



CPZ-Ped

The purpose of the Commercial Parkway Pedestrian Overlay Zone (CPZ-Ped) is to provide enhanced development standards that:

- Encourage development that exhibits the physical design of a more traditional pedestrian-oriented streetscape
- Prevent vehicular areas from dominating views from the sidewalk and street
- Promote compatibility between uses through landscaping and screening
- Accommodate horizontal and vertical mixed use
- Facilitate walkability and varied transportation options

The CPZ-Ped was adopted in 2015 and is currently located along portions of Metairie Rd and Central Ave.

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-Ped?

All uses permitted in the underlying zoning district are permitted in the CPZ-Ped, except that a parking lot is prohibited as a principal use.

What other requirements are imposed?

The CPZ-Ped includes regulations related to setbacks, building materials, entries, openings, outdoor seating areas, awnings and canopies, franchise architecture, landscaping, parking, and signage. There are also supplemental standards for specific uses. The CPZ-Ped regulations are summarized on the back of this sheet. These regulations do not apply to single, two, three, or four-family residential.

I want to make changes or improvements to my property.

What do I need to know?

Most types of changes or improvements require site plan review. Types of changes or improvements that do not require site plan review include interior renovations, routine exterior maintenance, change of use that does not increase required parking, and sign permits meeting all requirements. All other types of changes or improvements require site plan review.

I am constructing an addition or doing an exterior renovation.

Do I have to comply with all the CPZ-Ped regulations?

Additions and renovations will require review of the entire site. For additions, only the addition will need to fully comply with the CPZ-Ped regulations. Exterior renovations and site work associated with an addition must comply to the maximum extent practical. Existing impervious surfaces shall be removed and replaced with pervious surfaces or landscaping as determined by the Planning Director.

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. Review takes at least 10 business days.

What if I cannot comply with some of the requirements?

The Planning Director may grant limited ministerial exceptions to certain requirements, such as building setbacks and landscaping. The Board of Zoning Adjustments (BZA) may not grant a variance to the front or corner side yard requirements or any yard requirement that would interfere with landscaping requirements.

For questions, contact the Planning Department at jppanning@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 Pedestrian Overlay Zone (CPZ-Ped) Regulations*

| Criteria | Requirement |
|---|--|
| Front and Corner Side Setbacks | Minimum 5 feet and maximum 10 feet, except where a building located within 50 feet on both sides has a front or corner side setback of less than 5 feet, then may be in line with buildings within 50 feet nearest the street |
| Side and Rear Setbacks | Same as underlying zoning district |
| Height | Same as underlying zoning district, except if the front or corner side yard is less than 10 feet, then maximum height of 35 feet and 2 stories |
| Franchise Architecture | Use of stock building plans, typical corporate and/or franchise designs, or other designs easily identified with a particular chain or corporation is prohibited on Metairie Rd |
| Materials | Minimum 80% of façade visible from street (excluding windows and doors) clad in brick, stone, stucco, textured masonry, wood, or architectural pre-cast concrete. Other materials may be approved by the Planning Director |
| Entrances | Primary entrance oriented to the street providing direct access to the public sidewalk without going through a parking lot; if front setback is less than 5 feet, entrance must be recessed |
| Openings, Ground Floor | Minimum 70% of street-facing façade between 2-10 feet comprised of doors or transparent windows |
| Outdoor Seating Areas | Permitted at the ground level between the building and property line subject to certain criteria |
| Landscaping, streetscape | One tree for each 30 linear feet of street frontage; one shrub for each 3 linear feet of street frontage |
| Landscaping, property buffer | At least 1 tree for each 35 feet AND shrubs to form a living fence (depth 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) | 10% of the site area not dedicated to required property buffers, streetscape landscaping, or buildings must be landscaped, including 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 (flexibility may be granted to facilitate traditional site design) |
| Landscaping, signs (monument, pole, menu board) | Minimum 2 feet width and 60 square feet around the base of the sign |
| Parking Lot Location | Parking areas and drive aisles shall be located behind the front or corner side building line, except on secondary frontage; and shall be set back at least 5 feet from the public street right-of-way or sidewalk |
| Service areas | Shall be located behind the front or corner side building line, with an exception; subject to additional criteria |
| Signs | Same as underlying zoning district, except no new detached pole or roof signs; instead of pole sign, one monument sign up to 10 feet high and 0.5 square foot per linear foot of frontage or 50 square feet, whichever is less; hanging and awning signs also allowed |

* See Sec. 33-3.67 of the Unified Development Code for complete regulations.