

On motion of **Ms. Lee-Sheng**, seconded by **Mr. Roberts**, the following resolution was offered:

**RESOLUTION NO. 133043**

A resolution requesting and authorizing the Planning Department and the Planning Advisory Board to conduct a study of the text of Chapter 8 Building and Building Regulations, Chapter 25 Planning and Development, Chapter 33 Unified Development Code, and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish, with the intent of evaluating, clarifying, and amending the criteria for a substandard lot and the standards and procedures for issuing a building permit for a substandard lot, including the definition of and criteria for determining neighborhood norm; establishing interim development standards during the course of the study; and providing for related matters. (Parishwide)

**WHEREAS**, Chapter 8 of the Code of Ordinances establishes procedures that must be followed prior to the issuance of a building permit on a substandard lot; and

**WHEREAS**, Chapter 8 defines a “substandard lot” as “a lot, tract or parcel of land that has an area or frontage less than the minimum required for the zoning district in which it is located, but also a lot of record in original ownership separate from adjoining property at the time of passage of Ordinance No. 3813 on August 28, 1958, as amended. Any lot approved by the parish council after August 28, 1958 is not to be considered as a substandard lot;” and

**WHEREAS**, the procedure for issuing a building permit on a substandard lot includes a “grant without hearing” when the lot meets the neighborhood norm in terms of area or frontage; and

**WHEREAS**, if the substandard lot does not meet the neighborhood norm, Chapter 8 requires a public hearing and adoption of a resolution of no objection by the Parish Council which has fifteen (15) meetings scheduled for the 2019 calendar year; and

**WHEREAS**, this procedure is outdated, unclear, and cumbersome to the property owner, and is inconsistent with more recent neighborhood norm standards outlined in Chapter 33; and

**WHEREAS**, the purpose of a procedure for approval of a building permit for a substandard lot is to protect neighborhoods from incompatible development and ensure adequate building sites; and

**WHEREAS**, this purpose also could be achieved by reviewing each request to build on a substandard lot of record in terms of insufficient lot area per family; and

**WHEREAS**, the Board of Zoning Adjustments (BZA) has the authority to grant variances to the yard requirements and lot-area-per-family requirements of any district, and conducts a public hearing approximately every two weeks throughout the year; and

**WHEREAS**, interim development standards are necessary to protect the health, safety, and welfare of the general public, and the neighborhood norm of established areas.

**NOW, THEREFORE, BE IT RESOLVED** by the Jefferson Parish Council, acting as governing authority of Jefferson Parish, Louisiana:

**SECTION 1.** That the Planning Department and the Planning Advisory Board are hereby authorized to conduct a study of the text of Chapter 8 Building and Building Regulations, Chapter 25 Planning and Development, Chapter 33 Unified Development Code, and Chapter 40 Zoning of the Code of Ordinances of Jefferson Parish, with the intent of evaluating, clarifying, and amending the criteria for a substandard lot and the standards and procedures for issuing a building permit for a substandard lot, including the definition of and criteria for determining neighborhood norm; and providing for related matters.

**SECTION 2.** That the following interim development standards are hereby established:

- (a) That an application for a building permit on a substandard lot which meets the current definition established in Ch. 8 shall be heard by the Board of Zoning Adjustments (BZA) in accordance with procedures for requests for variances for insufficient lot area for proposed single-family dwellings or variances to the lot-area-per-family requirements of any district where applicable.
- (b) That, to maintain the stability of the residential neighborhood in which the substandard lot is located, the BZA shall evaluate the application for a building permit on a

substandard lot in accordance with the factors listed in *Section 33-6.6.4 Neighborhood Norm*. Where the neighborhood norm factor is written in terms of a lot, a development site as defined in Ch. 40 shall be used.

- (c) That the applicant shall provide the information to the BZA to demonstrate neighborhood norm, which may include but not be limited to a map and summary statistics showing the lot width, depth, area, and orientation of all lots or developments sites in the neighborhood.

**SECTION 3.** The interim development standard set forth in this resolution is in accordance with and by the authority of Sec. 33-2.23 and Sec. 40-880 of the Jefferson Parish Code of Ordinances providing, in pertinent part, that when a zoning or land use study has been initiated by resolution of the Jefferson Parish Council and pending final disposition of said amendment, supplement, change, zoning or land use study, interim development standards may be established that provide for reasonable approval conditions for certain types of development applications that would be otherwise affected by the study for one (1) year, which may be extended by the Jefferson Parish Council for not longer than one (1) six (6)-month period.

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

**YEAS: 7**

**NAYS: None**

**ABSENT: None**

The resolution was declared to be adopted on this the **6<sup>th</sup> day of February, 2019.**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE & CORRECT COPY



EULA A. LOPEZ  
PARISH CLERK

JEFFERSON PARISH COUNCIL