3. Specific use standards., shall apply.

* * *

- [\(26\) Industrial design.](#)
- [\(27\) Commercial kitchens.](#)

* * *

55. Amend Chapter 40 Zoning, Article XXIX. Office-Warehouse District OW-1, to delete the content and reserve the article and sections, to read as follows:

ARTICLE XXIX. ~~OFFICE-WAREHOUSE DISTRICT OW-1~~ [\(RESERVED\)](#)

Secs. 40-548~~1~~--40-560. Reserved.

[Chapter 40 Zoning, Article XXIX. Office-Warehouse District OW-1, is deleted but not shown in strike-through]

56. Amend Chapter 40 Zoning, Article XXX. Industrial District M-1, to delete the content and reserve the article and sections, to read as follows:

ARTICLE XXX. ~~INDUSTRIAL DISTRICT M-1~~ [\(RESERVED\)](#)

Secs. 40-568~~1~~--40-580. Reserved.

Chapter 40 Zoning, Article XXX. Industrial District M-1, is deleted but not shown in strike-through]

57. Amend Chapter 40 Zoning, Article XXXI. Industrial District M-2, to delete the content and reserve the article and sections, to read as follows:

ARTICLE XXXI. ~~INDUSTRIAL DISTRICT M-2~~ [\(RESERVED\)](#)

Secs. 40-588~~1~~--40-600. Reserved.

Chapter 40 Zoning, Article XXXI. Industrial District M-2, is deleted but not shown in strike-through]

58. Amend Chapter 40 Zoning, Article XXXII. Industrial District M-3, to delete the content and reserve the article and sections, to read as follows:

ARTICLE XXXII. ~~INDUSTRIAL DISTRICT M-3~~ [\(RESERVED\)](#)

Secs. 40-608~~1~~--40-610. Reserved.

Chapter 40 Zoning, Article XXXII. Industrial District M-3, is deleted but not shown in strike-through]

59. Amend Chapter 40 Zoning, Article XXXII.5 Industrial District M-4, to delete the content and reserve the article and sections, to read as follows:

~~ARTICLE XXXII.5 INDUSTRIAL DISTRICT M-4~~ [\(RESERVED\)](#)

[Secs. 40-611--40-620. Reserved.](#)

Chapter 40 Zoning, Article XXXII.5 Industrial District M-4, is deleted but not shown in strike-through]

60. Amend Chapter 40 Zoning, Article XXXIV. Unrestricted Rural District U-1R, to delete the content and reserve the article and sections, to read as follows:

ARTICLE XXXIV. UNRESTRICTED RURAL DISTRICT U-1R (RESERVED)

Secs. 40-648~~1~~--40-660. Reserved.

Chapter 40 Zoning, Article XXXIV. Unrestricted Rural District U-1R, is deleted but not shown in strike-through]

61. Amend Chapter 40 Zoning, Sec. 40-661. General requirements., to replace the references to the old industrial zoning districts with the new ones, to read as follows:

Sec. 40-661. General requirements.

(a) Location of required parking spaces except as may otherwise be provided in this Section, shall be located as provided below. For the purpose of this subsection (a), one-family, two-family, three-family, four-family dwellings, condominiums, and townhouses shall be considered residential uses, and the following zoning districts shall be considered non-residential districts: GO-2 General Office District, GO-1 General Office District, H-1 Medical Service District, H-2 Medical Service District, BC-1 Business Core District, C-1 Neighborhood Commercial District, BC-2 Business Core District, C-2 General Commercial District, ~~OW-1 Office Warehouse~~ **I-MU Industrial Mixed Use** District, ~~M-1~~ **I-L Light** Industrial District, ~~M-2~~ **I-H Heavy** Industrial District, ~~M-3 Industrial District,~~ **I-LF Landfill Industrial District,** U-1R Unrestricted Rural District, U-1S Unrestricted Suburban District, P-1 Penal and Criminal Correctional Institution District, MUCD Mixed Use Corridor District, and GED Gaming District.

* * *

62. Amend Chapter 40 Zoning, Sec. 40-662. Off-street parking requirements., to add commercial kitchens, breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries, and distribution and fulfillment centers, to read as:

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

Off-street parking spaces shall be provided on any lot for which any of the following listed principal or accessory uses are hereafter established, subject to the following and the standards in the Appendix of this Chapter:

(a) A non-residential use in a residential district shall access all off-street parking only from the lot upon which the principal use is located.

* * *

USE

| | |
|---|--|
| (1) Archery, Golf Driving, Shooting, similar ranges; and Miniature Golf, and similar Activities | 1 ½ spaces for each station, tee, or 2 holes |
| * * * | |

| | |
|--|---|
| (13) Commercial Manufacturing and Industrial Establishments not catering to Retail Trade | One (1) space for each three (3) employees on the largest work shift plus one (1) for each company vehicle operating from the premises |
| * * * | |
| (38) Townhouses | One (1) space for each dwelling unit |
| <u>(39) Breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries</u> | <u>One (1) space for each one thousand (1,000) square feet of gross floor area that is dedicated to the manufacturing plus one (1) space for each two hundred (250) square feet of gross floor area that is dedicated to the tap room/tasting room.</u> |
| <u>(40) Commercial kitchen</u> | <u>One (1) space per one thousand (1,000) square feet of gross floor area.</u> |
| <u>(41) Distribution and Fulfillment Center</u> | <u>One (1) space per one thousand (1,000) square feet of gross floor area.</u> |

* * *

63. Amend Chapter 40 Zoning, Article XXXVI. General Sign Regulations., to replace the references for the old industrial zoning districts with the new districts, to read as follows:

ARTICLE XXXVI. GENERAL SIGN REGULATIONS

Sec. 40-681. Measurements.

* * *

Sec. 40-682. Regulations of general applicability.

* * *

Sec. 40-683. On-premise sign regulations.

(a) *Location.* Detached signs in the following districts may be erected in the required front yard when located a minimum of seventy-five (75) feet from a 1-, 2-, 3-, or 4-family district:

(1) Multiple-Family Residential District R-3

* * *

~~(9) Office Warehouse District OW-1~~

~~(409) Industrial Districts M-1, M-2, I-MU, I-L, I-H and M-3~~ **AIM**

~~(4410) Unrestricted Rural District U-1R~~

~~(4211) Unrestricted Suburban District U-1S~~

~~(4312) Commercial Parkway Overlay Zone CPZ~~

~~(4413) Mixed Use Corridor District MUCD~~

(b) *Number.*

- (1) Unless otherwise stated in this Chapter, no more than one (1) on-premise detached sign shall be erected on a development site.
- (2) A second on-premise detached sign may be erected on a through lot provided the following additional criteria are met:
 - a. The sign is located in the second front yard.
 - b. The sign is located in one of the following districts:
 - 1. Medical Service Districts H-1 and H-2
* * *
 - ~~5. Office Warehouse District OW-1~~
 - 65. Industrial Districts M-1, M-2, I-MU, I-L, I-H and M-3 AIM
 - 76. Unrestricted Rural District U-1R
 - 87. Unrestricted Suburban District U-1S
 - 98. Commercial Parkway Overlay Zone CPZ
 - 409. Mixed Use Corridor District MUCD
* * *

Sec. 40-684. Off-premise sign regulations.

(a) *Location.*

- (1) Off-premise signs shall be permitted only in the following districts:
 - a. General Commercial District C-2;
 - ~~b. Office Warehouse District OW-1;~~
 - eb. Industrial Districts M-1, M-2, M-3 I-MU, I-L, I-H, AIM, and M-4 I-LF;
 - ec. Unrestricted Rural District U-1R;
 - ed. Unrestricted Suburban District U-1S only on properties abutting the U.S. Highway 90 right-of-way.
* * *

64. Amend Chapter 40 Zoning, Sec. 40-737. Exceptions to height requirements., to update section references, to read as follows:

Sec. 40-737. Exceptions to height requirements.

The height regulations as stated in this ordinance shall not apply to the following uses. Additional exceptions to height regulations are located in the height requirements section of the Multiple-Family Residential District R-3, the Condominium District R-1CO, the Medical Service District H-2, the Neighborhood Commercial District C-1, the General Offices District GO-1, the Core District-Residential CD-R, the Business Core District BC-1, the Business Core District BC-2, the Mixed-Use Corridor District MUCD, and the General Commercial District C-2. Buildings or structures located in the Business Core District (BC-2) exceeding the maximum height allowed by right of that district shall be governed by the exceptions to height regulations of the BC-2 district rather than the regulations of this section, except that additional or more restrictive regulations listed in Sec. 40-737(4) below shall apply. Buildings or structures located in the Unrestricted Suburban District (U-1S) exceeding the maximum height allowed by right of that district

shall be governed by the regulations of Sec. 33-5.20. Mid-rise to high-rise building in Chapter 33 Unified Development Code, Article 5. Supplemental Conditions of this Code.

- (1) Churches; schools; hospitals; sanitariums; public, semi-public and public service buildings; office buildings and institutions. There shall be no restrictions on the height of such buildings, provided the front, side, and rear facades shall use bulk planes which begin at horizontal lines located directly above the lines created by the setback, at a height equal to the maximum height permitted by right in the applicable zoning district, and rise over the lot upward at a 45-degree angle equal to a pitch of one (1) foot additional vertical distance for each one (1) foot additional horizontal distance.

* * *

- (4) Transmission towers, radio towers, mast and aerials/or antennas

a. *General.*

1. Commercial transmission towers, radio towers, masts, aerials and/or antennas shall be located only in the Neighborhood Commercial, C-1, and the less restrictive zoning districts, subject to criteria listed in paragraph b., Criteria, below.

* * *

3. Only monopole cellular phone transmission towers and their associated support buildings shall be allowed in the residential districts, provided the following criteria are met:

- i. No new cell may be established if there is a technically-suitable place available on an existing communications tower within the search area that the new cell site is to serve. For the purpose of this ordinance, the search area is defined as the grid for the placement of the antenna.

* * *

- xiv. For those cellular transmission towers not meeting the criteria outlined above due to the site-related or other hardships, and/or located in any Single-Family Residential District, Site Plan Review and Council approval in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses, shall be required.

* * *

d. *Special permitted use.*

1. For those commercial transmission towers, radio towers, masts, aerials and/or antennas not meeting the criteria outlined above due to site related or other hardships, Site Plan Review and Council approval in accordance with ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses, shall be required.
2. *Submittal requirements.* The applicant shall submit those materials required by the parish for the Special Permitted Use

to the Department of Planning. Such submittal materials shall sufficiently detail the proposed commercial transmission tower, radio tower, mast, aerial and/or antenna as it relates to the above criteria.

* * *

65. Amend Chapter 40 Zoning, Sec. 40-744. Regulation of on-site biomedical waste treatment facilities., to update a section reference, to read as follows:

Sec. 40-744. Regulation of on-site biomedical waste treatment facilities.

- (a) On-site potentially infectious biomedical waste treatment facilities shall meet fully all of the following criteria:
 - (1) To insure adequate protection of adjacent uses there shall be a one thousand (1,000) foot minimum distance between all areas where the potentially infectious biomedical waste is treated or where the treated or untreated potentially infectious biomedical waste is otherwise temporarily or permanently stored, disposed, loaded, unloaded, or handled and any adjacent property line or public right-of-way.

* * *

- (b) On-site potentially infectious biomedical waste treatment facilities existing at the time of the adoption of this ordinance which choose to rehabilitate or upgrade said facility and cannot meet the standards specified in subsections (a)(1) and (3), concerning capacity and distance standards, above, may be granted variances by the Jefferson Parish Council, subject to ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses.

66. Amend Chapter 40 Zoning, Sec. 40-74.5 Regulations for fences, to clarify maximum fence height permitted in the industrial districts, to read as follows:

40-743.5. Regulations for fences.

- (a) In General
 - (1) In the event that the regulations in this section are in conflict with the regulations of the applicable zoning district, the more restrictive regulations, including 40-665, Clear Vision Area, shall apply. Where elements in this section are not addressed in the regulations of an applicable zoning district, the regulations in this section shall apply.
 - (2) *Height.* A fence not to exceed a height of eight (8) feet may be erected along lot lines, in each side yard or side area when placed in alignment approximately parallel to the front lot line and connecting the main building with a fence on or along a side lot line, or around a yard, except a fence within a front yard shall be subject to the provisions in the following subsection. [The maximum fence height in the I-MU, I-L, I-H, and AIM zoning districts shall be ten \(10\) feet.](#)

* * *

67. Amend Chapter 40 Zoning, Sec. 40-747. Regulations for stadiums and athletic fields., to update section references, to read as follows:

Sec. 40-747. Regulations for stadiums and athletic fields.

(a) *General.*

* * *

(b) *Stadiums and athletic fields in residential zoning districts.* Notwithstanding the definition of accessory building or use, or any other provisions related to accessory buildings or uses, the following regulations shall apply to any stadium or athletic field accessory to a school or located within a park or playground in a residential zoning district:

(1) *Site.* Stadiums and athletic fields shall be located on the same lot of record as and contiguous to the school, park or playground, and uninterrupted by public rights-of-way. In the case of a school, the lot of record upon which the stadium or athletic field is located also shall contain at least fifty (50) percent of the square footage of the school dedicated to core educational, academic activities, excluding space used for athletics such as gymnasiums and outdoor fields.

* * *

(12) *Approval.* Stadiums and athletic fields accessory to schools and private parks or playgrounds shall be subject to site plan review in accordance with Sec. 33-2.25. *Site plan* of this Code.

a. The applicant shall submit a site plan documenting compliance with all the criteria of this section to the Planning Department for administrative review by the Land Use Review Technical Committee, in accordance with Level 1 site plan review procedures, including the fee, of *Sec. 40-449 Development review procedures in the Mixed Use Corridor District* and applicable requirements of *Sec. 40-450 Site plan submittal*.

* * *

c. If the site plan does not fully meet the criteria then the stadium or athletic field shall be subject to the provisions of ~~Article XL~~, [Sec. 33-2.23](#). Special Permitted Uses, including the additional fee and approval from the Jefferson Parish Council, and a copy of all documents associated with the approval shall be recorded pursuant to the procedures of Sec. 33-2.25.4 *Recordation of approved site plan* of this Code. However, neither the Parish Council nor any Parish board, commission, department, or administrative agency shall grant a variance to any of the following regulations, and special permitted use applications for stadiums shall not include requests for variances to these regulations:

* * *

(c) *Stadiums and athletic fields in non-residential zoning districts.* When a stadium or

athletic field is a stand-alone recreational use or accessory to a high school in the case of a stadium, any school in the case of an athletic field, or to a park or playground, in a non-residential zoning district (where such uses are permitted) that abuts or is located across the right of way of a local, neighborhood collector, or collector street from a residential zoning district, the following criteria shall apply:

- (1) *Site.* When a stadium or athletic field is accessory to a school, park, or playground, the stadium or athletic field shall be located on the same lot of record as and contiguous to the school, park or playground, and uninterrupted by public rights-of-way. In the case of a school, the lot of record upon which the stadium or athletic field is located also shall contain at least fifty (50) percent of the square footage of the school dedicated to core educational, academic activities, excluding space used for athletics such as gymnasiums and outdoor fields.

* * *

- (8) *Approval.* Stadiums and athletic fields shall be subject to site plan review in accordance with Sec. 33-2.25. *Site plan* of this Code.

- a. The applicant shall submit a site plan documenting compliance with all the criteria of this section to the Planning Department for administrative review by the Land Use Review Technical Committee, in accordance with Level 1 site plan review procedures, including the fee, of *Sec. 40-449 Development review procedures in the Mixed Use Corridor District* and applicable requirements of *Sec. 40-450 Site plan submittal*.

* * *

- c. If the site plan does not fully meet the criteria then the stadium or athletic field shall be subject to the provisions of ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses, including the additional fee and approval from the Jefferson Parish Council, and a copy of all documents associated with the approval shall be recorded pursuant to the procedures of Sec. 33-2.25.4 *Recordation of approved site plan* of this Code.

* * *

68. Amend Chapter 40 Zoning, Sec. 40-748. Regulations for public utility structures., to update section references, to read as follows:

Sec. 40-748. Regulations for public utility structures.

- (a) Utility poles shall be limited as follows:

* * *

- (b) Public utility substations:

- (1) Public utility substations shall be permitted in BC-2 and more restrictive districts upon approval by the Parish Council through ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses. Said uses shall also be subject to the provisions of subsections a., b., c. and d. below. Such uses shall also be permitted in the MUCD, Mixed Use Corridor District, but shall be reviewed

and regulated under the provisions of the MUCD regulations. Communications SLC shelters, cable, cross connect panels, interfaces and cabinets shall be permitted as set forth in Sec. 40-747(c)(4) and (5).

* * *

(c) Electric and communications transmission lines:

(1) Electric transmission lines and associated structures may be permitted in BC-2 and less restrictive districts upon approval of the Parish Council through ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses.

(2) Electric transmission lines shall be permitted in C-2 and less restrictive districts as uses by right, except where such uses abut residentially zoned land, or any district which permits single-, two-, three- and four-, and multiple-family housing, in which case said transmission lines shall also be subject to the provisions of ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses.

* * *

(4) Communications transmission lines, trunks, paths and channels shall be permitted by right in C-1 and more restrictive districts, except that the following equipment shall be permitted upon approval of the Parish Council through ~~Article XL~~, [Sec. 33-2.23](#). Special ~~P~~ermitted ~~U~~ses:

* * *

69. Amend Chapter 40 Zoning, Sec. 40-749. Regulations for the enclosing of private canals on commercial property with public drainage servitude., to update section references, to read as follows:

Sec. 40-749. Regulations for the enclosing of private canals on commercial property with public drainage servitude.

(a) *General.* Only developments with privately owned canals that have Parish servitude, within the development site, shall be allowed to enclose, modify or relocate the entire length of the canal or parts of the canal within the development site, subject to the criteria in paragraph (b), listed below.

(b) *Criteria for review:*

(1) *Consistency with master drainage plan.* All requests to enclose, modify or relocate canals must be consistent with the master drainage plan for Jefferson Parish, as determined by the Director of Public Works and Citizens Drainage Advisory Board. Developments which are determined to reduce below existing capacity or eliminate the drainage capacity of a canal shall not be permitted to enclose, modify or relocate canals within the development site. Requests not consistent with the Master Drainage Plan and approved by the Department of Public Works and Citizens Drainage Advisory Board shall not be brought before the Council for consideration as a Special Permitted Use.

* * *

(d) *Submittal guidelines.*

- (1) Applications for special permitted uses shall be filed with the Planning Department as per ~~Article XL,~~ [Sec. 33-2.23.](#) Special ~~P~~ermitted ~~U~~ses.

* * *

- (e) *Approval.* Approval as a special permitted use is contingent upon review and approval of engineering plans by the Director of Public Works and the Citizens Drainage Advisory Board. Approval is also required in accordance with the provisions of ~~Article XL,~~ [Sec. 33-2.23.](#) Special ~~P~~ermitted ~~U~~ses, of the Comprehensive Zoning Ordinance for Jefferson Parish. In addition to the criteria specified in ~~Article XL,~~ [Sec. 33-2.23.](#) Special ~~P~~ermitted ~~U~~ses, applications for Special Permitted Uses shall contain any additional information required by the Department of Public Works, Planning Advisory Board, Planning Department, Department of Building Permits and the Jefferson Parish Council. Proposals not consistent with the master drainage plan or proposals which would further exacerbate the soil subsidence of area properties and that approval by the Department of Public Works and Citizens Drainage Advisory Board has not been granted shall not be brought before the Council for consideration as a Special Permitted Use.

70. Amend Chapter 40 Zoning, Sec. 40-752. Regulations for home occupations, to update section references, to read as follows:

Sec. 40-752. Regulations for home occupations.

~~Sec. 33-5.3.12. Home Occupations shall apply.~~ [Sec. 33-5.3. Specific use standards shall apply.](#)

71. Amend Chapter 40 Zoning, Article XL. Special Permitted uses, to delete the content and reserve the article and sections, to read as follows:

ARTICLE XL. SPECIAL PERMITTED USES [\(RESERVED\)](#)

Secs. 40-761~~5~~--40-775. Reserved.

[Chapter 40 Zoning, Article XL. Special Permitted uses, is deleted but not shown in strike-through]



TXT-4-23

Industrial Districts Related Amendments

Planning Department Led

April 4, 2024

1

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Study Overview: Related Studies



Industrial Districts Study
TXT-3-23
 (Res. No. 137617)
 Consultant-led project evaluating the industrial zoning districts

Industrial Districts Related Amendments
TXT-4-23
 Planning study to address new uses created by the Industrial Districts Study, AIM District (Res. No. 138807), & update sections/references

Industrial Zoning Districts Map Amendment
Z-17-23
 Planning study to map the new industrial districts established with text studies

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



RECOMMENDATION: Zoning Districts that Allow Industrial Uses (AIM and U-1R)

4/4/24 PAB

TXT-4-23: Industrial Zoning District Study – Related Amendments

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AIM

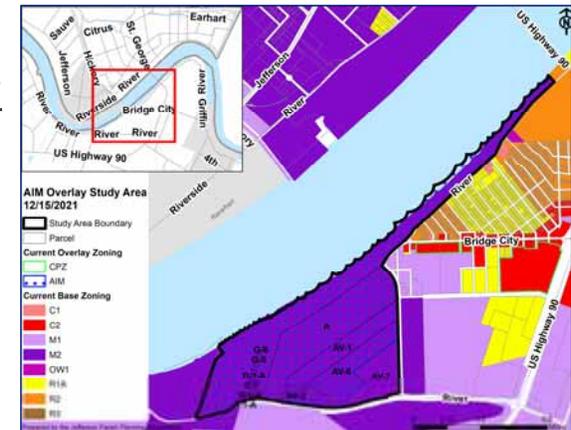
JEFFERSON PARISH
Industrial Zoning District Study

Resolution No. 138807 (Jan. 12, 2022)

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

Currently-

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





AIM: District Structure and Boundaries

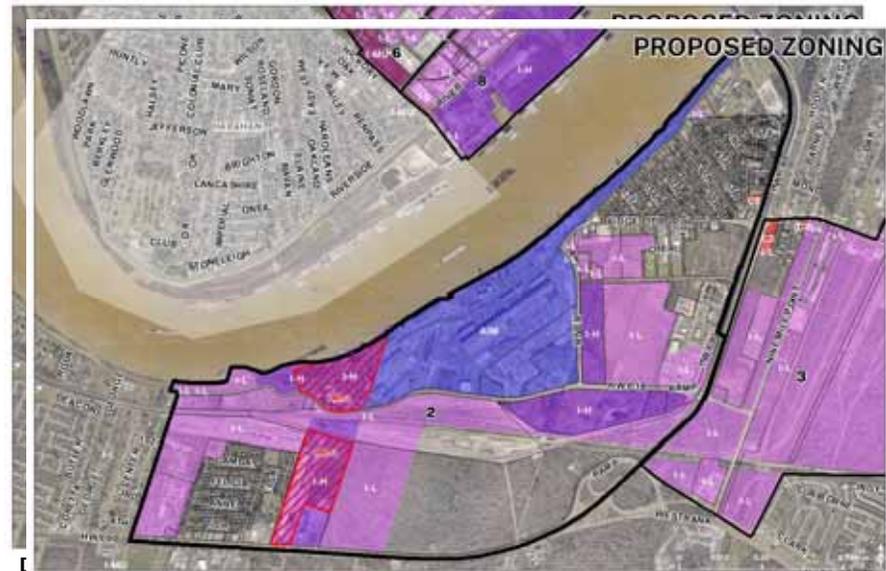
Although, Camiros did not address the AIM with the proposed recommendations associated with TXT-3-23, the Consultant did make reference to the district in the Framework Report.

It was suggested that making the AIM a base zoning district will make the application and understanding of the district, especially use permissions, easier and clearer for Code users.

This conversion would consolidate the applicable standards of the I-H and the additional standards of the AIM Overlay District into one district.

Approach:

Make AIM a base zoning district, include AV-7 within the boundaries.



Proposed Map Amendment for AIM District- Z-17-23



AIM: Permitted Uses

Approach for Permitted Uses:

- **Update permitted uses to be consistent with the I-H with slight variations:**
 - Establish more restrictions on commercial uses (LBCS Function 2000)
 - Allow most 3000 and 4000 as permitted uses,
 - Allow limited educational facilities (6000).
 - More restrictions on 5000 and 9000 level uses.
 - **Clarify that the bulk storage of culinary or medicinal materials (LBCS Function Code (3632), and bulk storage of hazardous materials (3633) shall be allowed as permitted uses provided that:**
 - **bulk storage of culinary or medicinal materials (LBCS Function Code (3632), and bulk storage of hazardous materials (3633) shall comprise less than 27.2% of all property(ies) zoned AIM. The 27.2% limitation shall apply cumulatively to all property(ies) within the AIM zoning district.**
 - **All the standards provided in Sec. 33-5.3. are met.**
 - **The property owner or applicant provides the Parish the necessary documentation to verify that less than 27.2% of the AIM zoned property is being used for any of the uses listed above.**
- Delete the 30% restriction for ancillary non-industrial uses since many of the previous uses listed will no longer be permitted.

| LBCS Function Code | I-H | AIM |
|--|---|---|
| 1000 Residence or Accommodations | Prohibits most residential uses, except temporary living quarters (1323) and casino hotels as SPU | Same as I-H except casino hotels are not permitted |
| 2000 General Sales or Services | Limited commercial uses permitted, including auto repair, professional services, and food services | Same as I-H , but more restriction on retail services |
| 3000 Manufacturing & Wholesale Trade | Allows most warehousing using with 3300 uses as SPU, bulk storage of hazardous materials only permitted with the HM-O overlay | Allows manufacturing |
| 4000 Transportation, Communication, Information, & Utilities | Allows most uses as permitted uses or SPUs | Allows most uses as permitted uses |
| 5000 Arts, Entertainment, & Recreation | Prohibits most uses | Same as I-H |
| 6000 Education, Public Administration, Healthcare, & Other Institutions | Prohibits most uses | Same, but allows limited educational facilities |
| 7000 Construction-Related Businesses | Permits most uses | Permits most uses |
| 8000 Mining & Extraction | Natural gas and borrow pits allowed as SPUs | Same as the I-H |
| 9000 Agriculture, Forestry, Fishing, & Hunting | Prohibits most uses | Prohibits most uses |

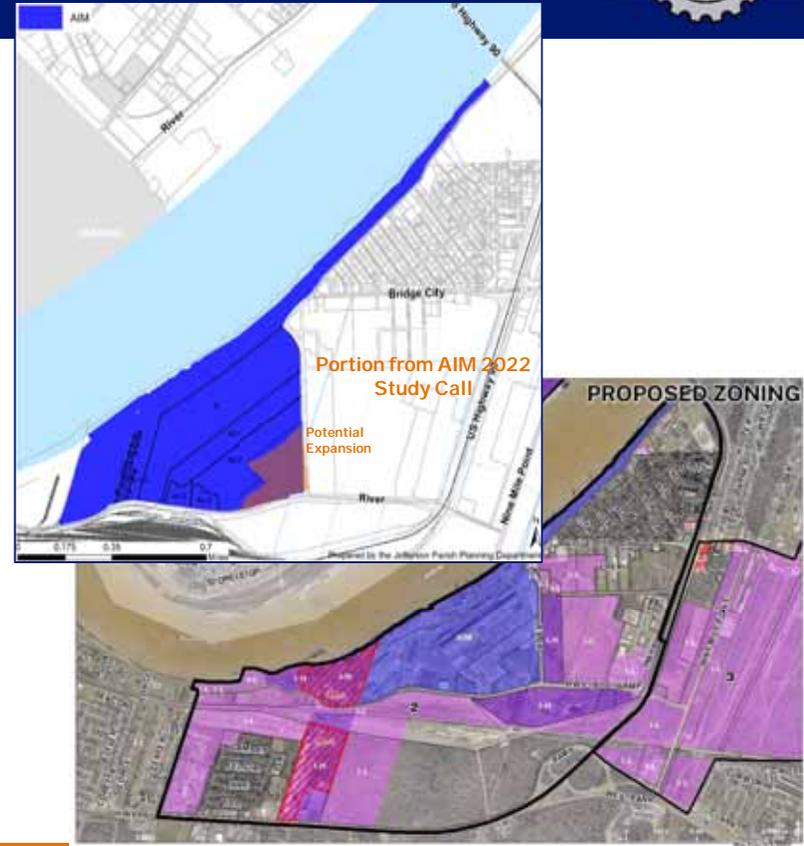


AIM: Permitted Uses

REDUCE Threshold for SPU trigger for chemical manufacturing and bulk storage.

Potential Approach would reduce total # acres where processing, refining, bulk storage of hazardous materials would be permitted by-right without triggering an SPU.

| Current | Current | Proposed |
|-------------------------|------------|-------------------------------------|
| AIM zoning area (acres) | 254 acres | 279.6 acres (additional 25.6 acres) |
| SPU/CUP threshold | 30% | Reduce to 27.2% |
| | 76.2 | 76.0512 |



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AIM: Recommendation

Planning is proposing to:

- Make the AIM a base zoning district and extending boundaries over AV-7
- Amend AIM permitted use regulations:
 - Update permitted uses to be mostly consistent with the I-H with some variation in terms of permitted uses:
 - Establish more restrictions on commercial uses (LBCS Function 2000)
 - Allow most 3000 (manufacturing and wholesale trade) and 4000 (transportation, communication, information, and utilities) as permitted uses,
 - Allow limited educational facilities (6000).
 - More restrictions on 5000 and 9000 level uses.
 - Clarify that the bulk storage of culinary or medicinal materials (LBCS Function Code (3632), and bulk storage of hazardous materials (3633) shall be allowed as permitted uses provided additional criteria are met.
 - Delete the 30% restriction for ancillary non-industrial uses since many of the previous uses listed will no longer be permitted.
- Add new dimensional standards.
- Clarify that site plan review is required for SPUs.
- Clarify that the Parish Council may grant variances to the AIM dimensional, development, signs, and parking regulations provided additional criteria are met.

| Table 33-3.45.3-1. Dimensional Standards – AIM Avondale Industrial Marine District | |
|--|---------|
| Lot Standards | |
| Minimum Lot Area | 5,000sf |
| Minimum Lot Depth | None |
| Minimum Lot Width | None |
| Height | |
| Maximum Building Height | None |
| Setbacks | |
| Minimum Front Yard Setback | 10' |
| Minimum Corner Side Yard Setback | 10' |
| Minimum Interior Side Yard Setback | 10' |
| Minimum Rear Yard Setback | 10' |

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U-1R Unrestricted Rural District

The U-1R district is composed of certain lands in the parish where it has been determined that development will be retarded due to the natural topography of the area. Because the U-1R permits the industrial uses that are being addressed with this study, the U-1R district regulations will also be amended.

Recommendation

- Transfer U-1R regulations from Ch. 40 to Ch. 33
- Clarify permitted uses in the zoning district
- Simplify and streamline dimensional standards

Permitted Uses

- Maintain wide variety of permitted uses
- Allow more intense industrial uses as SPUs, aligned with permissions of the proposed I-H district
- Maintain distance requirements for more intense uses

The following uses shall be permitted only with the approval of the Council, and only when not located within 300 ft of any use other than commercial or industrial: Chemicals, and Metals, Machinery, and Electronics Manufacturing (LBCS Function Code 3300 et seq.), Junk/salvage yard (LBCS Function Code 4400), and in general all uses which may be offensive or obnoxious by reason of emission of odor, dust, smoke, gas, excessive glare, light or noise or vibration.



| Dimensional Standards- U-1R | | |
|---------------------------------------|--|--|
| | Residential | Non-residential, buildings other than 1-4 family residential |
| Building height (ft), max. | Width of the right-of-way of the street upon which the building or structure fronts, maximum 60 ft | None |
| Front and corner side yard (ft), min. | 20 ft., Average front yard setback of other buildings on both sides of the property and the street, within 300 ft and the U-1R zoning district (no less than 10 ft.) | None |
| Side yard (ft), min. | Two side yards, one on each side of the buildings, having a combined width of not less than 20% of the width of the lot | None, except a minimum of 5 ft when abutting residential zoning district |
| Rear yard (ft), min. | None | None |
| Lot area (sq ft), min. | The lot area per family regulations shall be the same as those required in the R-3 Multiple-Family Residential District. | None |

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RECOMMENDATION: New Uses

4/4/24 PAB

TXT-4-23: Industrial Zoning District Study – Related Amendments

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Related Amendments: New Uses

Recommendation

- Add definitions of industrial design, breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries, commercial kitchen, and distribution and fulfillment center to Ch. 40
- Add parking requirements for breweries, distilleries, micro-breweries, micro-distilleries, micro-wineries, and wineries, commercial kitchens, and distribution and fulfillment centers.

| NEW USES ESTABLISHED WITH CAMIROS INDUSTRIAL STUDY | | | | |
|--|---|--|---|--|
| USE PERMISSIONS & ADDITIONAL STANDARDS | Industrial Design (LBCS 2419) 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. | Breweries, Distilleries, Micro-breweries, Micro-distilleries, Micro-wineries, and Wineries (LBCS 3121-3126) | Commercial kitchen (LBCS 3114) 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. | Distribution and Fulfillment Center (LBCS 3621) 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) and Postal services (4170). |
| | By Right OBM-2, TCMU, FC-1, FC-3, U-1S, U-1R H-1, H-2, GO-1, GO-2, BC-1, BC-2, C-2, MUCD | U-1R | TCMU, FC-3, U-1S, U-1R, C-1, BC-1, BC-2, C-2, MUCD | U-1S, and U-1R |
| | Permitted with supplemental standards Specific Parking Requirements | U-1S | | |
| | Refer to existing (6) business and professional offices ratio of 1 space for each 300 square feet of gross floor area | One (1) space for each one thousand (1,000) square feet of gross floor area that is dedicated to the manufacturing plus one (1) space for each two hundred (250) square feet of gross floor area that is dedicated to the tap room/tasting room. | One (1) space per one thousand (1,000) square feet of gross floor area. | One (1) space per one thousand (1,000) square feet of gross floor area |

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RECOMMENDATION: OTHER RELATED AMENDMENTS

4/4/24 PAB

TXT-4-23: Industrial Zoning District Study – Related Amendments

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Related Amendments: Special Permitted Uses SPUs

Current:

- CUP and SPU have similar requirements:
 - Similar application,
 - Both require Council approval;
 - Same renewal procedures, including 2-yr renewal requirement
- However, Sec. 33-2.24 Conditional use permit includes:
 - Different review criteria,
 - Provisions for additional conditions by the Council;
 - Minor amendment process;
 - Recordation provisions*

Issues

- Conditional uses are mostly referenced in Ch. 33, specifically the U-1S zoning district, but
- Slight variations in standards and procedures can be confusing

*Outdated, no longer applied

Recommendation

- Substantive changes to the SPU provisions were introduced as a part of the draft amendments presented in TXT-3-23
 - New section includes some existing provisions from Chapter 40, Article XL and Chapter 33, Sec. 33-2.24 conditional use permit, plus additional provisions
- Consolidate CUP and SPU into one section
 - **Delete content from Sec. 33-2.24 and reserve the section**
 - **Replace old references to conditional use permit with special permitted use**
 - **Rename Sec. 33-2.23 from Special use permit to Special permitted uses**
 - **Replace reference to Chapter 40, Article XL with Sec. 33-2.23 Special permitted uses**



Related Amendments: District References

Current:

- Old industrial zoning districts are referenced in numerous sections in the Code

Issues

- Old district names and sections need to be deleted and new districts I-MU, I-L, I-H, I-LF, HM-O need to be added to the Chapters 33 and 40 of the Code

Recommendation

- Update list of zoning districts in Chapter 33 and 40
- Modify zoning/ FLU compatibility table in Chapter 33
- Update zoning district references, as appropriate
- Reserve the following articles in Chapter 40:
 - Article XXIX, Article XXX, Article XXXI, XXXII, XXXII.5

New Base Industrial Zoning Districts

Industrial Mixed-Use (I-MU)

Incorporates former OW-1

Light Industrial (I-L)

Formerly M-1

Heavy Industrial (I-H)

Formerly M-3

Landfill Industrial (I-LF)

Formerly M-4

Avondale Industrial Marine District (AIM)

Formerly AIM Overlay Zoning District

New Overlay Industrial Zoning Districts

Hazardous Materials Overlay (HM-O)

NEW



Related Amendments: Specific Use Standards

Current

Supplemental regulations are provided in Ch. 33, Article 5 Supplemental Conditions to address the unique challenges of certain uses and structures or the distinct pattern of certain development

Uses in Sec. 33-5.3. and currently organized in alphabetical order, but some uses seem out of order

Several permitted uses in the OW-1, M-1, M-2, M-3, and M-4 districts have additional standards

Issues

In terms of specific use standards in the industrial zoning districts, standards are either exclusively listed in the base zoning district regulations or duplicated in Sec. 33-5.3

New uses introduced with this study need to be added to this section

Recommendation

Restructure Chapter 33, Article 5 Supplemental Conditions, Division 1. Specific Use Standards by development type instead of alphabetical order

Add new specific uses standards for certain new uses

Transfer use standards previously located in the industrial base zoning districts

Related Amendments: Master Use Matrix and Authorized Land Use Tables



Issues

- Structure codes are not necessary
No regulations related to structure codes in Ch. 33
- Adding descriptions to the zoning district use tables will aid in interpretation

Recommendation

- Delete the master use matrix in Sec. 33.4

Update the following tables with LBCS Function descriptions

- Sec. 33-3.40. Industrial Zoning Districts Use Matrix.
- Sec. 33-3.50. Mixed-use Base Zoning Districts Use Matrix.

The following tables will need to updated when they are populated in the future

- Sec. 33-3.10. Residential Zoning Districts Use Matrix.
- Sec. 33-3.25. Commercial Zoning Districts Use Matrix.

Proposed

Table 33-3.50-1. Authorized Land Uses for Mixed-Use Base Zoning Districts.

| LBCS Classification | LBCS Function Code | Description | Specific use standard of Sec. No. | OBM 1 § 33-3.51 | OBM 2 § 33-3.52 | IMM 1 § 33-3.53 | IMM 2 § 33-3.54 | FC 1 § 33-3.55 | FC 2 § 33-3.56 | FC 3 § 33-3.57 | U-1 § 33-3.58 | TCMU § 33-3.59 |
|--------------------------------------|--------------------|---|-----------------------------------|-----------------|-----------------|-----------------|-----------------|----------------|----------------|----------------|---------------|----------------|
| 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 | Typical single-family dwelling | | | | | | | | | | |
| single family detached | 1111 | | 5.3.17.2 | P | X | X | X | X | X | P | | P |
| single family attached (townhouse) | 1112 | Each unit on a separate lot, fire wall may protrude from roof or roofs may be staggered | 5.3.17.2 | S | X | X | S | X | S | S | | P |
| single family manufactured home | 1113 | | 5.3.17.3 | S | X | X | X | X | S | S | | P |
| Two family (double or duplex) | 1120 | Secondary or accessory dwelling unit | | X | X | X | X | X | X | P | | P |
| two family detached | 1121 | | | P | X | X | X | X | P | P | | |
| two family attached | 1122 | Two attached dwelling units on a single lot | | | | | | | | | | |
| Three family (triplex) | 1130 | | | | | | | | | | | |
| three family detached | 1131 | | | X | X | X | X | X | P | P | | |
| three family attached | 1132 | Three attached dwelling units on a single lot | | P | X | X | X | X | P | P | | |

Current

Table 33-3.50-1. Authorized Land Uses for Mixed-Use Base Zoning Districts.

| LBCS Classification | LBCS Function Code | LBCS Structure Code | Specific use standard of Sec. No. | OBM 1 § 33-3.51 | OBM 2 § 33-3.52 | FC 1 § 33-3.53 | FC 2 § 33-3.53 | FC 3 § 33-3.53 | U-1 § 33-3.58 | TCMU § 33-3.54 |
|--------------------------------------|--------------------|---------------------|-----------------------------------|-----------------|-----------------|----------------|----------------|----------------|---------------|----------------|
| RESIDENCE OR ACCOMMODATION FUNCTIONS | 1000 | | | | | | | | | |
| Private Dwelling | 1100 | | | | | | | | | |
| Single family | 1110 | 1100 | | | | | | | | |
| single family detached | 1111 | 1110 | | P | X | X | X | X | P | X |
| single family attached (townhouse) | 1112 | 1140 | 5.3.17.2 | S | X | X | S | X | S | S |
| single family manufactured home | 1113 | 1150 | 5.3.17.3 | S | X | X | X | X | S | X |
| Two family (double or duplex) | 1120 | | | | | | | | | |
| two family detached | 1121 | 1130 | | X | X | X | X | X | P | X |
| two family attached | 1122 | 1121 | | P | X | X | X | X | P | P |
| Three family (triplex) | 1130 | | | | | | | | | |
| three family detached | 1131 | | | X | X | X | X | X | P | X |
| three family attached | 1132 | | | P | X | X | X | X | P | P |

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Related Amendments: Conforming Residential Uses



Current

Residential uses are nonconforming uses in the industrial zoning districts in the Code

Residential uses are allowed as conforming use in certain commercial districts (C-1, C-2, BC-1, BC-2) however, the existing stand alone single-, two-, three-, or four-family residential dwelling cannot be restored if it is destroyed beyond seventy-five (75) percent of its value or more.

RR-3 allows single-family as a conforming use.

Issue

Some residential uses are currently recognized as conforming uses in Ch. 40, with conflicting provisions between the RR-3 and C-1, C-2, BC-1, and BC-2 commercial districts

Proposed changes in the new industrial zoning districts:

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

Recommendation

Apply similar conforming use provisions for existing residential uses in the RR-3, C-1, C-2, BC-1, and BC-2 as proposed in the industrial district regulations (see above)



Related Amendments: In Summary

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