

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: February 5, 2015

CALENDAR NO. 30,575

NO. 026274 MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS ~~CANTRELL AND RAMSEY~~ 

AN ORDINANCE to amend and reordain Article 18 of the Comprehensive Zoning Ordinance to establish the *Central Business District Height and Floor Area Ratio Interim Zoning District* to prohibit the issuance of any permits within the Interim Zoning District that are in conflict with the Interim Zoning District's standards, prior to design review and approval by the City Planning Commission staff, with the advice of the Historic District Landmarks Commission when a project is within its jurisdiction, for the area generally bounded by South Claiborne Avenue, the Pontchartrain Expressway, the Mississippi River, and Iberville Street, subject to an appeal to the City Council; and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 120/14 was initiated by City Council Motion M-14-430 and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended modified approval of the text amendment in its report dated December 23, 2014 to the City Council, present in Zoning Docket Number 120/14; and

WHEREAS, the recommendation of the City Planning Commission was upheld and changes were deemed to be advisable and necessary and in the best interest of the City and were granted approval as stated in Motion Number M-15-42 of the Council of the City of New Orleans on January 22, 2015.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That Article 18 of the Comprehensive Zoning Ordinance of the City of New Orleans,
3 No. 4264 M.C.S., as amended, be, and is hereby amended and reordained to read as follows:

4 **ARTICLE 18. – INTERIM ZONING DISTRICTS.**

5 * * *

6 **Section 18.66. Central Business District Height and Floor Area Ratio Interim Zoning District.**

7 **18.66.1. Purpose of the District.**

8 The purpose of the Central Business District Height and Floor Area Interim Zoning District (IZD) is
9 to institute a clear set of building height and floor area ratio (FAR) requirements that respect the
10 character and scale of historic downtown neighborhoods and encourage taller development where
11 appropriate within the Central Business District.

12 **18.66.2. Area of Applicability.**

13 This IZD applies to all property located within the area generally bounded by South Claiborne
14 Avenue, the Pontchartrain Expressway, the Mississippi River, and Iberville Street (see Attachments
15 A and B).

16 **18.66.3. Building Height.**

- 17 1. The maximum height on a lot is indicated in Attachment A: Maximum Building Height.
- 18 2. Those lots that are not subject to building height limits are subject to maximum floor area
19 ratio (FAR) limits and are indicated in Attachment B: Maximum FAR.
- 20 3. The height designation of “75/125 ft. & 6/10 Stories” in Attachment A is interpreted as
21 follows: a height limit of six (6) stories and seventy-five (75) feet applies within twenty (20)
22 feet of all property lines adjacent to any public right-of-way, and a height limit of ten (10)
23 stories and one hundred twenty-five (125) feet applies to all other portions of the lot.

24 **18.66.4. Appeals.**

- 25 1. An applicant for development subject to the regulations of this IZD may appeal these
26 regulations to the City Council in the manner set forth in Section 16.4.5.(3) of the
27 Comprehensive Zoning Ordinance.
- 28 2. Site Plan Requirements. The applicant shall submit a design review site plan to the Executive
29 Director of the City Planning Commission, both on paper and in digital form, which shall
30 contain either an original or a reproduced drawing with a scale of not less than one inch
31 equal to twenty feet (1 inch: 20 feet) and which shall depict the following items:
- 32 a. existing and proposed improvements within the public right-of-way, including but not
33 limited to light posts, street furniture, bus stops, and landscaping;
 - 34 b. the locations of all property lines forming the boundaries of the site and of all existing
35 and proposed structures with respect thereto;
 - 36 c. elevations indicating the height of each façade of all existing and proposed structures
37 on the site;
 - 38 d. any areas to be used for vehicular access and off-street parking;
 - 39 e. any landscaping to be provided on the site and within any public right-of-way
40 adjacent to the site;
 - 41 f. any exterior lighting to be provided on the site;
 - 42 g. the location, size, and contents of any signage to be provided on the site; and
 - 43 h. any other information deemed necessary by the City Planning Commission staff.
- 44 3. Advice of the Director of the Historic District Landmarks Commission. Upon the submission
45 of the application in proper form, the Executive Director shall request the advice of the
46 Director of the Historic District Landmarks Commission with respect to the site plan and
47 elevations for the proposed development. The City Planning Commission may proceed with
48 its consideration of the application without such advice if necessary in order to provide a

49 recommendation to the City Council within forty-five (45) calendar days of its receipt of the
50 application in proper form.

51 **18.66.5. Duration of Designation.**

52 The Central Business District Height and Floor Area Ratio Interim Zoning District is designated for
53 a period of one (1) year and is subject to extension as provided by Section 3-126 of the Home Rule
54 Charter of the City of New Orleans.

55 * * *

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS FEB 26 2015

STACY HEAD

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON FEB 27 2015

APPROVED:
DISAPPROVED: MAR 05 2015

MITCHELL J. LANDRIEU

MAYOR

RETURNED BY THE MAYOR ON MAR 05 2015 **AT** 2:25 PM

LORA W. JOHNSON

CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Brossett, Cantrell, Guidry, Head, Ramsey, Williams - 6

NAYS: 0

ABSENT: Gray - 1

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Lora W. Johnson
CLERK OF COUNCIL