On motion of , seconded by , the following ordinance was offered:

**SUMMARY NO. 24959 ORDINANCE NO.**

An ordinance to amend Chapter 33, Unified Development Code, and Chapter 40, Zoning, of the Code of Ordinances of the Parish of Jefferson, to amend zoning regulations and update development standards for self-storage, and provide for related matters. (Parishwide)

**WHEREAS**, Council Resolution No. 127457, adopted July 27, 2016, authorized the Planning Department and the Planning Advisory Board to conduct a text study to evaluate and amend zoning regulations and development standards for mini-storage structures and self-storage facilities, and imposed a moratorium on the issuance of a building permit for mini-storage structures in the Business Core District (BC-2); and

**WHEREAS**, Council Resolution No. 128063, adopted October 19, 2016, canceled the moratorium and established interim development standards for mini-storage structures and self-storage facilities in the BC-2; and

**WHEREAS**, Council Resolution No. 130136, adopted October 4, 2017, extended the interim development standards to April 19, 2018; and

**WHEREAS**, industry trends indicate that some self-storage developers are branching out of industrial areas, enhancing curb appeal, and shifting from single-story to multi-story development; and

**WHEREAS**, self-storage facilities are adaptable to certain non-industrial areas because they are service-based, less intense than some other uses allowed in general commercial districts, and can be developed to resemble office, multi-family, or other surrounding buildings; and

**WHEREAS**, self-storage is appropriate as an allowed use in the General Commercial (C-2), Office Warehouse (OW-1), Industrial (M-1 and M-2), Mixed-use Corridor (MUCD), and Unrestricted Rural (U-1R) districts; and

**WHEREAS**, self-storage is also suitable in higher intensity mixed-use districts that are auto-oriented and primarily non-residential in character; and

**WHEREAS**, standards are necessary to minimize potential negative impacts on surrounding uses and to protect health, safety, and the general welfare; and

**WHEREAS**, the Commercial Mixed Use District (FC-3), the Unrestricted Suburban District (U-1S), and BC-2 encourage a mix of uses and promote walkable streetscapes; and

**WHEREAS**, additional development standards are necessary for self-storage facilities in FC-3, U-1S, and BC-2 to ensure visual quality and compatibility with the surrounding built environment, and support the purpose of these zoning districts; and

**WHEREAS**, proposed regulations can help improve the visual quality of the Parish; encourage mixed-use commercial development; promote the public health, safety, and the general welfare; and enhance the economic development and quality of life of the citizens of Jefferson Parish; and

**WHEREAS**, a public hearing was held by the Planning Advisory Board, in accordance with law, under Planning Department Docket No. TXT-2-18.

**NOW, THEREFORE, THE JEFFERSON PARISH COUNCIL HEREBY ORDAINS:**

**SECTION**  That Chapter 33 Unified Development Code, Table 33-3.4.4.1. Master Use Matrix, is hereby amended to modify LBCS function codes 2321 and 3600, and add a new LBCS function code 2660 for self-storage, to read as follows:

| **LBCS Classification** | **LBCS Function Code** | **LBCS Structure Code** | **Description** |
| --- | --- | --- | --- |
| \* \* \* | | | |
| commercial property-related | 2321 |  | Establishments that rent or lease buildings not used as residences |
| \* \* \* | | | |
| Self-storage | 2660 | 2700 | 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 |
| \* \* \* | | | |
| Warehousing and Storage Services | 3600 |  | Establishments that operate warehouse and storage facilities for general merchandise, refrigerated goods, portable storage units (PSUs), and other warehouse products, provide the facilities to store goods but do not sell the goods they handle and may provide a range of services related to distribution, such as labeling, breaking bulk, inventory control, light assembly, packaging, and transportation arrangement |
| \* \* \* | | | |

**SECTION**  That Chapter 33 Unified Development Code, Table 33-3.50.1. Authorized Land Uses for Mixed-use Base Zoning Districts, is hereby amended to amend LBCS function code 2321 and add a new LBCS function code 2660 for self-storage, to read as follows:

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **LBCS Classification** | **LBCS Function Code** | **LBCS Structure Code** | **OBM-1**  **§33-3.51** | **OBM-2**  **§33-3.52** | **FC-1**  ***§*33-3.53** | **FC-2**  ***§*33-3.54** | **FC-3**  ***§*33-3.55** | **U-1S**  ***§*33-3.58** | **U-1R (reserved)** |
| \* \* \* | | | | | | | | | |
| commercial property-related | 2321 |  | X | X | P | X | P | P |  |
| \* \* \* | | | | | | | | | |
| Self-storage | 2660 | 2700 | X | X | X | X | S | S |  |
| \* \* \* | | | | | | | | | |

**SECTION**  That Chapter 33 Unified Development Code, Sec. 33‐5.3.12. Parking garage (LBCS Function Code 2642), is hereby amended to modify provisions related to openings, to read as follows:

\* \* \*

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.

**SECTION**  That Chapter 33 Unified Development Code, Article 5. Supplemental Conditions, is hereby amended to add a new Sec. 33-5.3.16. Self-storage (LBCS Function Code 2660) and renumber subsequent sections, to read as follows:

Sec. 33-5.3.16. Self-storage (LBCS Function Code 2660).

1. 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.
2. No business or activity other than self-storage shall be conducted from any self-storage unit in the facility.
3. 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:
      1. 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.
      2. 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.
4. 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:
5. *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.
6. *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:

* 1. Fifty (50) percent of said building façade in the BC-2 and   
     U-1S;
  2. Seventy-five (75) percent of said building façade in the FC-3; and

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

1. 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).
   1. *Ground floor access.*
      1. 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).
      2. Each self-storage unit shall be accessed only from the interior of the building.
   2. *Minimum height*. Any new self-storage facility or addition to an existing self-storage facility shall be two (2) or more stories.
   3. *Building design*. Sec. 33-6.8.3. Multiple-Family, Commercial, Industrial, and Civic buildings shall apply.
   4. *Site design*. Sec. 33-6.9.3. Multiple-Family, Commercial, Industrial, and Civic sites shall apply.
   5. *Outdoor storage*. Outdoor storage is prohibited.
   6. *Landscaping, buffering, and screening*. Sec. 33-6.25. Landscaping, buffering, and screening shall apply.
   7. *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:
      1. Interior renovations;
      2. Any routine exterior maintenance as determined by the Department of Inspection and Code Enforcement, including excavation, filling, or grading; or
      3. Sign permits for signs, except monument or freestanding directional signs, meeting all requirements of the applicable base zoning district.
   8. *Renovations and additions.*
      1. 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.
      2. For additions to existing buildings or structures, the addition shall fully comply with these regulations.
   9. *Ministerial exceptions.* The Planning Director is authorized to approve the following ministerial exceptions in accordance with Sec. 33-2.27.
2. 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.
3. Openings for buildings elevated to meet or exceed base flood elevation (BFE) by the minimum needed to accommodate BFE.
4. 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.
5. 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. 33-5.3.17. Stadiums and athletic fields.

##### Sec. 33-5.3.18. Temporary uses (reserved).

##### Sec. 33-3.3.19. Truck stops (LBCS Function Code 2118).

##### Sec. 33-5.3.20. Utility structures.

##### Sec. 33-5.3.21. Veterinary clinics and animal hospitals.

##### Sec. 33-5.3.22. Wireless communications facilities (reserved).

**SECTION**  That Chapter 33 Unified Development Code, Sec. 33-6.8.3.4. Openings, is hereby amended to add an openings option for parking garages and requirement for self-storage**,** to read as follows:

\* \* \*

1. *Upper or above‐ground floors*. Table 33‐6.8.3.4‐1 provides the minimum percent of the street-facing building façade above the ground floor that shall be comprised of windows, which:
2. May be:
   1. Constructed of spandrel; mirrored, frosted, or decorative glass; or glass block; or
   2. For parking garages (LBCS Function Code 2642), designed with one or more of the following treatments:
      * + 1. *Landscaped opening*. Planter boxes (Figure 33-6.8.3.4-1), which shall be maintained with live plants and automatic irrigation systems. Lattice may also cover the opening;
          2. *Windowed opening*. Framed window-less opening with mullions added to give the appearance of large windows (Figure 33-6.8.3.4-2); and

\* \* \*

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% |
| **Self-storage in U-1S and BC-2** | 30% | 30% |

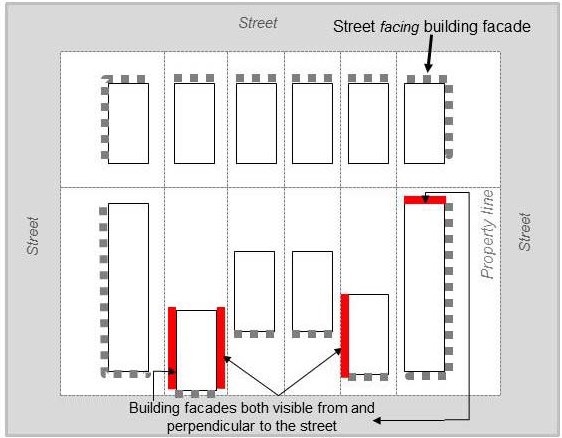


Figure 33-6.8.3.4-1**: Landscaped Opening**



Figure 33-6.8.3.4-2: **Windowed Opening**

**Figure 33-6.8.3.4-3: Street-Facing Building Façades**



**SECTION**  That Chapter 33 Unified Development Code, Table 33-6.25.4-2. Uses or Development Patterns Requiring Greenspace Areas, is hereby amended to add self-storage, to read as follows:

|  |  |
| --- | --- |
| **Use (LBCS)** | **Character** |
| \* \* \* | |
| Off-Track Wagering (5330) | S |
| Self-storage (2660) | T |
| Stadiums and athletic fields (5120) | S |
| Truck stops (2118) | S |

**SECTION**  That Chapter 40 Zoning**,** Sec. 40-3. Definitions, is hereby amended to delete definition of *mini-storage structures*.

**SECTION**  That Chapter 40 Zoning, Sec. 40-422. Permitted uses (BC-2), is hereby amended to replace *mini-storage structures* with *self-storage* in alphabetical order, and renumber subsequent uses, to read as follows:

\* \* \*

(24) Institutions for professional or educational training.

(25) Multiple-family dwellings comprised of thirty (30) or more units.

\* \* \*

(35) Retail service and repair establishments provided that all storage and repair is confined within an enclosed structure and that all business vehicles are parked within the building or completely screened from view from public rights-of-way and adjacent properties by a wood, brick, or masonry fence with a minimum height of seven (7) feet.

(36) Self-storage. Sec. 33-5.3.16. Self-storage (LBCS Function Code 2660) shall apply.

(37) Taxi and public transit stands.

\* \* \*

**SECTION**  That Chapter 40 Zoning, Sec. 40-522. Permitted uses (C-2), is hereby amended to replace *mini-storage structures* with *self-storage* in alphabetical order, move *trailer parks* to alphabetical order, and renumber subsequent uses, to read as follows:

\* \* \*

(14) Milk and ice distribution stations, but not including manufacturing or bottling.

(15) Off-track wagering facilities provided the following criteria are met:

\* \* \*

(19) Retail stores and establishments.

(20) Self-storage. Sec. 33-5.3.16. Self-storage (LBCS Function Code 2660), subsections A. through C., shall apply.

(21) Stables, private or public.

(22) Trade service and repair establishments, employing not more than ten (10) persons on the premises exclusive of routemen, drivers and other employees who spend the greater part of their working time away from the premises, to include printing, electrical, plumbing, bicycle repair, television, radio and appliance repair and other similar services, and provided further all parts and waste material be stored in an area completely screened from view from public rights-of-way and abutting properties with an opaque wood, brick, or masonry fence with a minimum height of seven (7) feet.

(23) Trailer parks.

(24) Similar uses, accessory buildings, warehouses, and uses customarily pertinent to the above uses when located on the same lot and provided that articles or materials are not stored in open area outside the building unless the area is enclosed within a solid fence of such height to adequately screen the area from public view.

\* \* \*

**SECTION**  That Chapter 40 Zoning, Sec. 40-562. Permitted uses (M-1), is hereby amended to add self-storage as a permitted use, to read as follows:

\* \* \*

(g) Self-storage. Sec. 33-5.3.16. Self-storage (LBCS Function Code 2660), subsections A. through C., shall apply.

**SECTION**  That Chapter 40 Zoning, Sec. 40-582. Permitted uses (M-2), is hereby amended to add self-storage as a permitted use, to read as follows:

\* \* \*

1. Self-storage. Sec. 33-5.3.16. Self-storage (LBCS Function Code 2660), subsections A. through C., shall apply.

**SECTION**  That Chapter 40 Zoning, Sec. 40-602. Permitted uses (M-3), is hereby amended to replace reference to *mini-storage structures* with *self-storage*, to read as follows:

\* \* \*

(2) Unless otherwise provided for in this section, the following uses, as defined and listed in the 1972 Standard Industrial Classification Manual (SIC) or latest revision thereof, shall be permitted:

\* \* \*

1. Transportation establishments engaged in the following activities:

\* \* \*

1. *Trucking and warehousing (SIC Code 42).* This major group includes establishments furnishing local or long distance trucking, or transfer services or those engaged in the storage of farm products or commercial goods of any nature. The operation of terminal facilities for handling freight, with or without maintenance facilities, is also included. However, self-storage (LBCS Function Code 2660) is not allowed.

\* \* \*

**SECTION**  That Chapter 40 Zoning, Sec. 40-661. General requirements (Off-street parking), is hereby amended to clarify parking requirements for accessory uses, to read as follows:

\* \* \*

(c) Parking requirements for two (2) or more uses, either accessory or principal, of the same or different type may be satisfied by the allocation of a common or collective parking facility. Such facility shall not be less than the sum of the requirements for the individual uses computed separately except as provided for in Sec. 40-664.

\* \* \*

**SECTION**  That Chapter 40 Zoning, Sec. 40-662. Off-street parking requirements, is hereby amended to clarify that parking is required for principal and accessory uses, delete *(26) mini-storage structure*, add *self-storage*, and adjust alphabetical order of uses accordingly, to read as follows:

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:

\* \* \*

|  |  |
| --- | --- |
| \* \* \* | |
| (35) Schools having Auditoriums, Gymnasiums, or Sports Arenas | Schools with such facilities shall have parking that accommodates the highest number of parking spaces required when the required parking spaces for the school and each such facility are calculated; i.e., the use requiring the highest number of parking spaces shall be the parking requirement that applies. |
| (36) Self-storage | One (1) space per one hundred (100) units |
| (37) Skating Rink | One (1) space for each one hundred fifty (150) square feet of gross floor area |
| \* \* \* | |

**SECTION**  That the Municipal Code Corporation is hereby authorized and directed to correct any cross-references within the code that are affected by the renumbering of sections or subparagraphs via this ordinance.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

**YEAS: NAYS: ABSENT:**

This ordinance was declared to be adopted on the 25th day of April 2018, and shall become effective as follows, if signed forthwith by the Parish President, ten (10) days after adoption, thereafter, upon signature by the Parish President or, if not signed by the Parish President, upon expiration of the time of ordinances to be considered finally adopted without the signature of the Parish President, as provided in Section 2.07 of the Charter. If vetoed by the Parish President and subsequently approved by the Council, this ordinance shall become effective on the day of such approval.