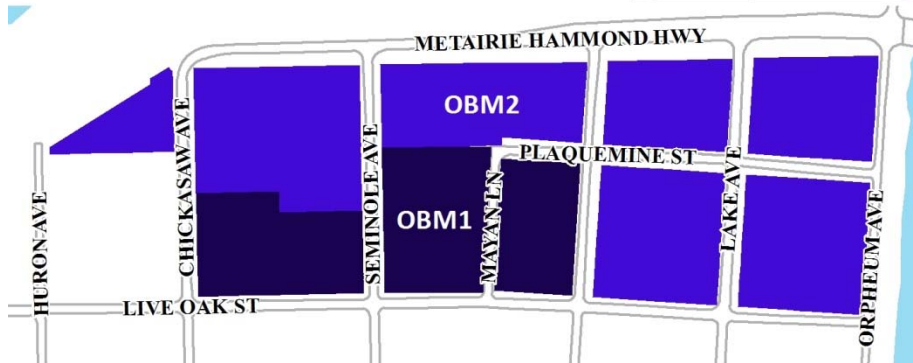




Old Bucktown

The area known as “old Bucktown” is divided into two zoning districts. These districts promote a walkable mixed-use environment that maintains the unique nature of the northeast corner of Bucktown as an active lake-oriented business hub:

- **Old Bucktown Mixed-Use Commercial District (OBM-2)** promotes a mixture of commercial and residential uses in an urbanized setting that respects the rich maritime heritage of Lake Pontchartrain.
- **Old Bucktown Mixed-Use Residential District (OBM-1)** is a primarily residential district mixed with some light commercial uses to support the needs of the neighborhood, and also serves as a transition between the less restrictive OBM-2 and the more restrictive single-family residential districts.



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. Certain accessory uses or structures, and home occupations, are also permitted, and can be found in Article 5, Division 1 of the UDC.

I want to make changes or improvements to my property. What do I need to know?

Most types of changes or improvements, with few exceptions, require site plan review. Types of changes or improvements that may not require site plan review include any that do not impact the layout on a site plan, such as interior work, replacing windows, or replacing an existing exterior stair-kind. All new buildings or parking lots, additions, or other changes that are typically depicted on a site plan require review. The regulations for Old Bucktown are summarized on the back of this sheet; design standards also apply.

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 in the Parish. Review takes at least 10 business days. After review, the Planning Director may approve the proposed site plan.

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

The Board of Zoning Adjustments (BZA) may grant limited variances to the OBM-1 and OBM-2 regulations. The BZA may not grant a variance to:

- Lot area per family
- Height
- Setbacks that abut certain residential districts
- Front yard setback in OBM-2

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 Old Bucktown Regulations*

CRITERIA	OBM-1	OBM-2
Front Yard Setback	20 feet minimum OR average front yard setback of other buildings along the same block face that are zoned OBM-1 (no less than 10 feet)	10 feet minimum and maximum (exceptions for outdoor seating, plazas, courtyards)
Interior Side Yard Setback	5 feet minimum	10 feet minimum, OR 15 feet minimum when abutting certain zoning districts
Corner Side Yard Setback	10 feet minimum	
Rear Yard Setback	15 feet minimum	10 feet minimum, OR 15 feet minimum when abutting certain zoning districts
Height	45 feet maximum	45 feet maximum OR up to 70 feet subject to additional requirements
Size of Retail and Service Establishments	800-2,500 square feet	800-10,000 square feet
Mix of Uses	Ground floor: residential or nonresidential Second floor and above: residential (1-4 dwelling units)	Ground floor: nonresidential Second floor and above: residential or nonresidential
Drive-through	No drive-in, drive-up, or drive-through facilities	
Doors and Entrances	Buildings shall have a primary entrance door facing a public sidewalk	
Windows	50% minimum of the street facing building façade between two feet and eight feet above the first finished floor shall be clear windows that allow views of indoor space or product display areas	
Landscaping	For Streetscape, property buffer, parking lot, screening, and signs	
Landscaping, Front Yard	No more than 50% of the front yard shall be hard surface paving or other impervious surfaces	May be occupied by open commercial space including outside seating and other people-oriented spaces
Parking	For mixed or nonresidential uses, parking shall be located to the rear or side of the principal use or building	
Screening	Service bays, loading and dumpster areas screened on all sides by minimum seven foot tall wood, brick, or masonry fence	
Detached Signs	For nonresidential or mixed-use: one monument sign, maximum five feet tall and 16 square feet	One monument sign, maximum six feet tall and 32 square feet
Attached Signs	Number and dimensions vary by type of occupancy	

*See Sec. 33-3.51 and Sec. 33-3.52 of the Unified Development Code for complete regulations.