

CZO editing notes. By Anthony Favre

First and Primarily, if we are going to undo the damage of the 1970s era CZO we have to stop separating Residential and non-residential in HC and HU districts, including having separate chapters for them.

Also, I dislike the terms Historic Core and Historic Urban. These area of our city are much more than historic, and the tendency of New Orleans to equate “historic” with an area that can’t or shouldn’t undergo significant change doesn’t bode well for these areas to adapt to meet the changes and challenges of the future.

- The HDLC should be treated much like a security district within each of their districts. It should be voted on and either be renewed or rejected every 5 years. It should also be prohibited from making changes in project that increase the cost of the project by more than 10% or delay the project by more than 4 weeks.

- The NPP should be scrapped but if it is kept it should be included within the application timeline.

- Should the City Council fail to act on an application that application should be considered approved, not denied.

VCS zoning demonstrates a contempt for the actual historic businesses that, until recently were the entire reason for the French Quarter. The lines contained in that section demonstrate how far we have gone from having the Quarter be an actual living neighborhood integrated with the life of the city to today, and culminating with this zoning code and its demise into curated museum piece.

The “front yard” rules have been dragged from chapter to chapter until they don’t make any sense, particularly in Industrial, commercial and CBD chapters.

The whole document is excessively hostile to automobiles with almost no permitted locations for gas stations or repair shops.

And it betrays such a strong bias towards residential and away from commercial properties one would get the idea that no one in New Orleans ever went to work.

It treats live music shabbily throughout the document and the rules in the overlays are unworkable from a practical standpoint. We need more permitted live music throughout the city.

Article 9 & 10 and Article 11 & 12

Considering that historically, commercial and residential uses were together in the neighborhoods covered by these chapters, articles 9 & 10 should be combined into an Core Neighborhood District Article and Articles 11 & 12 should be combined into an Urban Neighborhood District Article.

Article 9 & 10 – there is far too much deference to residential areas and what the areas are or were and not enough emphasis on what they can become in the future. It opts too much for the status quo and does not promote enough growth and change.

Art 11 – Design review on roofs is in direct contradiction to guidance on hurricane resilience in advising hip roofs without dormers and gables.

Art 12 – How do you have a zoning code about New Orleans and don't allow neighborhood bars? Or any alcohol at all?

There are plenty of business locations that were operating prior to the 70s czo that aren't on corners and need to be included in HU-B1A! EVERYTHING that operated prior to the 70s CZO needs to be reopened to commerce as a PERMITTED use. Neighborhood bars, hair salons, markets, the full gamut of neighborhood businesses.

Changes in square footages are made in the text not in the tables. Anything under 50,000 sq ft. should be a permitted use!

Art 13 – Too many variations and types.

Art14 – There is an unrealistic discrimination against automobile service facilities, both gas stations and repair shops in that they are not permitted uses in any category.

Art 15- Many of the conditional uses should be permitted uses.

Requiring multiple entrances with parking in the rear provides security and service challenges. In the rush to provide some appeal for a theoretical pedestrian or passerby the document intentionally slights car drivers and their passengers which are likely to provide the bulk of the patrons.

Art 16- Center of Industry is a horrible name for a zone and it only serves to highlight the contempt for people engaged in work and commerce found throughout the document.

Art17 – We need higher height allowances throughout the CBD. 18 stories is not enough. We need fewer restrictions on height on the corners. Or these ridiculous setbacks from the property line. The entire height rules only serve to diminish us. The line of sight rules are some futile attempt to hobble New Orleans with some pretense that we are smaller than we should be. We should be encouraging bigger and bolder buildings.

Art18- The restrictions in the overlays demonstrate the same hostility towards anything related to the automobile or bars.

The RDO overlay is useful but too restrictive.

The AC overlay needs serious work. AND NO CLOSING TIMES!

CPC overlay seems purposefully designed to thwart new buildings.

In the EC overlay, where it specifically encourages new design rather than fauxstoric copies is EXACTLY what the entire city needs! BUT TOO MUCH DESIGN REVIEW AND A WHOLE LOT IN DISTRICT 4. TOO MUCH.

CT Overlay. – A ridiculous attempt to impose car-hostile New Urbanist design standards on automobile oriented development districts. Which will only frustrate the patrons of these businesses who arrive in their cars. But it is fairly typical of the entire draft CZO which shows no concern or care for anyone who goes anywhere in an automobile.

Art 20- The entire chapter is completely inappropriate to a land use document and covers regulations better handled by municipal code ordinances.

Art21 – This chapter contains too many regulations better left to the municipal code.

Art22- There should be no requirement for shower facilities for bicyclists! Also concentration on “pervious” overlooks problems of walking on grass and mud.

ART23 - Landscape-stormwater-management- Most of the descriptions in Stormwater management read like the return of open ditches. This chapter doesn't need to be a requirement but a suggestion, particularly where it imposes undo costs on the developer or resident.

ART24 – Signs – This does not need to be part of the CZO

ART25- The timetable for keeping a nonconforming use or setbacks or any other nonconforming status should be 2 years and not 6 months.

ABO-LE -

Bars and live entertainment both primary and secondary uses need to be PERMITTED uses in Urban Districts.

The treatment of ABOs and Live Entertainment in the Draft CZO, particularly when it comes to the standard bar is what one might expect to find in Utah. And it is in direct contradiction to the Master Plan which calls for ways in which to support the cultural economy, including live music, performance and food AND beverage.