



CPZ

The purpose of the Commercial Parkway Overlay Zone (CPZ) is to enhance the general quality of commercial and office development by:

- Providing buffers to neighboring residences and other commercial uses
- Guiding traffic to increase public safety
- Minimizing the impact of development on the drainage system
- Decreasing the amount of paved area
- Coordinating green space and signage

The CPZ was originally adopted in 1988 and is generally located along major corridors, including Airline Dr, Barataria Blvd, Causeway Blvd, Clearview Pkwy, Jefferson Hwy, Lafitte-Larose Hwy, Terry Pkwy, and Veterans Blvd.

What is an Overlay Zone? How is it different from zoning?

All unincorporated areas of the Parish are divided into base zoning districts, which regulate things such as the use of land and the setback and height of buildings. An Overlay Zone imposes requirements in addition to those of the underlying base zoning district.

What uses are permitted in the CPZ?

All uses permitted in the underlying zoning district are permitted in the CPZ.

What other requirements are imposed?

The CPZ adds requirements for setbacks, landscaping and buffering, and signage. These are summarized on the back of this sheet. These requirements do not apply to one- and two-family dwellings.

I want to make changes or improvements to my property.

What do I need to know?

If you propose **new development** – either development of a vacant lot or demolition/redevelopment – your project must comply with CPZ regulations and will require site plan review.

If you propose changes to an **existing development**, your project must comply with CPZ regulations and will require site plan review if:

- There is an approved site plan. You will be amending that site plan.
- A change of permitted use that requires an increase in required parking.
- An addition, including parking, that would add 50% or more to the size of the original development.
- A renovation involving a change in the user and use of the area, and with renovation expenses in any 12-month period exceeding 50% of the fair market value of the existing improvements.

All other types of changes or improvements are not required to meet CPZ regulations and do not require site plan review. Please consult with a planner. Our offices are open Monday through Friday from 8:30 a.m. to 4:30 p.m. To allow sufficient time for a planner to meet with customers, the department encourages customers to arrive by 4:00 pm.

What does site plan review involve? How do I get started?

Consult with a planner in the Planning Department and complete a site plan review application. The application fee is \$150. Your application will be reviewed by a technical committee that includes other departments in the Parish. Review takes at least 10 business days.

If I cannot comply with some of the requirements, may I request a variance?

Existing developed sites must meet the requirements to the maximum extent practicable. If an existing site does not meet to the maximum extent practicable, or if a new development does not meet all the requirements, you may request a variance from the requirements. The Parish Council makes the decision on these variance requests.

For questions, contact the Planning Department at jpplanning@jeffparish.net, 504-736-6320, or 1221 Elmwood Park Blvd, Ste 601, Jefferson, LA 70123

To find out your property's zoning district, visit the Jefferson Parish Geoportal at geoportal.jeffparish.net/public or come in person to the Planning Department

Summary of Commercial Parkway Overlay Zone (CPZ) Regulations*

Criteria	Requirement
Front yard setback, for buildings/structures and parking spaces	20 feet minimum
Side yard setback on a corner lot, for buildings/structures and parking spaces	10 feet minimum
Landscaping, streetscape <i>Some or all of this may be placed in the public right-of-way subject to a lease and other criteria.</i>	At least 1 tree for each 50 feet AND At least 1 shrub for each 3 feet
Landscaping, property buffer	At least 1 tree for each 35 feet AND shrubs to form a living fence (depth of property buffer varies based on uses and zoning districts)
Landscaping, parking lot perimeter	Shrubs to form a living fence along any street AND a 5 foot wide buffer with 1 tree for each 35 feet where vehicular use areas on different sites abut
Landscaping, parking lot interior (lots with 10 or more spaces)	At least 10% of the site area not dedicated to required property buffers, streetscape landscaping, or buildings must be landscaped, including at least 1 island/peninsula for every 10 contiguous parking spaces, an endcap at the end of each row, a 5 foot wide planting strip for every 2 parking aisles
Landscaping, signs (monument, pole, menu board)	Minimum 2 feet width and 60 square feet around the base of the sign
Screening of service bays, loading/unloading areas, trash and dumpster areas	A minimum 7 foot high wood, brick, or masonry fence
Lighting	Maximum 25 feet high AND be oriented inward toward the development AND be incorporated within landscaped areas
Support buildings that are visible from the street and not screened	Must have same architectural treatment as the principal building
Support structures that are visible from the street, other than playground equipment and those used for drive-up service	Screened by a minimum 7 foot high wood, brick, or masonry fence
Sidewalks and Clear Vision Areas	In accordance with Parish Codes
Attached signs <i>Corner lots are permitted additional signage.</i>	Maximum 1 per use; with total attached sign area of no more than 3 square feet of sign per lineal foot of building frontage or 20% of the building frontage elevation; with a maximum of 300 square feet per sign
Detached signs <i>Corner lots are permitted additional signage.</i>	Maximum 1 per development; with a maximum area of 1 square foot per lineal foot of lot frontage or 300 square feet, whichever is less; with a maximum height of 30 feet
Directional signs	No more than 6 square feet and 8 feet in height per sign
Menu boards	No more than 1 per drive-thru lane; with a maximum area of 48 square feet; no more than 8 feet tall; located in a minimum 60 square foot landscaped bed

*For complete information on CPZ requirements, see Chapter 40, Article XXVI of the Parish Code of Ordinances.