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### 18.1 APPLICATION OF OVERLAY ZONING DISTRICTS

#### A. Creation, Modification, and Removal of Overlay Zoning Districts

1. Overlay zoning districts may be created or removed through concurrent zoning text and map amendments in accordance with the process in Section 4.2.
2. Overlay zoning district regulations may be modified through a zoning text amendment in accordance with the process in Section 4.2.
3. Overlay zoning district boundaries may be modified through a zoning map amendment in accordance with the process in Section 4.2.

#### B. Intent, Relation to Base Zoning Districts, and Rules Governing the Application of Multiple Overlay Districts

Overlay zoning districts are designed to require special controls in certain areas of the City that have special characteristics or special development issues. The intent of an overlay zoning district is to provide common controls over areas that require a specific type of zoning control but are typically zoned with more than one (1) base zoning district. Unless modified by the overlay zoning district regulations, the regulations of the base zoning district apply. Whenever a lot and/or development site, as defined below, is covered by more than one overlay zoning district, the regulations of each overlay zoning district shall apply, except that where the regulations of such overlay zoning districts contain an actual, implied or apparent conflict, the more restrictive regulation shall apply unless stated otherwise.

#### C. Application of Overlay Zoning Districts to Off-Site Accessory Uses

Except as otherwise provide for in this Ordinance, the regulations of an overlay zoning district apply to:

- (1) The entirety of any lot located within the area of applicability of an overlay zoning district;

- (2) The entirety of any lot that is occupied by an off-site accessory use, including but not limited to off-street parking, that is incidental and subordinate to a principal use that is located on a lot within the area of applicability of an overlay zoning district;
- (3) The entirety of any lot on which any portion of a principal or accessory building is constructed, where some portion of the use occupying such building is located on a lot that is indicated within the area of applicability of an overlay zoning district.

## **18.2 PURPOSE STATEMENTS**

### **A. Purpose of the SC Suburban Corridor Use Restriction Overlay District**

The purpose of the SC Suburban Corridor Use Restriction Overlay District is to provide for a superior environment along major transportation corridors through the application of an overlay district that places restrictions on certain uses. This district is intended for application along transportation corridors in a suburban setting. The overlay district regulations are intended to supplement the regulations of the base zoning districts and to provide for harmony and compatibility of development over the length of the corridor.

### **B. Purpose of the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District**

The purpose the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District is to provide for a superior environment along major urban transportation corridors in Eastern New Orleans through the application of an overlay zoning district that places restrictions on certain uses. The overlay district regulations are intended to supplement the regulations of the base zoning districts and to provide for the harmony and compatibility of development over designated corridors by special regulations.

### **C. Purpose of the HUC Historic Urban Corridor Use Restriction Overlay District**

The purpose of the HUC Historic Urban Corridor Use Restriction Overlay District is to provide for a superior environment and a compatibility and continuity of development along major historic urban neighborhood street corridors. The district is intended for application in older developed areas of the City to promote a harmonious relationship between commercial uses and the surrounding residential neighborhoods. The overlay district regulations are intended to supplement those of the base zoning district to provide for the harmony and compatibility of development over designated areas by special regulations.

### **D. Purpose of the Lower St. Charles Avenue Use Restriction Overlay District**

The purpose of the Lower St. Charles Avenue Use Restriction Overlay District is to provide for a superior environment and compatibility of development. Certain traffic-generating uses are prohibited.

### **E. Purpose of the RDO-1 Residential Diversity Overlay District (Marigny/Bywater)**

The purpose of the RDO-1 Residential Diversity Overlay District is to allow a limited number of commercial activities and higher density residential uses in existing buildings across multi-block areas of residentially zoned areas. The RDO-1 Overlay District is intended to sustain the historic character of residential neighborhoods that contained a few small commercial uses serving the immediate neighborhood and a few small multi-unit residential buildings situated among low density residential uses. The RDO-1 Overlay District encourages the compatible reuse of existing non-residential and mixed-use structures in residential areas, in order to reduce commercial and residential nonconformities and to prevent the use of spot zones to authorize commercial or higher density residential uses.

**F. Purpose of the RDO-2 Residential Diversity Overlay District (Tremé/Sixth and Seventh Wards)**

The purpose of the RDO-2 Residential Diversity Overlay District is to allow a limited number of commercial activities and higher density residential uses in existing buildings across multi-block areas of residentially zoned areas. The RDO-2 Overlay District is intended to sustain the historic character of residential neighborhoods that contained a few small commercial uses serving the immediate neighborhood and a few small multi-unit residential buildings situated among low density residential uses. The RDO-2 Overlay District encourages the compatible reuse of existing non-residential and mixed-use structures in residential areas, in order to reduce commercial and residential nonconformities and to prevent the use of spot zones to authorize commercial or higher density residential uses. The RDO-2 Overlay District differs from the RDO-1 Overlay District by allowing for the establishment of standard restaurants without the sale or service of alcoholic beverages.

**G. Purpose of the AC-1 Arts and Culture Diversity Overlay District (Frenchmen, St. Bernard, Broad)**

The AC-1 Arts and Culture Diversity Overlay District is intended to accommodate a limited number of live entertainment uses, but with additional permissions to sustain established and promote new arts and cultural uses, including a limited number of small-scale live entertainment venues in neighborhood business or mixed-use areas. The AC-1 Diversity Overlay District seeks to maintain and reinforce small-scale uses and a balance of daytime and night-time uses that are compatible with the character of surrounding residential neighborhoods.

**H. Purpose of the AC-2 Arts and Culture Diversity Overlay District (Freret, Newton, Teche)**

The AC-2 Arts and Culture Diversity Overlay District is intended to accommodate a limited number of live entertainment uses, but with additional permissions to sustain established and promote new arts and cultural uses, including a limited number of small-scale live entertainment venues in neighborhood business or mixed-use areas. The AC-2 Diversity Overlay District seeks to maintain and reinforce small-scale uses and a balance of daytime and night-time uses that are compatible with the character of surrounding residential neighborhoods.

**I. Purpose of the AC-3 Arts and Culture Diversity Overlay District (St. Claude)**

The purpose of the AC-3 Arts and Culture Diversity Overlay District is to establish and sustain new arts and cultural uses on lots generally facing St. Claude Avenue between Press Street and Poland Avenue. The St. Claude Arts and Culture Diversity Overlay District seeks to preserve the area's small to medium-scale commercial uses, encourage a balance of daytime and nighttime uses, and foster development of arts-related uses.

**J. Purpose of the AC-4 Arts and Culture Diversity Overlay District (Tremé)**

The AC-4 Arts and Culture Diversity Overlay District is intended to provide opportunities for a limited number of live entertainment uses both along corridors and interspersed within neighborhoods where residences, businesses, and arts and cultural uses have historically coexisted. The AC-4 Diversity Overlay District seeks to maintain and reinforce small-scale uses and a balance of daytime and night-time uses that are compatible with the character of surrounding residential neighborhoods.

**K. Purpose of the RIV Riverfront Design Overlay District**

The RIV Riverfront Design Overlay District is intended to preserve, create, and enhance public views of the Mississippi River and to promote the development of a riverfront promenade, including connections to nearby public rights-of-way, open space, and other public amenities. The RIV Overlay District crosses several zoning districts and is intended to unify the entire riverfront by promoting public access between neighborhoods. Site plan and design review is required for development and redevelopment.

**L. Purpose of the CPC Character Preservation Corridor Design Overlay District**

The purpose of the CPC Character Preservation Corridor Design Overlay District is to provide for design review of projects that have an established development pattern and urban character recognized as “iconic” of New Orleans’ unique historic development. Site plan and design review is required to ensure that these projects are compatible with the preservation of the overall urban fabric, design character, scale, and pedestrian-friendliness of these corridors and adjacent areas.

**M. Purpose of the EC Enhancement Corridor Design Overlay District**

The purpose of the EC Enhancement Corridor Design Overlay District is to provide for design review for projects located predominantly in the older parts of the City. In these corridors, traditional character is intermittent, there may be segments with vacant or underutilized properties, and more recent development has tended to be suburban and auto-oriented in character. Site plan and design review is required to ensure coordinated infill development and redevelopment.

**N. Purpose of the CT Corridor Transformation Design Overlay District**

The purpose of the CT Corridor Transformation Design Overlay District is to provide for design review for projects in corridors that are located in Eastern New Orleans, on the West Bank, and in Lakeview and Gentilly. The corridors in Eastern New Orleans also include I-10 and its service roads. Existing development along these corridors is typically suburban in character and auto-dependent, and vacant and underutilized properties may be common. Superblocks are common along the corridors in Eastern New Orleans and the West Bank. Site plan and design review is required to ensure coordinated infill development and redevelopment.

**O. Purpose of the GC Greenway Corridor Design Overlay District**

The purpose of the GC Greenway Corridor Design Overlay District is to provide for design review in order to promote pedestrian and bicycle usage and enhance the natural environment in corridors that surround designated public greenways. The GC Greenway Corridor Design Overlay District is intended for application on properties that are adjacent to or across a right-of-way from a greenway. The GC overlay district may also be applied to other properties in the vicinity of a greenway, particularly around intersections between greenways and major streets.

**18.3 SC SUBURBAN CORRIDOR USE RESTRICTION OVERLAY DISTRICT**

**A. Applicability**

1. The SC Overlay District applies to the following areas:
  - a. All lots with frontage on General DeGaulle Drive between the Westbank Expressway and the Intracoastal Waterway;

- b. All lots with frontage on Behrman Place and Behrman Highway between General DeGaulle Drive and the Orleans Parish/Jefferson Parish boundary line;
- c. All lots with frontage on Chef Menteur Highway between Old Gentilly Road and the Peoples Avenue.
- d. All lots along within the entirety of all non-residential zoning districts that abut General Meyer Avenue between Behrman Avenue and Bennett Street.
- e. All lots within the entirety of the blocks located at the intersections of the following streets with Chef Menteur Highway:
  - i. Press Drive;
  - ii. Louisa Drive;
  - iii. France Road.

**B. Use Restrictions**

When allowed as a permitted use in the base zoning district, the following uses require conditional use approval in accordance with Section 4.3

1. Bar
2. Car Wash
3. Restaurant, Fast Food
4. Retail Sales of Packaged Alcoholic Beverages

**18.4 ENORC EASTERN NEW ORLEANS RENAISSANCE CORRIDOR USE RESTRICTION OVERLAY DISTRICT**

**A. Applicability**

The ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District applies to:

1. All lots bounded by Bullard Avenue, Hayne Boulevard, the Jahncke Canal, and Chef Menteur Highway, and all lots fronting on the west side of Bullard Avenue between Hayne Boulevard and Chef Menteur Highway.
2. All lots with frontage on Crowder Boulevard between Hayne Boulevard and Chef Menteur Highway.
3. All lots with frontage on Read Boulevard between Hayne Boulevard and Chef Menteur Highway.
4. All lots fronting on Hayne Boulevard between Jourdan Road and Interstate 510.
5. All lots fronting on Morrison Road between Jourdan Road and Interstate 510.

6. All lots fronting on Lake Forest Boulevard between Mayo Road and Interstate 510 and continuing one block in depth along Six Flags Parkway between Interstate 510 and Michoud Boulevard.
7. All lots fronting on Bundy Road between Hayne Boulevard and Chef Menteur Highway.
8. All lots fronting on I-10 and I-510 and the service roads on both sides of I-10 and I-510 east of the Industrial Canal.
9. All lots fronting on Chef Menteur Highway for the entirety of its length from the Industrial Canal to the Michoud Levee and along Downman Road for the entirety of its length from Chef Menteur Highway to Lake Pontchartrain.
10. All lots within the entirety of the blocks located at the intersections of the following streets with either Chef Menteur Highway or Downman Road:
  - a. Hayne Boulevard;
  - b. Morrison Road;
  - c. Dwyer Road;
  - d. Wilson Avenue;
  - e. Crowder Boulevard;
  - f. Bundy Road;
  - g. Wright Road;
  - h. Bullard Avenue;
  - i. Interstate 510;
  - j. Michoud Boulevard;
  - k. Alcee Fortier Boulevard.

**B. Use Restrictions**

1. When allowed as a permitted use in the base zoning district, the following uses require conditional use approval in accordance with Section 4.3:
  - a. Bar
  - b. Retail Sales of Packaged Alcoholic Beverages
2. The following uses are prohibited:
  - a. Adult Use
  - b. Hotels/Motels and Hostels providing rooms for accommodation at a frequency greater than once per day.

**18.5 HUC HISTORIC URBAN CORRIDOR USE RESTRICTION OVERLAY DISTRICT**

**A. Applicability**

The HUC Historic Urban Corridor Use Restriction Overlay District applies to:

1. All lots within those blocks fronting on South Claiborne Avenue between Earhart Boulevard and Jackson Avenue;
2. All lots zoned non-residentially within those blocks fronting on the riverside and those blocks fronting on the lakeside of South Claiborne Avenue from Jackson Avenue to Toledano Street;
3. All lots within the entirety of the triangular shaped commercially zoned area on the riverside of South Claiborne Avenue bounded by South Claiborne Avenue, Louisiana Avenue and Toledano Street;
4. All lots within the entirety of those blocks fronting on the riverside of South Claiborne between Louisiana Avenue and Napoleon Avenue;
5. All lots zoned non-residentially on the lakeside of South Claiborne Avenue between Toledano Street and Napoleon Avenue;
6. All lots fronting on Carrollton Avenue between Leake Avenue and City Park Avenue, and all lots within the entirety of blocks located on the upriver sides of the intersections of Hampson and Maple Streets with South Carrollton Avenue;
7. All lots within the entirety of the blocks located at the intersections of South Claiborne Avenue, Earhart Boulevard, Tulane Avenue and Canal Street with Carrollton Avenue.
8. All lots within the area bounded by South Claiborne Avenue, Gravier Street, South Pierce Street, Interstate 10, Banks Street, South Bernadotte Street, Cleveland Avenue, South Pierce Street, Conti Street, and North Claiborne Avenue;
9. All lots within the area bounded by City Park Avenue, Conti Street, North/South Pierce Street, Cleveland Avenue, and a line extending along from the centerline of Cleveland Avenue from North Anthony Street to City Park Avenue;
10. All lots fronting on Earhart Boulevard between South Jefferson Davis Parkway and Monticello Street;
11. All lots fronting on North Claiborne Avenue between Tennessee Street and the Orleans Parish/St. Bernard Parish boundary line;
12. All lots fronting on St. Claude Avenue between Tennessee Street and the Orleans Parish/St. Bernard Parish boundary line;
13. All lots fronting on Gentilly Boulevard between Paris Avenue and the Peoples Avenue Canal, and all lots within the entirety of the blocks located at the intersections of Paris Avenue and Elysian Fields Avenue with Gentilly Boulevard;
14. All lots fronting on Elysian Fields Avenue between Lake Pontchartrain and North Tonti Street;
15. All lots within the area bounded by St. Denis Street, Gentilly Boulevard, Norman Mayer Avenue, St. Anthony Avenue, Mandolin Street, Elysian Fields Avenue, St. Aloysius Drive,

Mandeville Street, Gentilly Boulevard, Fairmont Drive, Monterey Street, and Elysian Fields Avenue.

**B. Use Restrictions**

When allowed as a permitted use in the base zoning district, the following uses require conditional use approval in accordance with Section 4.3:

1. Bar
2. Car Wash
3. Restaurant, Fast Food
4. Gas Station
5. Indoor Amusement Facility
6. Motor Vehicle Service & Repair, Minor or Major
7. Retail Sales of Packaged Alcoholic Beverages

**18.6 LOWER ST. CHARLES AVENUE USE RESTRICTION OVERLAY DISTRICT**

**A. Applicability**

The regulations of the Lower St. Charles Avenue Use Restriction Overlay District apply to all lots zoned non-residentially fronting on St. Charles Avenue from the Pontchartrain Expressway to Jackson Avenue, including all four corners of Jackson Avenue, and all lots zoned non-residentially bounded by St. Charles Avenue, Felicity and Camp Streets, and the Pontchartrain Expressway.

**B. Use Restrictions**

The following uses are prohibited:

1. Car Wash
2. Drive-Through Facility
3. Restaurant, Fast Food
4. Gas Station
5. Motor Vehicle Service & Repair, Minor or Major
6. Tattoo Parlor

**18.7 RDO-1 RESIDENTIAL DIVERSITY OVERLAY DISTRICT**

**A. Applicability**

1. An RDO Overlay District is intended as an overlay district to base residential districts that creates a mixed-use environment. The RDO Overlay District shall encompass an area no smaller than six (6) blocks and contain at least three (3) structures meeting the criteria of Paragraph C.1 below.



2. The RDO-1 Overlay District applies to the following area within Marigny/Bywater: All lots bounded by Esplanade Avenue, North Rampart Street/McShane Place/St. Claude Avenue, the Inner Harbor Navigation Canal, and the Mississippi River.

**B. Permitted Uses**

In addition to all uses authorized in the base district, the following uses are allowed as permitted uses, subject to the use standards of Article 20 and the standards of Section 18.7.C below.

1. Two-family dwellings in single-family districts in accordance with the standards of Section 18.7.C.9 below.
2. Multi-family dwellings within a district that permits two-family dwellings in accordance with the standards of Section 18.7.C.9 below. If applied to the HMR-3 District, multi-family dwellings are limited to a maximum of four (4) dwelling units.
3. The following non-residential uses within an existing non-residential structure and subject to the limitations of this section:
  - a. Animal Hospital
  - b. Arts Studio
  - c. Art Gallery
  - d. Cultural Facility
  - e. Financial Institution
  - f. Health Club
  - g. Medical/Dental Clinic with a maximum of three (3) practitioners
  - h. Office
  - i. Outdoor Dining
  - j. Personal Services Establishment
  - k. Retail Goods Establishment
  - l. Restaurant, Specialty

**C. Use Standards**

1. A non-residential use authorized by the RDO-1 Overlay District may be located only in an existing structure meeting one (1) of the following four (4) standards. All four (4) standards are intended to describe main structures that were constructed and historically used for non-residential or mixed-use purposes. Evidence of such construction and history, including but not limited to records of the Historic District Landmarks Commission and/or historic Sanborn maps, may be required by the Department of Safety and Permits.

- a. A building that is located at a corner, is built to the sidewalk, and has an entrance across the angle of the corner, has display windows, and may have an overhang over the angled entrance.
- b. A structure that is located at a corner, is built to the sidewalk, but instead of an angled entrance has a street-level entrance (no more than one (1) step up) on both streets and has at least one (1) display window.
- c. A structure that prior to recent alterations originally would have met the above criteria and is proposed to be restored to such original features pursuant to either:
  - i. Approval from the Historic District Landmarks Commission if within a Local Historic District or designated as a landmark building; or
  - ii. Site plan and design review in accordance with Section 4.5.

The proposed restoration shall be completed prior to a certificate of occupancy for any non-residential use authorized by the RDO-1 Overlay District.

- d. A structure that is clearly non-residential or mixed-use in its construction and history of use, including warehouse-style structures, former community facilities such as firehouses, educational facilities, places of worship, gas stations, and other historic commercial and mixed-use structures.
2. Where a structure was originally constructed as a residential use and was subsequently converted to a non-residential use, a non-residential use may not be re-established use once that use has been discontinued, unless otherwise permitted by Article 25.
  3. A non-residential use authorized by the RDO-1 Overlay District is limited to hours of operation between 6:00 a.m. and 10:00 p.m. Other hours of operation may be approved through the conditional use process.
  4. Non-residential uses authorized by the RDO-1 Overlay District are limited to the ground floor. Each non-residential use authorized by the RDO Overlay District is limited to two-thousand (2,000) square feet in floor area. However, a non-residential use authorized by the RDO Overlay District is allowed two-thousand and one (2,001) to five-thousand (5,000) square feet in floor area with a conditional use approval. No variance is allowed for these size limitations.
  5. A non-residential use authorized by the RDO-1 Overlay District is exempt from all parking requirements of this Ordinance. All residential uses shall comply with parking requirements.
  6. A non-residential use authorized by the RDO-1 Overlay District is subject to the sign standards of the HU-B1A District.
  7. Drive-Through Facilities, Live Entertainment – Secondary Use, and Retail Sales of Packaged Alcoholic Beverages are prohibited. A non-residential use authorized by the RDO-1 Overlay District may not serve alcoholic beverages for consumption on or off premises.
  8. Any restaurant shall not store trash, prepare food, or locate service uses in a rear or interior side yard that abuts a residential use.
  9. A residential use is subject to the following limitations:

- a. The structure shall have been originally constructed with a greater number of units than currently allowed in the base zoning district. Evidence of such history may be required by the Department of Safety and Permits.
  - b. A two-family residential use authorized by the RDO-1 Overlay District may expand, subject to the bulk and yard standards of the HU-RD1 District. A multi-family residential use authorized by the RDO-1 Overlay District may expand subject to the bulk and yard standards of the HU-RM1 District.
  - c. The conversion to residential use of the upper floors or a ground floor portion of a non-residential building meeting the standards of this section shall comply with the minimum unit size standards of eight-hundred fifty (850) square feet per dwelling unit.
  - d. Any residential structure constructed in compliance with the standards of the base district is prohibited from any alteration or conversion to a multi-family dwelling.
10. Non-residential uses authorized by the RDO-1 Overlay District are also subject to the use standards in Article 20.

**18.8 RDO-2 RESIDENTIAL DIVERSITY OVERLAY DISTRICT**

**A. Applicability**

- 1. An RDO Overlay District is intended as an overlay district to base residential districts that creates a mixed-use environment. The RDO Overlay District shall encompass an area no smaller than six (6) blocks and contain at least three (3) structures meeting the criteria of Paragraph C.1 below.
- 2. The RDO-2 Overlay District applies to the following area within Tremé and the Sixth and Seventh Wards: all lots bounded by Orleans Avenue/Basin Street, North Villere Street, St. Philip Street, North Rampart Street/McShane Place/St. Claude Avenue, Elysian Fields Avenue, North Claiborne Avenue, St. Bernard Avenue, and North Broad Street.

**B. Permitted Uses**

In addition to all uses authorized in the base district, the following uses are allowed as permitted uses, subject to the use standards of Article 20 and the standards of Section 18.7.C below.

- 1. Two-family dwellings in single-family districts in accordance with the standards of Section 18.7.C.9 below.
- 2. Multi-family dwellings within a district that permits two-family dwellings in accordance with the standards of Section 18.7.C.9 below. If applied to the HMR-3 District, multi-family dwellings are limited to a maximum of four (4) dwelling units.
- 3. The following non-residential uses within an existing non-residential structure and subject to the limitations of this section:
  - a. Animal Hospital
  - b. Arts Studio
  - c. Art Gallery
  - d. Cultural Facility

- e. Financial Institution
- f. Health Club
- g. Medical/Dental clinic with a maximum of three (3) practitioners
- h. Office
- i. Outdoor Dining
- j. Personal Services Establishment
- k. Retail Goods Establishment
- l. Restaurant, Specialty
- m. Restaurant, Standard

**C. Use Standards**

1. A non-residential use authorized by the RDO-2 Overlay District may be located only in an existing structure meeting one (1) of the following four (4) standards. All four (4) standards are intended to describe main structures that were constructed and historically used for non-residential or mixed-use purposes. Evidence of such construction and history, including but not limited to records of the Historic District Landmarks Commission and/or historic Sanborn maps, may be required by the Department of Safety and Permits.
  - a. A building that is located at a corner, is built to the sidewalk, and has an entrance across the angle of the corner, has display windows, and may have an overhang over the angled entrance.
  - b. A structure that is located at a corner, is built to the sidewalk, but instead of an angled entrance has a street-level entrance (no more than one (1) step up) on both streets and has at least one (1) display window.
  - c. A structure that prior to recent alterations originally would have met the above criteria and is proposed to be restored to such original features pursuant to either:
    - i. Approval from the Historic District Landmarks Commission if within a Local Historic District or designated as a landmark building; or
    - ii. Site plan and design review in accordance with Section 4.5.The proposed restoration shall be completed prior to a certificate of occupancy for any non-residential use authorized by the RDO-2 Overlay District.
  - d. A structure that is clearly non-residential or mixed-use in its construction and history of use, including warehouse-style structures, former community facilities such as firehouses, educational facilities, places of worship, gas stations, and other historic commercial and mixed-use structures.
2. Where a structure was originally constructed as a residential use and was subsequently converted to a non-residential use, a non-residential use may not be re-established use once that use has been discontinued, unless otherwise permitted by Article 25.

3. A non-residential use authorized by the RDO-2 Overlay District is limited to hours of operation between 6:00 a.m. and 10:00 p.m. Other hours of operation may be approved through the conditional use process.
4. Non-residential uses authorized by the RDO-2 Overlay District are limited to the ground floor. Each non-residential use authorized by the RDO-2 Overlay District is limited to two-thousand (2,000) square feet in floor area. However, a non-residential use authorized by the RDO-2 Overlay District is allowed two-thousand and one (2,001) to five-thousand (5,000) square feet in floor area with a conditional use approval. No variance is allowed for these size limitations.
5. A non-residential use authorized by the RDO-2 Overlay District is exempt from all parking requirements of this Ordinance. All residential uses shall comply with parking requirements.
6. A non-residential use authorized by the RDO-2 Overlay District is subject to the sign standards of the HU-B1A District.
7. Drive-Through Facilities, Live Entertainment – Secondary Use, and Retail Sales of Packaged Alcoholic Beverages are prohibited. A non-residential use authorized by the RDO-2 Overlay District may not serve alcoholic beverages for consumption on or off premises.
8. Any restaurant shall not store trash, prepare food, or locate service uses in a rear or interior side yard that abuts a residential use.
9. A residential use is subject to the following limitations:
  - a. The structure shall have been originally constructed with a greater number of units than currently allowed in the base zoning district. Evidence of such history may be required by the Department of Safety and Permits.
  - b. A two-family residential use authorized by the RDO-2 Overlay District may expand, subject to the bulk and yard standards of the HU-RD1 District. A multi-family residential use authorized by the RDO-2 Overlay District may expand subject to the bulk and yard standards of the HU-RM1 District.
  - c. The conversion to residential use of the upper floors or a ground floor portion of a non-residential building meeting the standards of this section shall comply with the minimum unit size standards of eight-hundred fifty (850) square feet per dwelling unit.
  - d. Any residential structure constructed in compliance with the standards of the base district is prohibited from any alteration or conversion to a multi-family dwelling.
10. Non-residential uses authorized by the RDO-2 Overlay District are also subject to the use standards in Article 20.

**18.9 AC-1 ARTS AND CULTURE DIVERSITY OVERLAY DISTRICT**

**A. Applicability**

The AC-1 Overlay District is intended as an overlay district to base commercial districts that creates a commercial environment with additional permissions for live entertainment. An AC-1 Overlay District shall encompass an area zoned commercially with a minimum size of two (2) contiguous blocks. The AC-1 Overlay District applies to the following areas:

1. All lots fronting Frenchmen Street between Royal Street and Esplanade Avenue, the lots fronting Decatur Street between Frenchmen Street and Esplanade Avenue, and the lots fronting the downriver side of Esplanade Avenue between North Peters Street and Decatur Street.
2. All lots in non-residential districts with frontage on Saint Bernard Avenue between North Rampart Street/McShane Place and North Roman Street.
3. All lots in non-residential districts with frontage on Broad Street between Interstate 10/Pontchartrain Expressway and Columbus Street, as well as those lots in non-residential districts with frontage on Columbus Street between North Broad Street and North Dorgenois Street.

**B. Uses**

**1. Permitted Uses**

In addition to all uses authorized in the base district, the following uses are allowed as permitted uses subject to the use standards of Article 20 and Paragraphs C below.

- a. Art Gallery
- b. Cultural Facility
- c. Indoor Amusement Facility up to a maximum of six-thousand (6,000) square feet of gross floor area
- d. Live Entertainment – Secondary Use
- e. Live Performance Venue
- f. Restaurant, Standard, which may sell alcoholic beverages for consumption on premises in conjunction with meals

**2. Conditional Uses**

In addition to all uses authorized in the base district, the following uses are allowed as conditional uses subject to the use standards of Article 20 and Paragraphs C below.

- a. Bar, limited to two (2) Bars per blockface
- b. Indoor Amusement Facility over six-thousand (6,000) square feet in floor area

**C. Use Standards**

**1. Live Performance Venue**

- a. A Live Performance Venue is limited to plays and musicals.
- b. A Live Performance Venue is permitted to sell alcoholic beverages for consumption on-site only one (1) hour prior to and during performances.

**2. Live Entertainment – Secondary Use**

- a. All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit.

- b. All establishments providing live entertainment are subject to a closed doors and windows policy during any performance.
- c. All establishments providing live entertainment are subject to the applicable noise, litter, and other laws of the City, including the Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.
- d. A Bar may provide live entertainment, including a permanent area for dancing, but adult uses and karaoke are prohibited. All bars providing live entertainment shall hold a Class A General ABO Permit and the appropriate Live Entertainment Permit.

**3. Standard Restaurant**

- a. A licensed Standard Restaurant may provide live entertainment limited to a soloist or combos (up to three (3) members).
- b. Restaurants providing live entertainment shall hold a Live Entertainment Without Admissions Permit. Charging fees for any performance or for entrance into the facility are prohibited.
- c. The full menu shall remain available during the performance.
- d. No performances are permitted after 11:00 p.m. on Sunday thru Thursday, or 1:00 a.m. on Friday and Saturday.
- e. A permanent stage is prohibited.
- f. A Special Event Permit may temporarily relieve a restaurant from standards of this section. Special Event Permits are limited to no more than ten (10) times a year for a total of thirty (30) days per year. Performances permitted by a Special Event Permit shall be a minimum of fourteen (14) days apart.

**4. Bar**

Bars shall mitigate noise to those levels specified in the Noise Ordinance by soundproofing the live entertainment area.

**18.10 AC-2 ARTS AND CULTURE DIVERSITY OVERLAY DISTRICT**

**A. Applicability**

The AC-2 Overlay District is intended as an overlay district for base commercial districts to create a commercial environment with additional permissions for live entertainment. An AC-2 Overlay District shall encompass an area zoned commercially with a minimum size of two (2) contiguous blocks. The AC-2 Overlay District applies to the following areas:

- i. All lots in non-residential districts with frontage on Freret Street between Napoleon and Jefferson Avenues.
- ii. All lots in non-residential districts with frontage on Newton Street between Teche Street and Behrman Avenue.
- iii. All lots in non-residential districts with frontage on Teche Street, from Opelousas Avenue to the Jefferson Parish Line.

**B. Uses**

**1. Permitted Uses**

In addition to all uses authorized in the base district, the following uses are allowed as permitted uses subject to the use standards of Article 20 and Paragraphs C below.

- a. Art Gallery
- b. Community Center
- c. Cultural Facility
- d. Public Market
- e. Indoor Amusement Facilities up to a maximum of five-thousand (5,000) square feet of gross floor area
- f. Live Entertainment – Secondary Use
- g. Live Performance Venue
- h. Restaurant, Standard, which may sell alcoholic beverages for consumption on premises in conjunction with meals

**2. Conditional Uses**

In addition to all uses authorized in the base district, the following uses are allowed as conditional uses subject to the use standards of Article 20 and Paragraphs C below.

- a. Bar, limited to two (2) bars per blockface.
- b. Indoor Amusement Facilities above five-thousand (5,000) square feet of gross floor area. However, indoor amusement facilities shall not exceed ten thousand (10,000) square feet of gross floor area.

**C. Use Standards**

**1. Live Performance Venue**

- a. A Live Performance Venue is limited to plays and musicals.
- b. A Live Performance Venue is permitted to sell alcoholic beverages for consumption on-site only one (1) hour prior to and during performances.
- c. Ticket sales are limited to the number of seats provided for the performance or the lowest rated capacity of the bar.
- d. Standing room only performances are prohibited.

**2. Live Entertainment – Secondary Use**

- a. All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit.



- b. All establishments providing live entertainment are subject to a closed doors and windows policy during any performance.
- c. All establishments providing live entertainment are subject to the applicable noise, litter, and other laws of the City, including the Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.
- d. A bar may provide live entertainment, including a permanent area for dancing, but adult uses and karaoke are prohibited. All bars providing live entertainment shall hold a Class A General ABO Permit and the appropriate Live Entertainment Permit.

**3. Standard Restaurant**

- a. Standard Restaurants are limited to a maximum of five-thousand (5,000) square feet of gross floor area.
- b. Standard Restaurants shall close by 12:00 Midnight on all days of operation.
- c. A licensed Standard Restaurant may provide live entertainment, limited to a soloist or combos (up to three (3) members).
- d. Restaurants providing live entertainment shall hold a Live Entertainment Without Admissions Permit. Charging fees for any performance or for entrance into the facility are prohibited.
- e. The full menu shall remain available during the performance.
- f. No performances are permitted after 11:00 p.m. on Sunday thru Thursday, or 1:00 a.m. on Friday and Saturday.
- g. A permanent stage is prohibited.
- h. A Special Event Permit may temporarily relieve a restaurant from standards of this section. Special Event Permits are limited to no more than ten (10) times a year for a total of thirty (30) days per year. Performances permitted by a Special Event Permit shall be a minimum of fourteen (14) days apart,

**4. Bar**

- a. Hours of operation for bars are restricted to between 10:00 a.m. and 12:00 Midnight on Sunday through Thursday, and between 10:00 a.m. and 2:00 a.m. on Friday and Saturday.
- b. Bars shall mitigate noise to those levels specified in the Noise Ordinance by soundproofing the live entertainment area.

**18.11 AC-3 ARTS AND CULTURE DIVERSITY OVERLAY DISTRICT**

**A. Applicability**

The AC-3 Overlay District is intended as an overlay district for base commercial districts to create a commercial environment with additional permissions for live entertainment. An AC-3 Overlay District shall encompass an area zoned commercially with a minimum size of two (2) contiguous blocks. The AC-3 Overlay District applies to the following areas:

1. All lots in non-residential districts with frontage on St. Claude Avenue between Press Street and Poland Avenue.

**B. Uses**

**1. Permitted Uses**

In addition to all uses authorized in the base district, the following uses are allowed as permitted uses subject to the use standards of Article 20 and Paragraphs C below.

- a. Art Galleries and Arts Studios, without limitations as to size
- b. Community Center
- c. Cultural Facility
- d. Public Market
- e. Indoor Amusement Facilities, limited to movie theaters, up to a maximum of five-thousand (5,000) square feet of gross floor area
- f. Live Entertainment – Secondary Use
- g. Live Performance Venue up to a maximum of five-thousand (5,000) square feet of gross floor area
- h. Standard Restaurant with a maximum of 5,000 square feet of gross floor area, which may sell alcoholic beverages for consumption on premises in conjunction with meals
- i. Tattoo Parlor

**2. Conditional Uses**

In addition to all uses authorized in the base district, the following uses are allowed as conditional uses subject to the use standards of Article 20 and Paragraphs C below.

- a. Bars.
- b. Indoor Amusement Facilities, limited to movie theaters, above five-thousand (5,000) square feet of gross floor area. However, indoor amusement facilities shall not exceed ten thousand (10,000) square feet of gross floor area.
- c. Live Performance Venues above five-thousand (5,000) square feet of gross floor area. However, indoor amusement facilities shall not exceed ten thousand (10,000) square feet of gross floor area.
- d. Micro-Breweries
- e. Micro-Distilleries

**C. Use Standards**

**1. Live Performance Venue**

- a. A Live Performance Venue is permitted to sell alcoholic beverages for consumption on-site only one (1) hour prior to and one (1) hour after performances.

- b. Ticket sales are limited to the number of seats provided for the performance or the lowest rated capacity of the bar.
- c. Standing room only performances are prohibited.

**2. Live Entertainment – Secondary Use**

- a. All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit.
- b. All establishments providing live entertainment are subject to a closed doors and windows policy during any performance.
- c. All establishments providing live entertainment are subject to the applicable noise, litter, and other laws of the City, including the Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.
- d. A Bar may provide live entertainment, including a permanent area for dancing, but adult uses and karaoke are prohibited. All bars providing live entertainment shall hold a Class A General ABO Permit and the appropriate Live Entertainment Permit.

**3. Standard Restaurant**

- a. Standard Restaurants are limited to a maximum of five-thousand (5,000) square feet of gross floor area.
- b. Standard Restaurants shall close by 12:00 Midnight on all days of operation.
- c. A licensed Standard Restaurant may provide live entertainment, limited to a soloist or combos (up to three (3) members).
- d. Restaurants providing live entertainment shall hold a Live Entertainment Without Admissions Permit. Charging fees for any performance or for entrance into the facility are prohibited.
- e. The full menu shall remain available during the performance.
- f. No performances are permitted after 11:00 p.m. on Sunday thru Thursday, or 1:00 a.m. on Friday and Saturday.
- g. A permanent stage is prohibited.
- h. A Special Event Permit may temporarily relieve a restaurant from standards of this section. Special Event Permits are limited to no more than ten (10) times a year for a total of thirty (30) days per year. Performances permitted by a Special Event Permit shall be a minimum of fourteen (14) days apart,

**4. Bar**

- a. Bars shall mitigate noise to those levels specified in the Noise Ordinance by soundproofing the live entertainment area.

**5. Indoor Amusement Facility**

- a. An Indoor Amusement Facility is permitted to sell alcoholic beverages for consumption on-site only one (1) hour prior to and one (1) hour after movie showings or other events.
- b. Ticket sales are limited to the number of seats provided for the movie showing or other event.
- c. Standing room only performances are prohibited.

**18.12 AC-4 ARTS AND CULTURE DIVERSITY OVERLAY DISTRICT**

**A. Applicability**

The AC-4 Overlay District is intended to create an environment with additional opportunities for live entertainment at commercially-zoned sites along commercial corridors, as well as at small sites with commercial zoning that are interspersed within neighborhoods where arts and cultural uses have historically existed. The AC-4 Overlay District applies to the following area:

- 1. All lots in non-residential districts bounded by Orleans Avenue/Basin Street, North Villere Street, St. Philip Street, North Rampart Street, St. Bernard Avenue (excluding properties that have frontage on St. Bernard Avenue), and both sides of North Claiborne Avenue.

**B. Uses**

**1. Conditional Uses**

In addition to all uses authorized in the base district, the following uses are allowed as conditional uses subject to the use standards of Article 20 and Paragraph C below.

- a. Live Entertainment – Secondary Use

**C. Use Standards**

**1. Live Entertainment – Secondary Use**

- a. All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit.
- b. All establishments providing live entertainment are subject to a closed doors and windows policy during any performance.
- c. All establishments providing live entertainment are subject to the applicable noise, litter, and other laws of the City, including the Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.
- d. A bar may provide live entertainment, including a permanent area for dancing, but adult uses and karaoke are prohibited. All bars providing live entertainment shall hold a Class A General ABO Permit and the appropriate Live Entertainment Permit.
- e. Live entertainment performances are restricted to the hours between 10:00 a.m. and 12:00 Midnight on all days, provided that additional hours of operation may be considered and granted through the conditional use process.

**18.13 RIV RIVERFRONT DESIGN OVERLAY DISTRICT**

**A. Applicability**

The RIV Riverfront Design Overlay District applies to all lots, excluding those developed with single-family or two-family dwellings, in the following locations:

1. The area bounded by Jackson Avenue, the Pontchartrain Expressway, the Mississippi River, and Tchoupitoulas Street;
2. The area bounded by Esplanade Avenue, a line extending from the centerline of Esplanade Avenue between North Peters Street and the center of the Mississippi River, the Mississippi River, the Inner Harbor Navigation Canal, a line extending from the centerline of Chartres Street between Poland Avenue and the center of the Inner Harbor Navigation Canal, Chartres Street, St. Ferdinand Street, and Decatur Street;
3. The area bounded by Brooklyn Avenue, Powder Street, Alix Street, the Mississippi River, and the Orleans Parish/Jefferson Parish boundary line.

**B. Development Plan and Design Review Required**

Development plan and design review is required for any new structure, addition, or enlargement in accordance with the thresholds of applicability in Section 4.5.

**C. General Design Standards**

Any new structure, major renovation, or expansion within the RIV Overlay District is subject to the following general design standards:

1. Within any yards of the development and the public right-of-way adjacent to the development, special finishes shall be included as part of a cohesive streetscape design. These include coordinated paving, design treatments for the pedestrian level, street lighting, and street furniture. The streetscape design shall be coordinated with the building design.
2. Where possible, loading and service areas shall be internal to the development block and accessed through service corridors and not through pedestrian-oriented streets.

**D. Protection of View Corridors**

1. No development may be located to block the view of the riverfront from any public right-of-way that extends to the riverfront or terminates prior to reaching the riverfront, but is within or abuts the boundaries of the RIV Overlay District. View corridors along such rights-of-way shall be the same width as the public street and continue to the riverfront through the overlay district as a straight line extension of the street. The site plan submitted for site plan and design review shall indicate the location of any view corridor within the development site.
2. Building projections, including but not limited to balconies, galleries, and overhangs, into any view corridor are limited no greater than ten percent (10%) of the width of the corridor. Such projections may encompass up to a maximum of twenty percent (20%) of the building façade abutting the view corridor.
3. Landscaping, exterior lighting, or other outdoor public amenities may be located within the view corridor to enhance the environment.

4. When permitted in the base zoning district, parking lots are permitted within a view corridor, provided that such parking does not encroach into the twelve (12) foot minimum public access areas.

**E. Standards for Riverside of Floodwall or Levee**

**1. Riverfront Promenade**

- a. A public access promenade shall be established by a servitude of no less than twenty-five (25) feet in width, of which a minimum of twelve (12) feet shall be a permanently constructed promenade. Such promenades shall include, at a minimum, a marked path for walking and/or walking and bicycling. Those areas of the twenty-five (25) foot servitude that do not consist of a permanently constructed promenade shall be landscaped and maintained in a manner that is visible to the public. The Executive Director of the City Planning Commission may allow a promenade or servitude of lesser width if it is demonstrated that doing so is functionally justified. Promenade servitudes shall be recorded in the office of the Clerk of Court of the Orleans Parish Civil District Court within one (1) month of approval by the Executive Director of the City Planning Commission and a copy of the recordation receipt shall be provided to the Executive Director.
- b. Servitude improvements shall be built and maintained by the property owner. Public access on private property is subject to reasonable rules and regulations as may be promulgated by the owner of such property and agreed to in writing by the Executive Director of the City Planning Commission. The completion of the promenade servitude shall coincide with the completion of the adjacent development on the property.
- c. Public access corridors providing connections between public streets abutting a riverfront property and a riverfront promenade shall be established. All public access corridors shall be included in the pedestrian promenade servitudes for the property where they are located and shall be recorded with the deed of the property in the manner set forth above. The widths of such required corridors may vary but shall be a minimum of twelve (12) feet in width and should exceed that width when feasible. They shall be open to the public and free of gates or other impeding obstacles, and shall provide constructed and marked paths for walking or for walking and bicycling. The property owner or the City may erect signs on these corridors to promote access and to provide rules and regulations for public use. Adequate lighting of these corridors, consistent with that of the promenade, is also required.
- d. No motor vehicles are permitted to use or cross the promenade or access corridor, except for emergency or necessary repair purposes. Any proposed road crossing of the promenade, either public or private, requires City Planning Commission approval.
- e. No mechanical or service equipment or service access may be located adjacent to the promenade servitude without full permanent screening.

**2. Building Orientation Requirements**

- a. Blank walls along view corridors and promenades are prohibited. Primary or secondary building entrances are encouraged to be located on façades facing the promenade.

- b. The ground story façade of structures facing a promenade maintain a transparency of forty percent (40%). Windows shall be constructed of clear or lightly tinted glass. Tinting above twenty percent (20%) or reflective glass is prohibited.
- c. No overhead service doors or bays may face the promenade. Loading and service areas shall be internal to the development block and accessed through service corridors and not through pedestrian-oriented streets or promenades.

**F. Standards for the Land Side of the Floodwall or Levee**

- 1. Buildings shall be built along the lot lines along the major access corridors.
- 2. Pedestrian and main entrances shall be located on the major corridor. Curb cuts should be located on the side streets, if possible.
- 3. Except for single-family and two-family dwellings, buildings shall contain ground floor non-residential uses.
- 4. Building façades shall contain variation in façade materials, offsets, fenestration, etc. in order to eliminate blank walls along the corridors.
- 5. Developments shall contribute to traffic signaling or lane striping if deemed necessary by the Director of the Department of Public Works.
- 6. Buildings shall be designed with galleries, awnings, canopies, and other weather protection devices.
- 7. Historic buildings shall be retained and reused to the greatest extent possible.

**G. Riverfront Gateway Design Standards and Height Limit Increases**

Certain areas along the riverfront act as gateways to the riverfront and are key to improving and encouraging pedestrian access from the surrounding neighborhoods to the river through the use of special design features. Incorporating superior design elements in a development within one of these areas qualifies a development for consideration of an increase in the height limit, in accordance with the following provisions:

- 1. Gateways areas are defined as the areas bounded by the floodwall along the Mississippi River, Chartres Street, Press Street, and Piety Street on the East Bank of the Mississippi River, and the area bounded by the levee along the Mississippi River, the Orleans Parish/Jefferson Parish boundary line, Brooklyn Avenue, Powder Street, and Alix Street.
- 2. To be eligible for consideration of an increase in the height limit, a development shall meet the design standards above, in addition to the following additional design standards:
  - a. Landscaped public open space, public plazas, and/or sidewalk/open air cafés are included.
  - b. Developments either utilize energy efficient design or other innovative sustainable design characteristics, or contribute to new floodwall bridges, rail crossings, or other access improvements to the riverfront.
- 3. For any property located within an area defined above as a gateway, incorporating the design features above and within this section qualifies the site for consideration of an increase in the height limit up to two (2) stories and twenty-five (25) feet beyond the

height limit of the base zoning district. Requests for increases in the height limit shall be considered and approved through the conditional use process provided in Section 4.3.

**18.14 CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT**

**A. Development Plan and Design Review Required**

Development plan and design review is required for any new structure, addition, or enlargement in accordance with the thresholds of applicability in Section 4.5 as well as any additional thresholds of applicability of the CPC Overlay District.

**B. Additional Design Review Approval Standards**

In addition to the development plan and design review standards of Section 4.5, the following additional approval standards shall be considered:

1. Design shall be compatible in scale, materials, street level uses, and spatial relationships with existing development in historic districts that retain unique character.
2. Design shall preserve the rhythm of the street, doorways, and windows, although minor variations to add interest are allowed.
3. Street façades shall be articulated with no blank walls along the street.
4. All sides and areas of structures visible to the public shall be treated with materials, finishes and architectural details appropriate to primary street-facing façades.

**C. CPC Overlay District Sub-Districts and Areas of Applicability**

The CPC Overlay District contains the following sub-districts and areas of applicability:

**1. CPC-1 Magazine Street Sub-District**

The CPC-1 Magazine Street Sub-District applies to all lots with frontage on Magazine Street between the Pontchartrain Expressway and Leake Avenue. In addition to the thresholds of applicability for development plan and design review in Section 4.5, developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Magazine Street and Jackson Avenue
- b. Magazine Street and Washington Avenue
- c. Magazine Street and Louisiana Avenue
- d. Magazine Street and Napoleon Avenue
- e. Magazine Street and Jefferson Avenue
- f. Magazine Street and Nashville Avenue

**2. CPC-2 St. Charles Avenue Sub-District**

The CPC-2 Magazine Street Sub-District applies to all lots with frontage on St. Charles Avenue between the Pontchartrain Expressway and Leake Avenue. In addition to the thresholds of applicability for development plan and design review in Section 4.5,



developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. St. Charles Avenue and Martin Luther King Jr. Boulevard
- b. St. Charles Avenue and Jackson Avenue
- c. St. Charles Avenue and Washington Avenue
- d. St. Charles Avenue and Louisiana Avenue
- e. St. Charles Avenue and Napoleon Avenue
- f. St. Charles Avenue and Jefferson Avenue
- g. St. Charles Avenue and Nashville Avenue
- h. St. Charles Avenue and Broadway Street
- i. St. Charles Avenue and South Carrollton Avenue

**18.15 EC ENHANCEMENT CORRIDOR OVERLAY DESIGN DISTRICT**

**A. Development Plan and Design Review Required**

Development plan and design review is required for any new structure, addition, or enlargement in accordance with the thresholds of applicability in Section 4.5 as well as any additional thresholds of applicability of the EC Overlay District.

**B. Additional Design Review Approval Standards**

In addition to the development plan and design review standards of Section 4.5, the following additional approval standards shall be considered:

- 1. Development shall promote safe, convenient, and attractive pedestrian and bicycle access.
- 2. Compact neighborhood centers shall be created at major intersections to the extent possible in order to support transit.
- 3. Development shall ensure compatibility between commercial uses and surrounding residential areas.
- 4. Contemporary design that meets these goals and blends with older forms shall be prioritized over design that copies historic styles.

**C. EC Overlay District Sub-Districts and Areas of Applicability**

The EC Overlay District contains the following sub-districts and areas of applicability:

**1. EC-1 Upper Tchoupitoulas Street Sub-District**

The EC-1 Sub-District applies to all lots with frontage on either side of Tchoupitoulas Street from Jackson Avenue to Audubon Park, excluding any portion of a lot on the riverside of the floodwall. In addition to the thresholds of applicability for development

plan and design review in Sections 4.5, the following developments are also subject to development plan and design review:

- a. The forty-thousand (40,000) square foot threshold within Sections 4.5 is reduced to twenty-thousand (20,000) square feet of gross floor area on the lake side of Tchoupitoulas Street west of or upriver from Jackson Avenue, including any areas within the RIV Overlay District.

**2. EC-2 North/South Claiborne Avenues Sub-District**

The EC-2 Sub-District applies to all lots with frontage on North and South Claiborne Avenues within the boundaries of the City. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. North Claiborne Avenue and Lafitte Avenue
- b. North Claiborne Avenue and St. Louis Street
- c. North Claiborne Avenue and Basin Street/Orleans Avenue
- d. North Claiborne Avenue and St. Bernard Avenue
- f. North Claiborne Avenue and Elysian Fields Avenue
- g. North Claiborne Avenue and Tupelo Street
- h. North Claiborne Avenue and Caffin Avenue
- i. North Claiborne Avenue and Forstall Street
- j. North Claiborne Avenue and Poland Avenue
- k. North Claiborne Avenue and Louisa Street
- l. North Claiborne Avenue and Franklin Avenue
- m. North Claiborne Avenue and Esplanade Avenue
- n. North Claiborne Avenue and Bienville Avenue
- n. North/South Claiborne Avenue and Canal Street
- o. South Claiborne Avenue and South Carrollton Avenue
- p. South Claiborne Avenue and Napoleon Avenue
- q. South Claiborne Avenue and Toledano Street /Louisiana Avenue
- r. South Claiborne Avenue and Martin Luther King Jr Boulevard
- s. South Claiborne Avenue and Earhart Boulevard
- t. South Claiborne Avenue and Tulane Avenue

- u. South Claiborne Avenue and Leonidas Street
- v. South Claiborne Avenue and Broadway Street
- w. South Claiborne Avenue and Nashville Avenue
- x. South Claiborne Avenue and Jefferson Avenue
- y. South Claiborne Avenue and Washington Avenue
- z. South Claiborne Avenue and Jackson Avenue

**3. EC-3 North/South Broad Street Sub-District**

The EC-3 Sub-District applies to all lots with frontage on North and South Broad Streets between Napoleon Avenue and Treasure Street. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. North Broad Street and Lafitte Avenue
- b. North Broad Street and St. Louis Street
- b. North Broad Street and St. Bernard Avenue
- c. North Broad Street and Bayou Road
- d. North Broad Street and Esplanade Avenue
- e. North Broad Street and Ursulines Avenue
- f. North Broad Street and Orleans Avenue
- g. North Broad Street and Bienville Avenue
- h. North/South Broad Street and Canal Street
- i. South Broad Street and Martin Luther King Jr Boulevard
- j. South Broad Street and Earhart Boulevard
- k. South Broad Street and Tulane Avenue
- l. South Broad Street and Banks Street
- m. North Broad Street and Florida Avenue
- n. North Broad Street and Treasure Street

**4. EC-4 North/South Jefferson Davis Parkway Sub-District**

The EC-4 Sub-District applies to all lots with frontage on North and South Jefferson Davis Parkways between Lafitte Avenue and Walmsley Avenue. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on

lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. South Jefferson Davis Parkway and Washington Avenue
- b. South Jefferson Davis Parkway and Tulane Avenue
- c. North/South Jefferson Davis Parkway and Canal Street
- d. North Jefferson Davis Parkway and Lafitte Avenue
- e. North Jefferson Davis Parkway and Conti Street

**5. EC-5 North/South Carrollton Avenue Sub-District**

The EC-5 Sub-District applies to all lots with frontage on North and South Carrollton Avenues between Leake Avenue and City Park Avenue. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. North Carrollton Avenue and St. Louis Street
- b. North/South Carrollton Avenue and Canal Street
- c. South Carrollton Avenue and St Charles Avenue
- d. South Carrollton Avenue and South Claiborne Avenue
- e. South Carrollton Avenue and Earhart Boulevard
- f. South Carrollton Avenue and Washington Avenue
- g. South Carrollton Avenue and Tulane Avenue

**6. EC-6 Earhart Boulevard Sub-District**

The EC-6 Sub-District applies to all lots with frontage on Earhart Boulevard and its extension between the Orleans Parish/Jefferson Parish boundary line and Oretha Castle Haley Boulevard. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Earhart Boulevard and South Broad Street
- b. Earhart Boulevard and South Claiborne Avenue
- c. Earhart Boulevard and Simon Bolivar Avenue
- d. Earhart Boulevard and Oretha Castle Haley Boulevard

**7. EC-7 Tulane Avenue Sub-District**

The EC-7 Sub-District applies to all lots with frontage on Tulane Avenue between South Claiborne Avenue and Interstate 10. In addition to the thresholds of applicability for

development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Tulane Avenue and South Carrollton Avenue
- b. Tulane Avenue and Jefferson Davis Parkway
- c. Tulane Avenue and South Broad Street
- d. Tulane Avenue and South Claiborne Avenue
- e. Tulane Avenue and Loyola Avenue/Basin Street/Rampart Street

**8. EC-8 Canal Street Sub-District**

The EC-8 Sub-District applies to all lots with frontage on Canal Street between the North/South Claiborne Avenue and City Park Avenue. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Canal Street and North/South Carrollton
- b. Canal Street and Jefferson Davis Parkway
- c. Canal Street and North/South Broad Street
- d. Canal Street and North/South Claiborne Avenue
- e. Canal Street and Rampart Street

**9. EC-9 St. Bernard Avenue Sub-District**

The EC-9 Sub-District applies to all lots with frontage on St. Bernard Avenue between North Rampart Street/McShane Place and Harrison Avenue. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. St. Bernard Avenue and North Rampart Street/McShane Place
- b. St. Bernard Avenue and North Claiborne Avenue
- c. St. Bernard Avenue and North Broad Street

**10. EC-10 Elysian Fields Avenue Sub-District**

The EC-10 Sub-District applies to all lots with frontage on Elysian Fields Avenue between North Peters Street and Lake Shore Drive. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Elysian Fields Avenue and St. Claude Avenue

- b. Elysian Fields Avenue and North Claiborne Avenue
- c. Elysian Fields Avenue and Gentilly Boulevard
- d. Elysian Fields Avenue and Fillmore Street
- e. Elysian Fields Avenue and Robert E Lee Boulevard

**11. EC-11 Rampart Street/St. Claude Avenue Sub-District**

The EC-11 Sub-District applies to all lots with frontage on North Rampart Street and St. Claude Avenue between Iberville Street and the Orleans Parish/St. Bernard Parish boundary, with the exception that it does not apply to lots located within the boundaries of the Vieux Carré Historic District. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. North Rampart Street/McShane Place and St. Bernard Avenue
- b. St. Claude Avenue and Elysian Fields Avenue
- c. St. Claude Avenue and Franklin Avenue
- d. St. Claude Avenue and Louisa Street
- e. St. Claude Avenue and Poland Avenue
- f. St. Claude Avenue and Forstall Street
- g. St. Claude Avenue and Caffin Avenue
- h. St. Claude Avenue and Tupelo Street

**12. EC-12 Oak Street Sub-District**

The EC-12 Sub-District applies to all lots with frontage on Oak Street between South Carrollton Avenue and the Orleans Parish/Jefferson Parish boundary line. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Oak Street and Leonidas Street.

**13. EC-13 St. Roch Avenue Sub-District**

The EC-13 Sub-District applies to all lots with frontage on St. Roch Avenue between St. Claude Avenue and North Roman Street. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. St. Roch Avenue and St. Claude Avenue;
- b. St. Roch Avenue and North Claiborne Avenue.

**14. EC-14 Orleans Avenue Sub-District**

The EC-14 Sub-District applies to all lots with frontage on Orleans Avenue/Basin Street between St. Louis Street and North Broad Street. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Orleans Avenue and North Claiborne Avenue;
- b. Orleans Avenue and North Galvez Street;
- c. Orleans Avenue and North Miro Street.

**15. EC-15 Washington Avenue/Toledano Street Sub-District**

The EC-15 Sub-District applies to all lots with frontage on Toledano Street between South Claiborne Avenue and all lots with frontage on Washington Avenue between South Broad Street and South Jefferson Davis Parkway. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Washington Avenue and South Jefferson Davis Parkway;
- b. Washington Avenue and South Broad Street;
- c. Toledano Street and South Galvez Street.

**16. EC-16 Freret Street/La Salle Street/Louisiana Avenue/Simon Bolivar Avenue Sub-District**

The EC-16 Sub-District applies to all lots with frontage on Freret Street between Napoleon Avenue and Louisiana Avenue, all lots with frontage on Louisiana Avenue between South Claiborne Avenue and La Salle Street, all lots with frontage on La Salle Street between Louisiana Avenue and First Street, and all lots with frontage on Simon Bolivar Avenue between First Street and the Pontchartrain Expressway. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Freret Street and Louisiana Avenue;
- b. Louisiana Avenue and Toledano Street;
- c. Louisiana Avenue and La Salle Street.
- d. La Salle Street and Washington Avenue;
- e. La Salle Street and First Street;
- f. Simon Bolivar Avenue and Jackson Avenue;
- g. Simon Bolivar Avenue and Martin Luther King Jr Boulevard;

- h. Simon Bolivar Avenue and Earhart Boulevard.

**17. EC-17 Oretha Castle Haley Sub-District**

The EC-17 Sub-District applies to all lots with frontage on Oretha Castle Haley Boulevard between the Pontchartrain Expressway and Philip Street. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Oretha Castle Haley Boulevard and Jackson Avenue;
- b. Oretha Castle Haley Boulevard and Felicity Street;
- c. Oretha Castle Haley Boulevard and Martin Luther King Jr Boulevard;
- d. Oretha Castle Haley Boulevard and the Pontchartrain Expressway.

**18. EC-18 Gentilly Sub-District**

The EC-18 Sub-District applies to all lots with frontage on Gentilly Boulevard between St. Bernard Avenue and the Peoples Avenue Canal, and to all lots within the area bounded by St. Denis Street, Gentilly Boulevard, Norman Mayer Avenue, St. Anthony Avenue, Mandolin Street, Elysian Fields Avenue, St. Aloysius Drive, Mandeville Street, Gentilly Boulevard, Fairmont Drive, Monterey Street, and Elysian Fields Avenue. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:

- a. Gentilly Boulevard and Paris Avenue;
- b. Gentilly Boulevard and Peoples Avenue.

**18.16 CT CORRIDOR TRANSFORMATION DESIGN OVERLAY DISTRICT**

**A. Development Plan and Design Review Required**

Development plan and design review is required for any new structure, addition, or enlargement in accordance with the thresholds of applicability in Section 4.5 as well as any additional thresholds of applicability of the CT Overlay District.

**B. Additional Design Review Approval Standards**

In addition to the site plan and design review standards of Section 4.5, the following additional approval standards shall be considered:

1. Development should promote pedestrian- and bicycle-friendly environments.
2. Planned developments and development at designated major intersections should include a well-designed and functional public realm, which provides publicly-accessible amenities.
3. Parking should not be the dominant visual element of the site along the primary frontage. Parking should be designed as smaller multiple parking lots separated by landscape and buildings, or placement behind buildings.



4. The design of sites and structures should provide a contemporary design identity.
5. Compact, transit-ready neighborhood centers with walkable environments should be created where future “bus rapid transit” stops are expected.
6. Development facing the lakefront and facing or adjacent to man-made water bodies should enhance the waterfront context, including creation of amenities through stormwater management.

**C. CT Overlay District Sub-Districts**

The CT Corridor Transformation Overlay District contains the following sub-districts:

**1. CT-1 Eastern New Orleans Renaissance Corridor Sub-District**

- a. The CT-1 Sub-District applies to the following lots:
  - i. All lots bounded by Bullard Avenue, Hayne Boulevard, the Jahncke Canal, and Chef Menteur Highway, and all lots fronting on the west side of Bullard Avenue between Hayne Boulevard and Chef Menteur Highway.
  - ii. All lots with frontage on Crowder Boulevard between Hayne Boulevard and Chef Menteur Highway.
  - iii. All lots with frontage on Read Boulevard between Hayne Boulevard and Chef Menteur Highway.
  - iv. All lots fronting on Hayne Boulevard between Jourdan Road and Interstate 510.
  - v. All lots fronting on Morrison Road between Jourdan Road and Interstate 510.
  - vi. All lots fronting on Lake Forest Boulevard between Mayo Road and I-510 and continuing one block in depth along Six Flags Parkway between I-510 and Michoud Boulevard.
  - vii. All lots fronting on Bundy Road between Hayne Boulevard and Chef Menteur Highway.
  - viii. All lots fronting on I-10 and I-510 and the service roads on both sides of I-10 and I-510 east of the Industrial Canal.
  - ix. All lots fronting on Chef Menteur Highway for the entirety of its length from the Industrial Canal to the Michoud Levee and along Downman Road for the entirety of its length from Chef Menteur Highway to Lake Pontchartrain.
- b. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:
  - i. Morrison Road and Downman Road
  - ii. Morrison Road and Bundy Road
  - iii. Morrison Road and Read Boulevard
  - iv. Morrison Road and Wright Road

- v. Morrison Road and Bullard Avenue
- vi. Morrison Road and Gannon Road
- vii. I-10 Service Road and Crowder Boulevard
- viii. I-10 Service Road and Bundy Road
- ix. I-10 Service Road and Read Boulevard
- x. I-10 Service Road and Wright Road
- xi. I-10 Service Road and Bullard Avenue
- xii. Dwyer Road and Crowder Boulevard
- xiii. Dwyer Road and Bundy Road
- xiv. Dwyer Road and Read Boulevard
- xv. Dwyer Road and Wright Road
- xvi. Dwyer Road and Bullard Avenue
- xvii. Chef Menteur Highway and I-10
- xviii. Chef Menteur Highway and Crowder Boulevard
- xix. Chef Menteur Highway and Bundy Road
- xx. Chef Menteur Highway and Read Boulevard
- xxi. Chef Menteur Highway and Wright Road
- xxii. Chef Menteur Highway and Bullard Avenue
- xxiii. I-510 and I-10 Service Roads
- xxiv. I-510 and Lake Forest Avenue
- xxv. I-510 and Chef Menteur Highway

**2. CT-2 West Bank Corridor Sub-District**

- a. The CT-2 Sub-District applies to the following lots:
  - i. All lots along General DeGaulle Boulevard between the Westbank Expressway and the Intracoastal Waterway;
  - ii. All lots with frontage on Behrman Place and Behrman Highway between General DeGaulle Drive and the Orleans Parish/Jefferson Parish boundary line;
  - iii. All lots along within the entirety of all non-residential zoning districts that abut General Meyer Avenue between Behrman Avenue and Bennett Street.

- b. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:
  - i. General DeGaulle Boulevard and MacArthur Boulevard;
  - ii. General DeGaulle Boulevard and Woodland Avenue;

**3. CT-3 Lakeview/Gentilly Corridor Sub-District**

- a. The CT-3 Sub-District applies to the following lots:
  - i. All lots with frontage on Harrison Avenue between Orleans Avenue and the 17<sup>th</sup> Street Canal;
  - ii. All lots with frontage on Robert E Lee Boulevard between West End Boulevard and Peoples Avenue;
- b. In addition to the thresholds of applicability for development plan and design review in Section 4.5, the developments on lots within the entirety of each block located at the following intersections are also subject to development plan and design review:
  - i. Harrison Avenue and Canal Boulevard
  - ii. Harrison Avenue and Argonne Boulevard
  - iii. Robert E. Lee Boulevard and Canal Boulevard
  - iv. Robert E. Lee Boulevard and Paris Avenue
  - v. Robert E. Lee Boulevard and Elysian Fields Avenue
  - vi. Robert E. Lee Boulevard and Franklin Boulevard
  - vii. Gentilly Boulevard and Paris Avenue
  - viii. Canal Boulevard and Aymard Court
  - ix. Canal Boulevard and Homedale Street

**18.17 GC GREENWAY CORRIDOR DESIGN OVERLAY DISTRICT**

**A. Applicability**

The GC Greenway Corridor Design Overlay District is intended as an overlay district to ensure pedestrian- and bicycle-oriented design in new developments on lots fronting officially designated greenways. The GC Greenway Corridor Design Overlay District applies to the following areas:

- 1. All lots within blocks located adjacent to or across a public right-of-way from the Lafitte Greenway. For the purposes of this section, the Lafitte Greenway is defined as: (1.) the area bounded by Basin Street, Lafitte Avenue, North Jefferson Davis Parkway, and St. Louis Street; and (2) the entirety of the St. Louis Street right-of-way between North Jefferson Davis Parkway and Canal Boulevard.

**B. Development Plan and Design Review Required**

Development plan and design review is required for any new structure, addition, or enlargement in accordance with the thresholds of applicability in Section 4.5.

**C. Additional Design Review Approval Standards**

In addition to the site plan and design review standards of Section 4.5, the following additional approval standards shall be considered:

1. New development should promote safe, convenient and attractive pedestrian and bicycle access to the greenway.
2. Main pedestrian entrances of new developments shall be oriented, wherever possible, toward the greenway and toward major streets that intersect the greenway, and shall be clearly articulated through façade variations, overhangs, and/or other design elements.
3. Curb cuts and loading and service areas shall not be located adjacent to or facing the greenway or along major streets intersecting the greenway, wherever possible. Where curb cuts, loading and service areas and vehicular parking must be located adjacent to or facing a greenway or on a major street intersecting the greenway, they shall be designed to minimize conflicts between motorized vehicles and pedestrian and bicycle traffic.
4. Building façades shall contain variation in façade materials, and shall employ offsets, fenestration, bays and balconies, etc. in order to eliminate blank walls, enhance the architectural character of development in the greenway corridor, and encourage passive surveillance of the greenway. The ground floor walls of commercial uses shall maintain a transparency of forty percent (40%). Windows shall be constructed of clear or lightly tinted glass. Tinting above twenty percent (20%) or reflective glass is prohibited.
5. Surface parking lots shall be set back a minimum of ten feet (10') from a property line adjacent to or facing a greenway, with a landscape buffer provided.
6. No billboard may be erected, constructed, altered, maintained, or relocated within the GC Greenway Corridor Design Overlay District.