



Fat City

The purpose of the Fat City zoning districts is to promote a mixed-use neighborhood with residential uses and walkable amenities that attract adults and families. Fat City includes three districts: FC-1 Pedestrian-Core; FC-2 Residential Mixed Use; and, FC-3 Commercial Mixed Use.

What uses are permitted?

A range of uses is permitted, including certain residential and commercial uses. For a complete list of permitted uses, see *Table 33-3.50-1 Authorized Land Uses for Mixed-Use Base Zoning Districts*, in the UDC.

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 require an increase in parking, and signs (except monument or freestanding directional signs) meeting all requirements. All other types of changes or improvements require site plan review.

What is regulated in Fat City?

Each of the three Fat City zoning districts is unique, but in general, they all regulate setbacks, openings, entries, building materials, setback treatment, landscaping, parking, and signage. These regulations are summarized on the back of this sheet.

Other aspects of development regulated in Fat City include: design standards, building height (minimum and maximum), use of the ground floor, hours of operation, outdoor storage, fences, and mechanical equipment. The districts also have provisions for reduced parking for mixed-use buildings, shared parking, and parking mitigation.

I am constructing an addition or doing an exterior renovation. Do I have to comply with all the Fat City regulations?

Additions and renovations will require review of the entire site. For additions, only the addition will need to fully comply with the Fat City regulations. Exterior renovations and site work associated with an addition must comply with Fat City regulations 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 \$200 per acre of land. Your application will be reviewed by a technical committee that includes other departments. Review takes at least 10 business days. After review, the Planning Director may approve the proposed site plan.

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, building design, site design, and certain nonconforming signs.

The Board of Zoning Adjustments (BZA) may not grant variances to building setbacks, height, or parking. In addition to the other types of variances the BZA may grant, the BZA may also grant a variance to one parking space for a monument sign.

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 Fat City Regulations*

CRITERIA		FC-1	FC-2	FC-3
Front and Corner Side Setback	Minimum	5 feet	5 feet	W Esplanade Ave: 10 feet All others: 5 feet
	Maximum	5 feet	10 feet	10 feet
Side Setback		None	5 feet minimum	None
Rear Setback		None		
Building Design		Architectural principles, Façades, Entrances, Roofs, Roof Materials, Canopies		
Openings, First Floor		Minimum 70%	Minimum 60%	Minimum 30%
		of street-facing façade between 2-10 feet comprised of doors or transparent windows		
Openings, Upper Floors		Minimum 30%	Minimum 20%	Minimum 30%
		of street-facing walls comprised of windows		
Façade Materials		Minimum 80% of the building façade visible from the street (excluding windows and doors) shall be clad in brick, stone, stucco, textured masonry, wood, or architectural pre-cast concrete. Other materials may be considered depending on overall architectural design.		
Site Design		Circulation, Outdoor lighting, Fences, Mechanical and service areas, Outdoor speakers, Streetscape zone, Outdoor operations		
Landscaping		For Streetscape, property buffer, parking lot, screening, and signs		
Parking		Located behind front or corner side building line AND set back at least 5 feet from public street right-of-way		
Loading		Bays or docks shall not face a public street, except where located at least 60 feet from public right-of-way.		
Monument Signs		Abutting Severn Ave: One on east side of site, maximum area 50 square feet, maximum height 10 feet All other sites: One, maximum area 20 square feet, maximum height 8 feet	One, maximum area 20 square feet, maximum height 8 feet	W Esplanade Ave: One, maximum 1.5 square feet per linear foot of street frontage up to 100 square feet, maximum height 12 feet All other sites: One, maximum area 50 square feet, maximum height 10 feet
Other Signs		Flat, projecting, hanging, awning, window, and others		

*See Sec. 33-3.53 of the Unified Development Code for complete regulations.