

Section 7.3 - LI Light Industrial District
 7.3.1: Purpose of the District.
 The purpose of this district is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located near or adjacent to major thoroughfares or railroads for access. Commercial uses and open storage of materials are permitted; new residential development is excluded except for certain specified uses deemed appropriate adjacent to industrial operations. All permitted uses, accessory uses and conditional uses authorized are subject to the performance standards of Section 7.5.

7.3.2: Uses Authorized in the District.
 Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (*) in the use lists appearing in this section.

7.3.3: Permitted Uses.
 The following uses of land are authorized as permitted uses in the LI Light Industrial District: (A) General light industry, warehousing, and storage uses including certain open or enclosed storage of products, materials and vehicles; and (B) Those uses and other similar uses contained in the list below including wholesale establishments, service industries, and light industries that manufacture, process, store, and distribute material refined elsewhere, as well as the manufacturing, compounding, processing, packaging or treatment, unless otherwise stipulated, of the products or similar products contained in the list below:

- Dwelling for resident watchmen and caretakers employed on the premises.
- Any **business, commercial or office uses** permitted in any business or commercial district, except child care centers, hospitals and related accessory uses.
- Public and government buildings, limited to police stations, fire stations, **community health centers**, neighborhood centers, libraries, postal stations, and branch administrative offices.* (See Section 11.30)

7.3.5: Conditional Uses.
 The following uses of land are authorized as conditional uses within the LI Light Industrial District, upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of these zoning regulations:

- Child care facilities.*** (See Section 11.15)

7.3.7: Height, Area and Bulk Requirements.
 Minimum requirements for lot area, yards, and maximum height and Floor Area Ratio for nonresidential uses in the LI Light Industrial District are contained in Table 7.C. Residential uses shall comply with the requirements for the RM-2 Residential District contained in Section 4.5.7. These standards apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.

Table 7.C Area Regulations for the LI Light Industrial District

Requirements	Standards
Maximum height	75 ft. 1
Minimum depth of front yard	none
Minimum yard on a side street	none
Minimum interior side yard	none
Minimum interior side yard abutting a residential district ft.	10 ft.
Minimum yard on a side street when rear yard abuts a residential district	3 ft.
Minimum rear yard abutting a residential district	20 ft.
Maximum Floor Area Ratio	1.00

Table 7.C Notes:
 1: The height of a building or structure which adjoins or abuts on a residential district shall not exceed fifty (50) feet unless set back one (1) foot from all required yard lines for each foot of additional height above fifty (50) feet.

ZONING - PARKING REQUIREMENTS

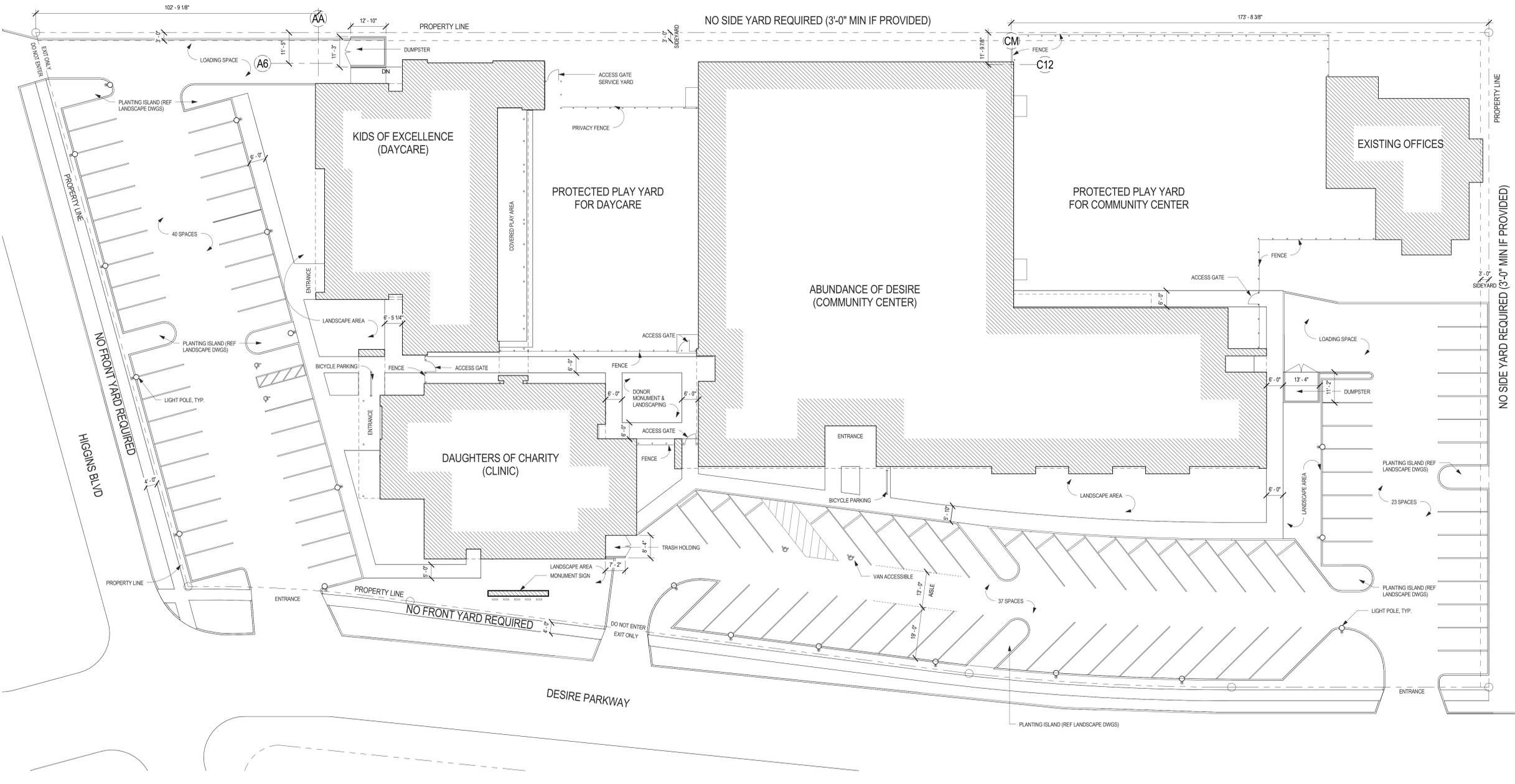
TABLE 22-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS

Use	Minimum Required Vehicle Spaces
Day Care Center: Adult or Child	1 per 500sf GFA Minimum Required Vehicle Spaces
Medical/Dental Clinic	1.5 per exam room
Community Center - medium density	10 spaces + 1 per 300sf over first 1,000sf

Required parking for Kids of Excellence: 1 per 500 sf GFA:	12 spaces
Required parking for Daughters of Charity: 1.5 per exam room:	14 spaces
Required parking for Abundance of Desire: 10 spaces: 1 per 300 sf over 1,000 sf:	10 spaces 69 spaces
Total required =	105 spaces
Total provided =	109 spaces

VARIANCE REQUIRED FOR REDUCTION OF PARKING BY 5 SPACES.

- GENERAL NOTES - PLAN**
- REFERENCE CIVIL DRAWINGS FOR GRADING, PAVING, AND STRIPING LAYOUTS.
 - REFERENCE G-001 FOR ABBREVIATIONS, SYMBOLS AND GENERAL DIMENSIONING NOTES.
 - THE GENERAL CONTRACTOR AND SUBCONTRACTORS FOR THIS WORK SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS. THEY SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES OR INCONSISTENCIES OCCUR.
 - PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE SAFETY CODES AND STANDARDS.
 - THE CONTRACTOR SHALL KEEP PREMISES CLEAN DURING CONSTRUCTION. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE ON SITE DURING CONSTRUCTION. FINAL CLEANUP AND REPAIR IS PART OF THIS WORK.
 - DAMAGES CAUSED BY CONTRACTOR TO EXISTING TO REMAIN FEATURES, FIXTURES, CONSTRUCTION, ETC. SHALL BE REPAIRED OR REPLACED BY CONTRACTOR WITH NEW MATERIAL AND RETURNED TO ORIGINAL CONDITIONS AND SHALL MATCH EXISTING COLOR, TEXTURE, MATERIALS, AND CONSTRUCTION).
 - CONTRACTOR SHALL COORDINATE WITH OWNER'S CONTRACTED VENDOR TO SURVEY, PHOTOGRAPH, AND DOCUMENT IN DETAIL THE CONDITIONS OF THE NEIGHBORING PROPERTIES AROUND THE PROJECT SITE - FOR UP TO ONE PROPERTY (DEPT#) ACROSS THE STREET AROUND PROJECT SITE. REPAIRS AND REPLACEMENT FOR DAMAGES DONE TO THESE PROPERTIES BY THE CONTRACTOR SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
 - PROVIDE SILT FENCING PER CIVIL DRAWINGS.



A1 Site Plan
 A-100 1/16" = 1'-0"



CONSULTANTS:

**DESIRE STREET MINISTRIES
 WELLNESS
 COMMUNITY CENTER**
 3600 DESIRE PARKWAY, NEW ORLEANS, LA 70117

MARK	DATE	DESCRIPTION
SHEET ISSUED:	18 DEC 2014	
PROJECT NO.:	CN 1330	

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SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
A-100