

On motion of **Mr. Walker**, seconded by **Mr. Templet**, the following resolution was offered:

**RESOLUTION NO. 139765**

A resolution requesting and authorizing the Planning Department and the Planning Advisory Board to study the text of 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 current zoning and development regulations, and administrative provisions and procedures; establishing interim development standards during the study; and providing for related matters. (Parishwide)

**WHEREAS**, staff has experienced issues with administering and interpreting certain regulations of the Code due to unique conditions or unclear language in the regulations; and

**WHEREAS**, an evaluation of standards to clarify and address special conditions is necessary for more effective application of the Code; and

**WHEREAS**, the text of Chapters 33 and 40 of the Code may only be amended by legislative approval, which requires action by the Parish Council and includes a public hearing and recommendations from the Planning Director, Planning Advisory Board, and/or the Old Metairie Commission as applicable; and

**WHEREAS**, the Parish Council may amend the text of Chapters 33 and 40 of the Code or the Comprehensive Plan from time to time to address changing conditions, implement the comprehensive plan, or promote the public necessity, convenience, general welfare, or good planning practice; and

**WHEREAS**, a key objective of the Comprehensive Plan is the minimize the negative impacts of new development or redevelopment through up-to-date regulations and standards based on best practices; and

**WHEREAS**, interim development standards are necessary to protect public health, safety, and welfare.

**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 study the text of 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 current zoning and development regulations, and administrative provisions and procedures; establishing interim development standards during the study; and providing for related matters.

**SECTION 2.** That the following interim development standards are hereby established for nonconforming lots of record:

- (a) *Generally*. Where there is a conflict between the interim standards and Sec. 33-4.2. Nonconforming lots of record or other provisions provided in Chapter 33 Unified Development Code and Chapter 40 Zoning that reference two (2) or more nonconforming lots, the interim standards shall govern. Where the interim standards are silent on a standard, the provisions of the applicable section shall apply.
- (b) If two (2) or more adjacent lots are held in common ownership and one (1) or more of the lots does not meet the minimum requirements for lot width or area of its respective zoning district, the lots shall be subdivided into a lot(s) of record that meet(s) the minimum lot requirements of their respective zoning district.
- (c) *Lot, Legal Nonconforming* shall mean an existing lot, tract or parcel of record that does not meet the minimum lot requirements of its applicable zoning district and meets the following conditions:
  - (1) The lot configuration was approved by the Parish Council or Police Jury; and
  - (2) The subject property is a lot of record that was owned separately from adjoining property on August 28, 1958. If two (2) or more adjacent lots are held in common ownership and one (1) or more of the lots does not meet the minimum requirements for lot width or area of its respective zoning district, the lots shall be subdivided into a lot(s) of record that meet(s) the minimum lot requirements of their respective zoning district.

**SECTION 3.** The interim development standards set forth in this resolution is in accordance with and by the authority of Sec. 33-2.21.5 of the Jefferson Parish Code of Ordinances, providing, in pertinent part, that when the Jefferson Parish Council initiates a study to prepare an amendment to the text or official maps of Chapter 33, Chapter, 40, or the Comprehensive Plan, and pending final disposition of the study, the Jefferson Parish Council may establish interim development standards that provide for reasonable approval conditions for certain types of development applications that would otherwise be 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: 6**

**NAYS: None**

**ABSENT: (1) Lee**

The resolution was declared to be adopted on this **25<sup>th</sup> day of May, 2022.**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE & CORRECT COPY



EULA A. LOPEZ  
PARISH CLERK

JEFFERSON PARISH COUNCIL