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18.1 APPLICATION OF 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 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 district regulations, the regulations of the base zoning district apply.

18.2 PURPOSE STATEMENTS

A. Purpose of the UC Urban Corridor Use Restriction Overlay District

The purpose of the UC Urban Corridor Use Restriction Overlay District is to provide for a superior environment along major urban transportation corridors through application of an overlay 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 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 South Claiborne Corridor Use Restriction Overlay District

The purpose of the South Claiborne Corridor Use Restriction Overlay District is to provide for a superior environment, and compatibility and continuity of development along major inner-city 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 Residential Diversity Overlay District

The purpose of the RDO 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 purpose of the RDO Overlay District is to sustain the historic character of residential neighborhoods that contained a few shops serving the immediate neighborhood and a few small multi-unit residential buildings situated among low density residential uses. The RDO Overlay District is intended to encourage compatible reuse of existing non-residential structures in residential areas, 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 AC-1 Arts and Culture Diversity Overlay District (Frenchman, Rampart, St. Claude)

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 compatible with the character of nearby residential neighborhoods.

G. 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 compatible with the character of nearby residential neighborhoods.

H. 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.

I. 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.

J. 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.

K. Purpose of the CT Corridor Transformation Design Overlay Districts

The purpose of the CT Corridor Transformation Design Overlay Districts 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.

18.3 UC URBAN CORRIDOR USE RESTRICTION OVERLAY DISTRICT

A. Applicability

1. This district is intended for application along transportation corridors in a suburban setting.

2. The UC Overlay District applies to the General DeGaulle Urban Corridor including General DeGaulle Drive from the Westbank Expressway to the Intercoastal Canal and a portion of Behrman Place and Behrman Highway from General DeGaulle Drive to the Orleans/Jefferson Parish line.

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. Bars

2. Car wash

3. Restaurant, fast food

4. Retail sales of 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 properties bounded by Bullard Avenue, Hayne Boulevard, the Jahncke Canal, and Chef Menteur Highway, and all properties fronting on the west side of Bullard Avenue between Hayne Boulevard and Chef Menteur Highway.

2. All properties with frontage on Crowder Boulevard between Hayne Boulevard and Chef Menteur Highway.

3. All properties with frontage on Read Boulevard between Hayne Boulevard and Chef Menteur Highway.

4. All properties fronting on Hayne Boulevard between Jourdan Road and Interstate 510.

5. All properties fronting on Morrison Road between Jourdan Road and Interstate 510.

6. All properties fronting on Lake Forest Boulevard between Mayo Road and Interstate 510 and continuing one square in depth along Six Flags Parkway between Interstate 510 and Michoud Boulevard.

7. All properties fronting on Bundy Road between Hayne Boulevard and Chef Menteur Highway.

8. All properties fronting on I-10 and I-510 in Eastern New Orleans.

9. Those lots fronting on and all lots fronting on intersecting major streets one (1) municipal square length to the rear along 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 the lake.

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. Bars

b. Retail sales of alcoholic beverages

2. The following uses are prohibited:

a. Adult use

b. Hotels/motels and hostels are that rent rooms more frequently than at a daily rate

18.5 SOUTH CLAIBORNE CORRIDOR USE RESTRICTION OVERLAY DISTRICT

A. Applicability

The South Claiborne Corridor Use Restriction Overlay District applies to those squares fronting on South Claiborne Avenue between Earhart Boulevard and Jackson Avenue, those lots zoned a non-residential district within squares fronting on the riverside and those squares fronting on the lakeside of South Claiborne Avenue from Jackson Avenue to Toledano Street, the entirety of the triangular shaped commercially zoned area on the riverside of S. Claiborne Avenue bounded by South Claiborne Avenue, Louisiana Avenue and Toledano Street, the entirety of squares fronting on the riverside of South Claiborne between Louisiana Avenue and Napoleon Avenue, and those properties zoned a non-residential district on the lakeside of South Claiborne Avenue between Toledano Street and Napoleon 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. Fast food restaurant

4. Gas station

5. Indoor amusement facility

6. Motor vehicle service and repair, minor or major

7. Retail sales of 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-residential fronting on St. Charles Avenue from the Pontchartrain Expressway to Jackson Avenue, including all four corners of Jackson Avenue, and all lots zoned 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. Fast food restaurant

4. Gas station

5. Motor vehicle service or repair, minor or major

6. Tattoo parlor

18.7 RDO 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 Overlay District applies to the following areas:

   a. Within Marigny/Bywater: All properties bounded by Esplanade Avenue, North Rampart Street/McShane Place/St. Claude Avenue, the Inner Harbor Navigation Canal, and the Mississippi River.

   b. Within Tremé: All properties bounded by Orleans Avenue/Basin Street, North Villere Street, St. Philip Street, North Rampart Street, St. Bernard Avenue, and North Claiborne Avenue.

   c. Within Irish Channel: All properties bounded by Jackson Avenue, Tchoupitoulas Street, Louisiana Avenue, and Magazine 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 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 the main structure originally constructed and historically used for non-residential purposes. Evidence of such history 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 Overlay District.

d. A structure that is clearly non-residential in its construction and history of use, including warehouse-style structures, former community facilities such as firehouses, educational facilities, places of worship, and gas stations.

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 Overlay District is limited to hours of operation between 7:00 a.m. and 10:00 p.m.

4. Non-residential uses authorized by the RDO 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 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 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 alcoholic beverages are prohibited. A non-residential use authorized by the RDO Overlay District may not serve alcoholic beverages.

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 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 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.

18.8 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 non-residential and a minimum of two (2) contiguous blocks. The AC-1 Overlay District applies to the following areas:

1. All properties fronting Frenchmen Street between Royal Street and Esplanade Avenue, the properties fronting Decatur Street between Frenchmen Street and Esplanade Avenue, and the properties fronting the downriver side of Esplanade Avenue between North Peters Street and Decatur Street.

2. All properties in non-residential districts with frontage on Saint Bernard Avenue between North Rampart Street/McShane Place and North Claiborne Avenue.

3. All properties 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 gallery

b. Cultural facility

c. Indoor amusement facility up to a maximum of six-thousand (6,000) square feet in floor area

d. Live entertainment – secondary use

e. Live performance venue

f. Standard restaurant, 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.

18.9 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 non-residential and a minimum of two (2) contiguous blocks. The AC-2 Overlay District applies to the following areas:

i. All properties in non-residential districts with frontage on Freret Street between Napoleon and Jefferson Avenues.

ii. All properties in non-residential districts with frontage on Newton Street between Teche Street and Behrman Avenue.

iii. All properties 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 centers

c. Cultural facility

d. Green markets

e. Indoor amusement facilities up to a maximum of five-thousand (5,000) square feet in floor area

f. Live entertainment – secondary use

g. Live performance venue

h. Standard restaurant, 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 in floor area. However, indoor amusement facilities shall not exceed ten-thousand (10,000) square feet.

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. A live performance venue shall not provide “to-go” cups and 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.

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.

c. Bars shall not provide “to-go” cups.

18.10 RIV RIVERFRONT DESIGN OVERLAY DISTRICT

A. Applicability

The RIV Riverfront Design Overlay District applies to all lots, excluding those with single-family and two-family dwellings, between:

1. Jackson Avenue to Pontchartrain Expressway from the Mississippi River to Tchoupitoulas Street

2. Esplanade Avenue to the Inner Harbor Navigation Canal, from the Mississippi River to Decatur Street/Chartres Street (includes lots fronting on both sides of Decatur Street)

B. Site Plan and Design Review Required

Site 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 should 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 shall be the same width as the public street and continue to the riverfront as a straight line extension of the street. This extension may be modified during the site plan and design review process.

2. Building projections 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 fronting the corridor.

3. Landscape, exterior lighting, or other public amenities may be located within the view corridor to enhance the environment.

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

E. Standards for Riverside of Floodwall

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. 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 by the property owner 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. All public access corridors shall be included in the pedestrian promenade servitudes for the property where they are located. Public access corridors are connections between public streets abutting a riverfront property and the promenade established on the property. 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. 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, except for emergency or invasive 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 the view corridors and the promenade are prohibited. Primary or secondary building entrances are encouraged to be located on facades facing the promenade.

b. The ground floor 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.

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 access corridors.

F. Standards for the Land Side of the Floodwall

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, where possible.

3. Except for single-family and two-family dwellings, buildings shall contain ground floor non-residential uses.

4. Building facades shall contain variation in façade materials, offsets, fenestration, etc. in order to eliminate blank walls along the corridors.

5. Developments should contribute to traffic signaling or lane striping as necessary.

6. Buildings shall be designed with galleries, awnings, canopies, and other weather protection devices.

7. Historic buildings should be retained and reused to the greatest extent possible.

G. Riverfront Gateway Design Standards and Bonuses

Certain intersections along the riverfront act as gateways to the riverfront and are key to improving and encouraging pedestrian access through the use of special design features. Incorporating superior design elements in a development within one of these intersections qualifies a development for consideration of a height bonus in accordance with the following provisions:

1. Gateways are defined as the intersections of Poland Avenue, Mazant Street, Piety Street, and Press Street with Chartres Street, and the intersection of Elysian Fields Avenue with North Peters Street. This does not apply to any property located within the boundaries of the Vieux Carré.

2. To be eligible for consideration of a height bonus, a development shall meet all of the following design standards:

   a. Landscaped public open space, public plazas, or sidewalk/open air cafés are included.

   b. Above the level of the second floor, the building façade of any structure is set back fifteen (15) feet from the location of the façade at the ground level.

   c. 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 two (2) blocks of an intersection defined above as a gateway, incorporating superior design features may qualify the site for an increase in the height limit up to seventy-five (75) feet. Requests for height bonuses shall be considered and approved through the conditional use process. For the purposes of this section, block is defined as either:

   a. A portion of land enclosed on all sides by existing public rights-of-way; or

   b. A portion of land enclosed by any combination of existing public rights-of-way, the extension of any public right-of-way that runs generally perpendicular to the Mississippi River but terminates prior to the reaching the riverfront, any railroad, and the Mississippi River.

4. Any portion of a building within such bonus height shall be tapered away from any residential use located adjacent to or across a public right-of-way from the development site and should be located toward the riverside of the building.

18.11 CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT

A. Site Plan and Design Review Required

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

1. Design should be compatible in scale, materials, street level uses, and spatial relationships with existing development in historic districts that retain unique character.

2. Design should preserve the rhythm of the street, doorways, and windows, though minor variations to add interest are allowed.

3. Street facades should be articulated with no blank walls along the street.

4. All sides and areas of structures visible to the public should be treated with materials, finishes and architectural details appropriate to primary street-facing facades.

C. CPC Overlay District Sub-Districts

The CPC Overlay District contains the following sub-districts:

1. CPC-1 Magazine Street Sub-District

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

18.12 EC ENHANCEMENT CORRIDOR OVERLAY DESIGN DISTRICT

A. Site Plan and Design Review Required

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

1. Development should promote safe, convenient, and attractive pedestrian and bicycle access.

2. The creation of compact neighborhood centers at major intersections to support transit is encouraged.

3. Development should ensure compatibility between commercial uses and surrounding residential areas.

4. Contemporary design identity for infill and other new development that meets these goals, while blending with older forms, is preferred, rather than attempts to copy historic styles.

C. EC Overlay District Sub-Districts

The EC Overlay District contains the following sub-districts:

1. EC-1 Upper Tchoupitoulas Street Sub-District

The EC-1 Sub-District includes both sides of Tchoupitoulas Street from Jackson Avenue to Audubon Park, excluding the land area on the riverside of the floodwall. In addition to the thresholds of applicability for site plan and design review in Sections 4.5, the following developments are also subject to site 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 foot of gross floor area on the lakeside of Tchoupitoulas, west of Jackson Avenue, including any areas within the RIV Overlay District.

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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. North Claiborne Avenue and the Lafitte Greenway

b. North Claiborne Avenue and Basin Street/Orleans Avenue

c. North Claiborne Avenue and St. Bernard Avenue

d. North Claiborne Avenue and Elysian Fields Avenue

e. North/South Claiborne Avenue and Canal Street

f. South Claiborne Avenue and South Carrollton Avenue

g. South Claiborne Avenue and Napoleon Avenue

h. South Claiborne Avenue and Toledano Street /Louisiana, Avenue

i. South Claiborne Avenue and Martin Luther King Boulevard

j. South Claiborne Avenue and Earhart Boulevard

k. South Claiborne Avenue and Tulane Avenue

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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. North Broad Street and the Lafitte Greenway

b. North Broad Street and St Bernard Avenue

c. North/South Broad Street and Canal Street

d. South Broad Street and Martin Luther King Boulevard

e. South Broad Street and Earhart Boulevard

f. South Broad Street and Tulane Avenue

g. South Broad Street and Banks Street

4. EC-4 Jefferson Davis Parkway Sub-District

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. Jefferson Davis Parkway and Washington Avenue

b. Jefferson Davis Parkway and Tulane Avenue

c. Jefferson Davis Parkway and Canal Street

d. Jefferson Davis Parkway and the Lafitte Greenway

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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. North Carrollton Avenue and the St Louis/Lafitte Corridor.

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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. Earhart Boulevard and 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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site 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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site 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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. St. Bernard Avenue and 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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site 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-12 Rampart Street/St. Claude Avenue Sub-District

All developments subject to the thresholds of applicability for site plan and design review in Section 4.5.

12. 13. EC-13 Oak Street Sub-District

All developments subject to the thresholds of applicability for site plan and design review in Section 4.5.

18.13 CT CORRIDOR TRANSFORMATION DESIGN OVERLAY DISTRICT

A. Site Plan and Design Review Required

Site 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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. Morrison Road and Downman Road

b. Morrison Road and Bundy Road

c. Morrison Road and Read Boulevard

d. Morrison Road and Wright Road

e. Morrison Road and Bullard Avenue

f. Morrison Road and Gannon Road

g. I-10 Service Road and Crowder Boulevard

h. I-10 Service Road and Bundy Road

i. I-10 Service Road and Read Boulevard

j. I-10 Service Road and Wright Road

k. I-10 Service Road and Bullard Avenue

l. Dwyer Road and Crowder Boulevard

m. Dwyer Road and Bundy Road

n. Dwyer Road and Read Boulevard

o. Dwyer Road and Wright Road

p. Dwyer Road and Bullard Avenue

q. Chef Menteur Highway and I-10

r. Chef Menteur Highway and Crowder Boulevard

s. Chef Menteur Highway and Bundy Road

t. Chef Menteur Highway and Read Boulevard

u. Chef Menteur Highway and Wright Road

v. Chef Menteur Highway and Bullard Avenue

w. I-510 and I-10 Service Roads

x. I-510 and Lake Forest Avenue

y. I-510 and Chef Menteur Highway

2. CT-2 West Bank Corridor Sub-District

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. General DeGaulle Boulevard and MacArthur Boulevard

b. General DeGaulle Boulevard and Woodland Avenue

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

In addition to the thresholds of applicability for site plan and design review in Section 4.5, the developments within two hundred fifty (250) feet of the centerline of the following major intersections are also subject to site plan and design review:

a. Harrison Avenue and Canal Boulevard

b. Harrison Avenue and Orleans Avenue

c. Robert E. Lee Boulevard and Canal Boulevard

d. Robert E. Lee Boulevard and Paris Avenue

e. Robert E. Lee Boulevard and Elysian Fields Avenue

f. Robert E. Lee Boulevard and Franklin Boulevard