City Planning Commission
Draft Comprehensive Zoning Ordinance
September 2013 Release
Public Meetings October 1 - 17, 2013

CITY OF NEW ORLEANS

AGENDA

- **Overview of the Process**
- **Zoning Direction**
- **Ordinance Review**
  - Ordinance Administration / Procedures
  - Zoning Districts/Maps
  - Neighborhood Participation Program
  - Design Review Corridors
  - Mixed Use and Arts & Cultural Districts
  - Site Design: Parking, Stormwater Management, Landscaping.
  - Zoning District Maps
- **Timeline**

PLANNING & ZONING WORKING TOGETHER

Many people think that planning & zoning are the same – They are actually separate but related functions that work together in making development decisions.

Master Plan

- Foundation: Declaration of Goals for the City
- Policy
- Long-Term Vision
- Preferred Land Use
- Preferred Development Character

Zoning Ordinance

- Implementation of Goals/Plans
- Regulation
- Specific Expectations
- Specific Zoning Districts
- Specific Design Rules/Guidelines

OVERVIEW OF CZO PROCESS

Starting with the Master Plan process there was a recognition by the CPC that the City's CZO needed to be updated. It has been 40+ years since last update.

I. **Create Zoning Policy during Master Plan process**
   - *Analysis of current ordinance*
   - *Public input on zoning concerns*

II. **Zoning approach as part of Master Plan**
   - *Placemaking*
   - *Sustainability*

III. **Community discussion of zoning needs**
   - *Community specific zoning issues*
   - *Problems with current ordinance*

IV. **Prepare Draft Ordinance**

V. **Draft Ordinance Review/Adoption**
   - *Community discussion*
   - *Ordinance refinement*

ZONING DIRECTION - ADMINISTRATION

To create consistent, predictable and understandable processes that allow administrative flexibility and clearly govern nonconformities.

- User-friendly organization
- All terms and uses defined
- More concise text
- Approval standards for all applications
- Clear nonconformity and grandfathering rules
- Self-enforcing and accountability
- Completeness requirement

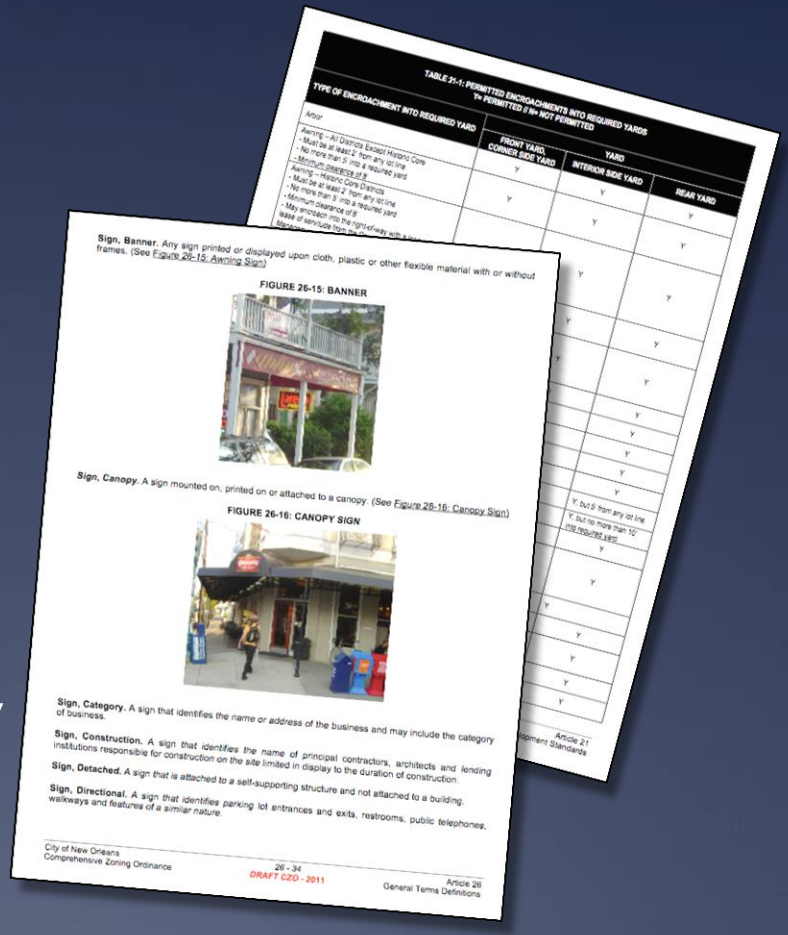


TABLE 21-1: PERMITTED ENCROACHMENTS INTO REQUIRED YARDS
Y= PERMITTED // N= NOT PERMITTED

TYPE OF ENCROACHMENT INTO REQUIRED YARD	YARD			
	FRONT YARD, CORNER SIDE YARD	INTERIOR SIDE YARD	REAR YARD
Arbor	Y	Y	Y
Awning – All Districts Except Historic Core - Must be at least 2' from any lot line - No more than 5' into a required yard - Minimum clearance of 8'	Y	Y	Y
Awning – Historic Core Districts - Must be at least 2' from any lot line - No more than 3' into a required yard - Minimum clearance of 8' - May encroach into the right-of-way with a lease of encroachment	Y	Y	Y

Sign, Banner. Any sign printed or displayed upon cloth, plastic or other flexible material with or without frames. (See Figure 26-15: Awning Sign)

FIGURE 26-15: BANNER

Sign, Canopy. A sign mounted on, printed on or attached to a canopy. (See Figure 26-16: Canopy Sign)

FIGURE 26-16: CANOPY SIGN

Sign, Category. A sign that identifies the name or address of the business and may include the category of business.

Sign, Construction. A sign that identifies the name of principal contractors, architects and lending institutions responsible for construction on the site limited in display to the duration of construction.

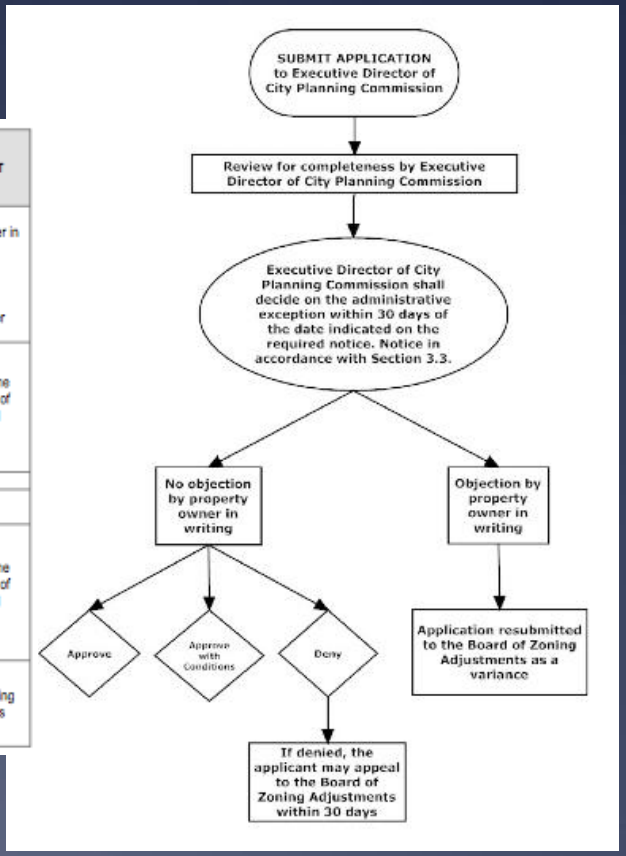
Sign, Detached. A sign that is attached to a self-supporting structure and not attached to a building.

Sign, Directional. A sign that identifies parking lot entrances and exits, restrooms, public telephones, walkways and features of a similar nature.

ADMINISTRATIVE SUMMARY & FLOWCHARTS

Inclusion of summary table of administrative processes for ease and convenience, and flowcharts that include all application processes and for zoning requests.

TABLE 4-2: ADMINISTRATIVE SUMMARY TABLE	ZONING TEXT AND MAP AMENDMENTS	CONDITIONAL USE	SITE PLAN REVIEW	VARIANCES	ADMINISTRATIVE EXCEPTIONS	ZONING APPEALS	ZONING VERIFICATION	ZONING INTERPRETATION	SIGN PERMIT
APPLICATION INITIATION	Property owner in the city, a person authorized in writing by the property owner, or the City Council	Property owner in the city, a person authorized in writing by the property owner, or the City Council	Initiated as part of other zoning applications or building permit	Property owner in the city or a person authorized in writing by the property owner	Property owner in the city or a person authorized in writing by the property owner	An aggrieved party or city agency	Property owner in the city or a person authorized in writing by the property owner	Property owner in the city, a person authorized in writing by the property owner, the City Planning Commission, or the City Council	Property owner in the city or a person authorized in writing by the property owner
APPLICATION FILING & COMPLETENESS DETERMINATION	Executive Director of the City Planning Commission	Executive Director of the City Planning Commission	Executive Director of the City Planning Commission	Executive Director of the City Planning Commission	Executive Director of the City Planning Commission	Director of the Department of Safety and Permits	Director of the Department of Safety and Permits	Director of the Department of Safety and Permits	Director of the Department of Safety and Permits
PUBLIC NOTICE	See Section 3.3	See Section 3.3	None	See Section 3.3	See Section 3.3	See Section 3.3	None	None	None
PUBLIC HEARING & RECOMMENDATION	City Planning Commission	City Planning Commission	None	Board of Zoning Adjustments	None	Board of Zoning Adjustments	None	None	None
FINAL DECISION	City Council	City Council	Executive Director of the City Planning Commission, City Planning Commission or City Council, as applicable	Board of Zoning Adjustments	Executive Director of the City Planning Commission	Board of Zoning Adjustments	Director of the Department of Safety and Permits	Director of the Department of Safety and Permits	Director of the Department of Safety and Permits
APPEAL BODY	Orleans Parish Civil District Court	Orleans Parish Civil District Court	Not Applicable (Site Plan Review Part of Other Applications)	Orleans Parish Civil District Court	Board of Zoning Adjustments	Orleans Parish Civil District Court	Board of Zoning Adjustments	Board of Zoning Adjustments	Board of Zoning Adjustments



ZONING DIRECTION – ZONING DISTRICTS

To create place-based zoning districts that reflect those unique 'places' identified in the Master Plan.

- Cumulative use structure eliminated
- Reduction in non-conformities
- Design controls to preserve neighborhood character
- New mixed use districts
- Commercial design standards
- CBD reflects current character, use and form
- Industrial districts reflect purpose (e.g. Marine, Medical Service, etc.)

ZONING DIRECTION – DEV' T STANDARDS

To create clear standards for sites and uses that allow flexibility, encourage development and protect adjacent uses from impacts.

- Updated accessory structure provisions
- Include provisions for renewable energy and green technologies
- Comprehensive landscape and stormwater management standards
- Updated parking and loading standards with flexibility
- Signs reflect scale of commercial areas

ZONING DIRECTION – NEW ZONING MAP

Specify which set of zoning district requirements apply to each lot in the City.

- New maps reflect the policies of the Master Plan
- New zoning districts are mapped to allow current desired land use patterns and lot development requirements to continue.
- Newly created districts generally fit local development conditions better than current zoning
- Some new districts are meant to encourage patterns of development

USE DISTRICTS – MIXED-USE

Provides for distinct areas to encourage investment in, and enhance the vitality of existing neighborhoods with mixed residential, commercial and industrial uses in close proximity and create expanded opportunities for new mixed-use communities.

MIXED-USE DISTRICTS

- M-MU Maritime Mixed-Use District
- HU-MU Historic Urban Neighborhood Mixed-Use District
- MU-1 Medium Intensity Mixed-Use District
- MU-2 High Intensity Mixed-Use District
- CBD-2 Mixed-Use District

ARTS & CULTURAL DISTRICTS

Accommodates a limited number of live entertainment uses, including small-scale live entertainment venues, in neighborhood business or mixed-use districts compatible with adjacent residential areas.

ARTS AND CULTURE OVERLAY DISTRICTS

- Frenchmen Street (between Royal & Esplanade)
- Freret Street (between Napoleon & Jefferson)
- St. Bernard Ave. (between N. Rampart & N. Claiborne)
- St. Claude Avenue (between Press & Poland)
- Newton Street (Newton & Teche Corridors)

In addition to those uses allowed in the base zoning district, development in the overlay district may also include art galleries, cultural facilities, live entertainment venues, restaurants, and amusement facilities.

ARTICLE 3 – ADMINISTRATIVE PROCEDURES NEIGHBORHOOD PARTICIPATION PROGRAM

Draft CZO includes provisions for Neighborhood Participation Program (NPP) for each of the following requests:

- Conditional uses
- Planned developments
- Variances (except single- and two-family)
- Zoning Map changes

Requires pre-application meetings; expansion of the notification area from the block face to 300/600 foot radius, early release of staff reports and electronic sign up for e-mail notification.

ARTICLE 4 - APPLICATIONS & APPROVALS DESIGN REVIEW PROCESS

Design review is intended to promote quality development and to streamline review process for significant projects,

- Establishes a Design Review Committee as a design-oriented arm of the Planning Commission to forward recommendations forwarded to CPC with site plan review.

- Significant projects include the following:
  - * Developments over 40,000 sf (citywide)
  - * Development in identified corridors and intersections:
    - * Those with 100' + lot frontage
    - * Those with 7 + Multi-family units

- Ties advisory design review recommendations to overlay districts established in Article 18

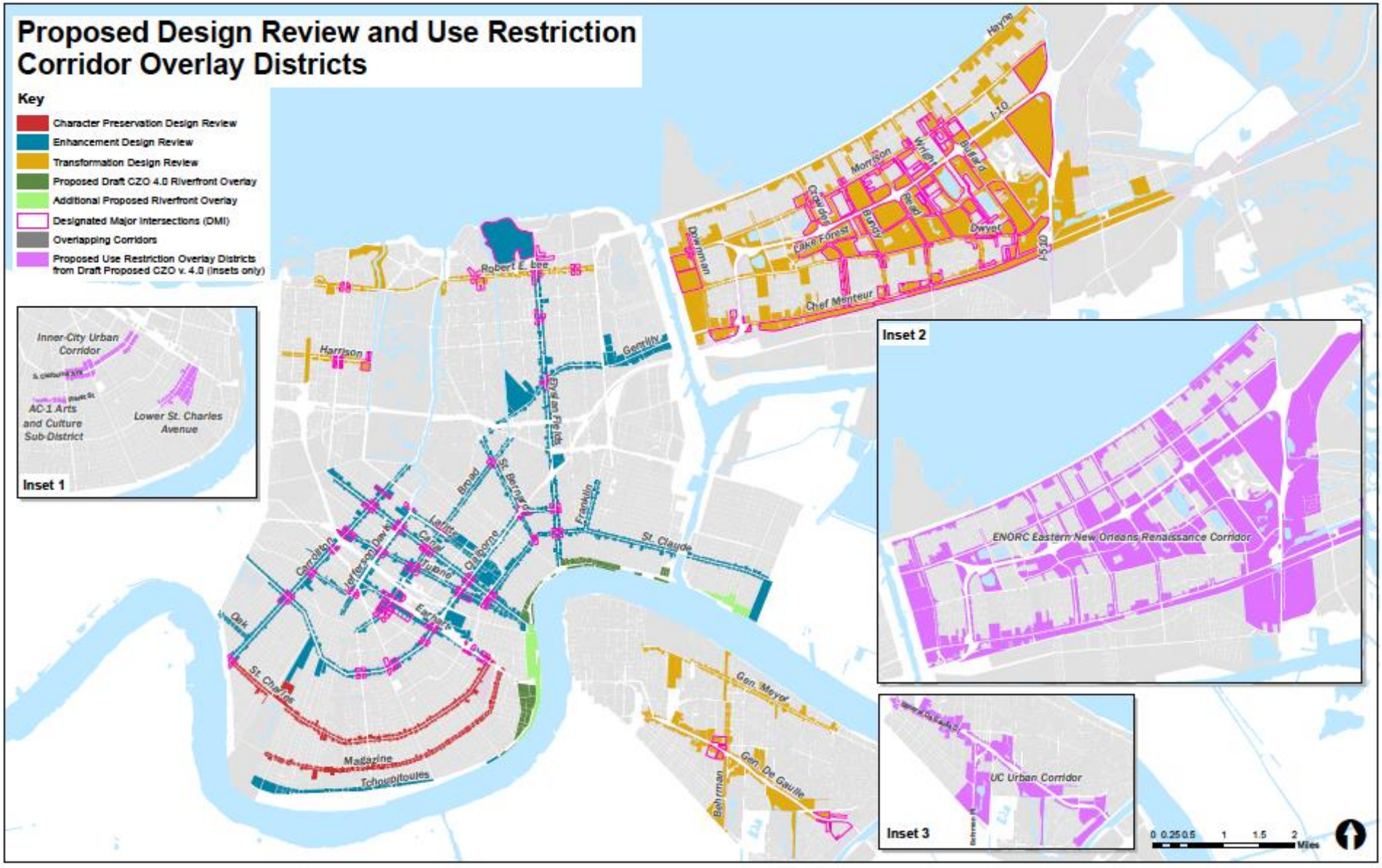
ARTICLE 4 - APPLICATIONS & APPROVALS
DESIGN REVIEW

To balance streamlining of the development process and ensuring that projects with significant impacts on the urban design and aesthetic character of the city receive appropriate scrutiny.

Design review corridors include:

- Mississippi Riverfront (e.g., Elysian Fields to IHNC)
- Character Preservation Corridors (e.g., Magazine St.)
- Enhancement Corridors (e.g., Broad St., Lafitte Greenway)
- Transformation Corridors (e.g., Read, General DeGaulle)

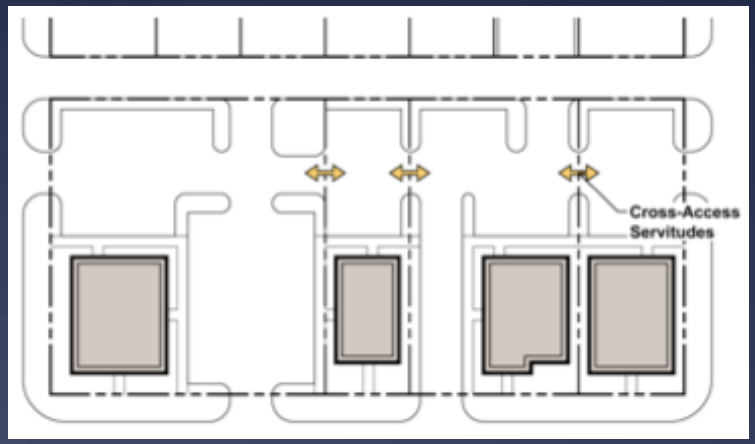
Design review is intended to ensure that new development is compatible in scale, materials, and context - and reinforces established place-based zoning goals and objectives.


Proposed Design Review and Use Restriction Corridor Overlay Districts
Key
Character Preservation Design Review
Enhancement Design Review
Transformation Design Review
Proposed Draft CZO 4.0 Riverfront Overlay
Additional Proposed Riverfront Overlay
Designated Major Intersections (DMI)
Overlapping Corridors
Proposed Use Restriction Overlay Districts from Draft Proposed CZO v. 4.0 (insets only)
Inner-City Urban Corridor
AC-1 Arts and Culture Sub-District
Lower St. Charles Avenue
Inset 1
Inset 2
ENORC Eastern New Orleans Renaissance Corridor
UC Urban Corridor
Inset 3
Robert E. Lee
Harrison
Gentilly
Elysian Fields
Broad
St. Bernard
Franklin
St. Claude
Carrollton
Jefferson Davis
Canal
Lafitte
Claiborne
Tulane
Earhart
Oak
St. Charles
Magazine
Tchoupitoulas
Gen. Meyer
Gen. De Gaulle
Behrman
Hayne
I-10
Morrison
Wright
Bullard
Crowder
Read
Bundy
Dwyer
Lake Forest
Downman
Chef Menteur
I-510
0 0.25 0.5 1 1.5 2 Miles

PARKING – VEHICLE/BICYCLE/LOADING

Provides parking standards reflect "on the ground" realities of historic and non-historic areas.

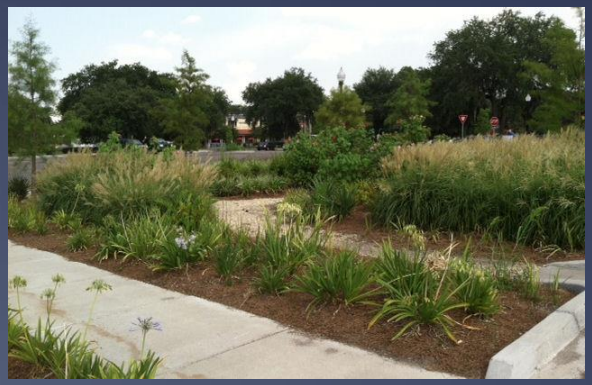
- Flexibilities & alternatives:
  - Shared parking arrangements
  - Exemptions
  - Adaptive reuse flexibilities
  - Counting of on-street spaces
  - Cross-access servitudes
  - Fee-in-lieu
  - Land-banked parking
- Updated parking requirements per use
- Updated loading requirements
- New bike parking requirements
- Parking design standards
- Limitations on driveways & curb cuts



LANDSCAPING/STORMWATER MANAGEMENT

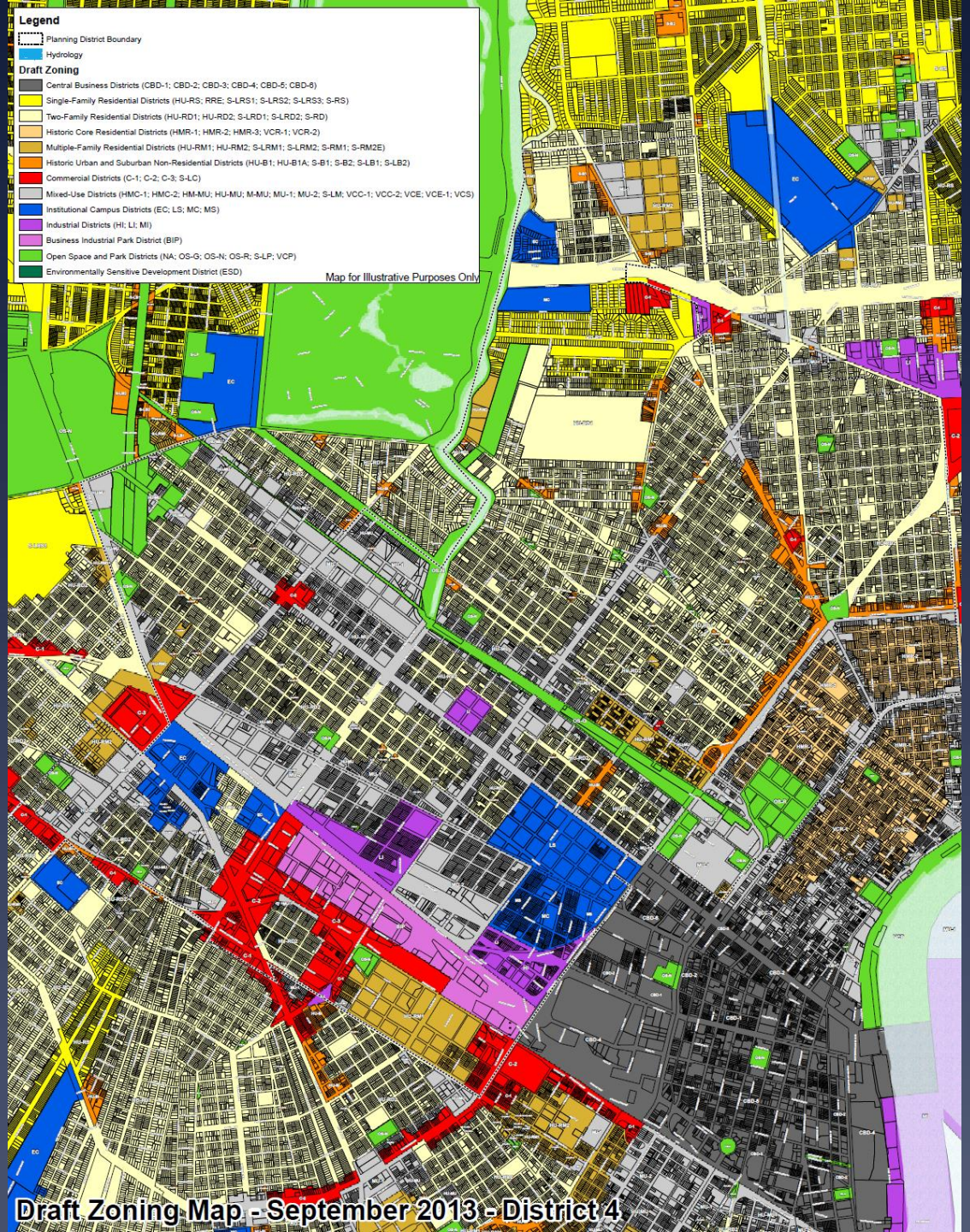
Provides the standards to enhance the aesthetic appearance of development and to meet practical and mandated stormwater management requirements.

- Developments over 10,000 sf of impermeable surface required to submit separate landscape and stormwater management plans
- Flexibility and encouragement of plant material and landscaping that emphasizes stormwater management
- Increased requirements for on-site water retention and water quality improvements

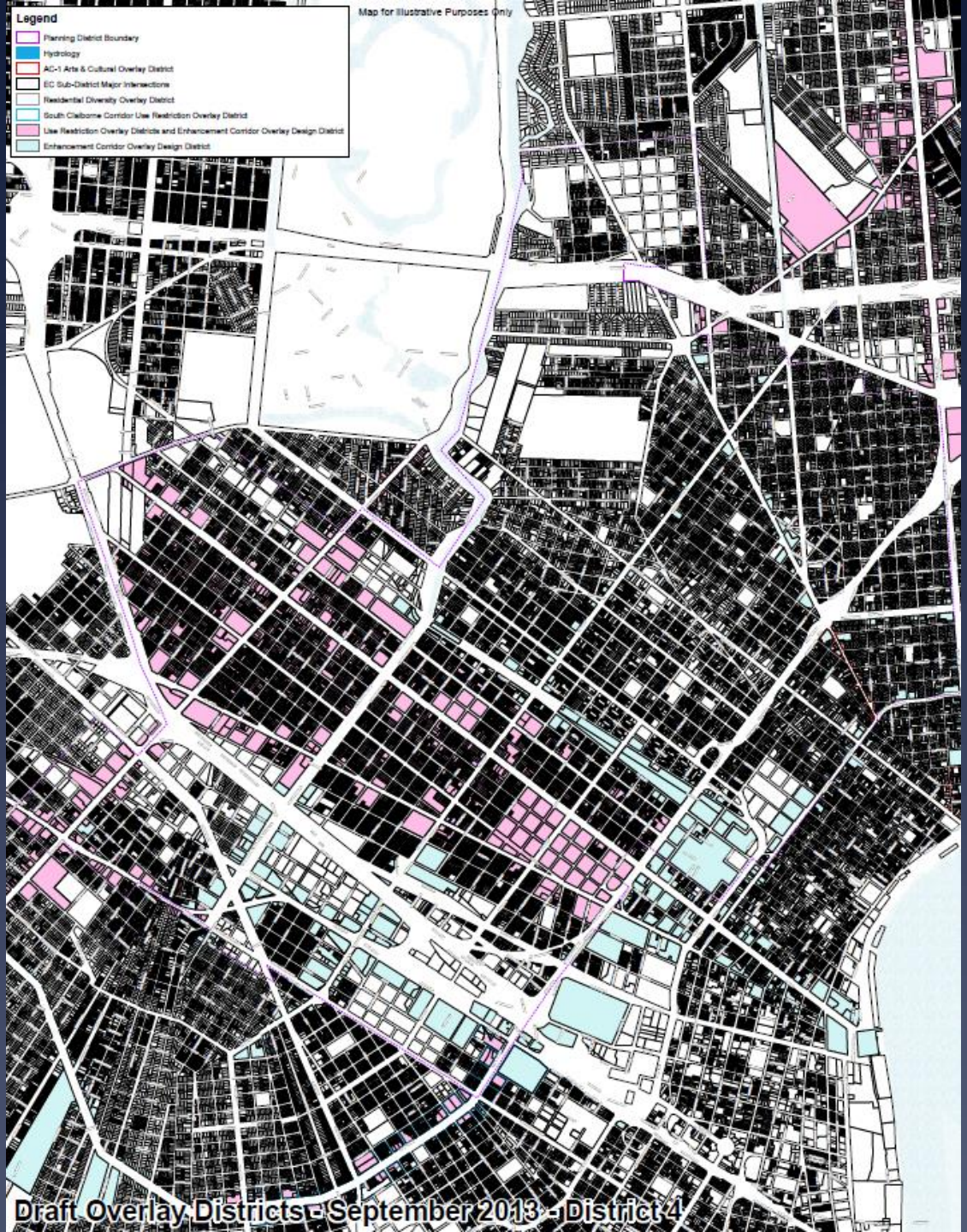


DRAFT ZONING DISTRICT MAPS

PLANNING DISTRICT 4
Mid City & Tremé



Draft Zoning Map - September 2013 - District 4



Draft Overlay Districts - September 2013 - District 4

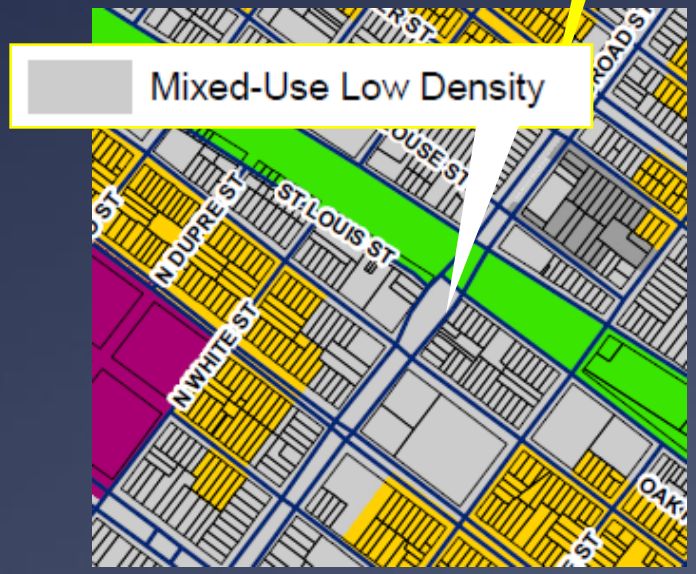
CREATION OF THE 2013 DRAFT ZONING MAPS

∗ Draft maps in 2011 presented options for zoning districts

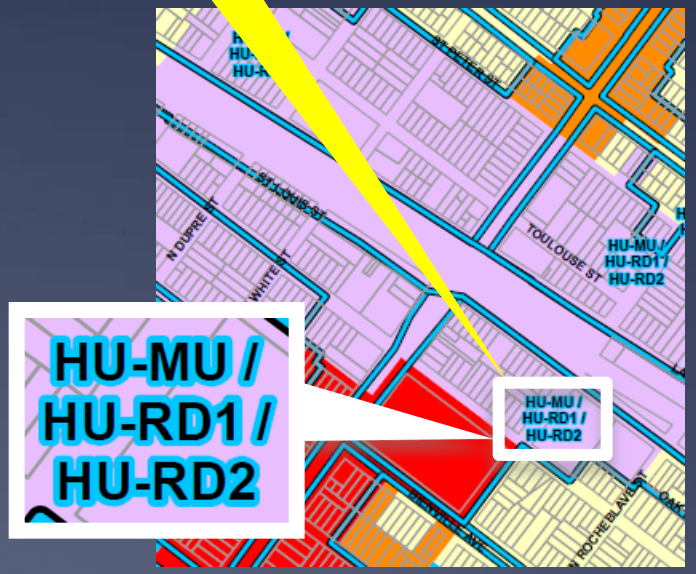
- Options were based on Future Land Use Map (FLUM) in Master Plan using consistency table

MIXED-USE LOW DENSITY (MUL)	HU-RD1 Two-Family Residential District HU-RD2 Two-Family Residential District HU-MU Neighborhood Mixed-Use District

Consistency Table



Future Land Use Map

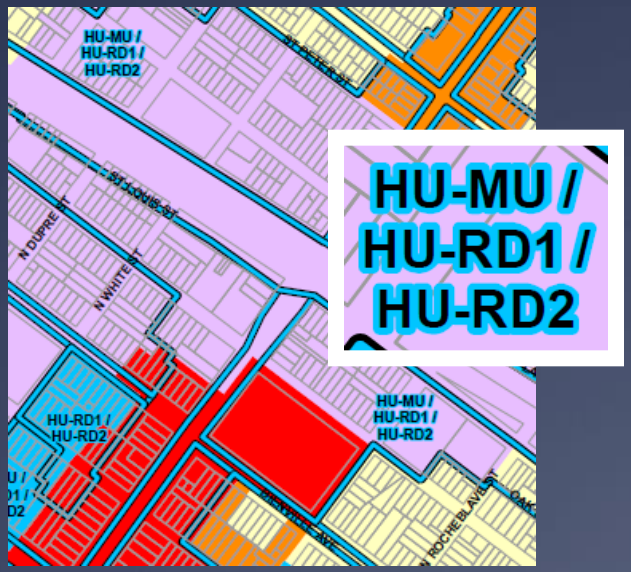


2011 Draft Zoning Map

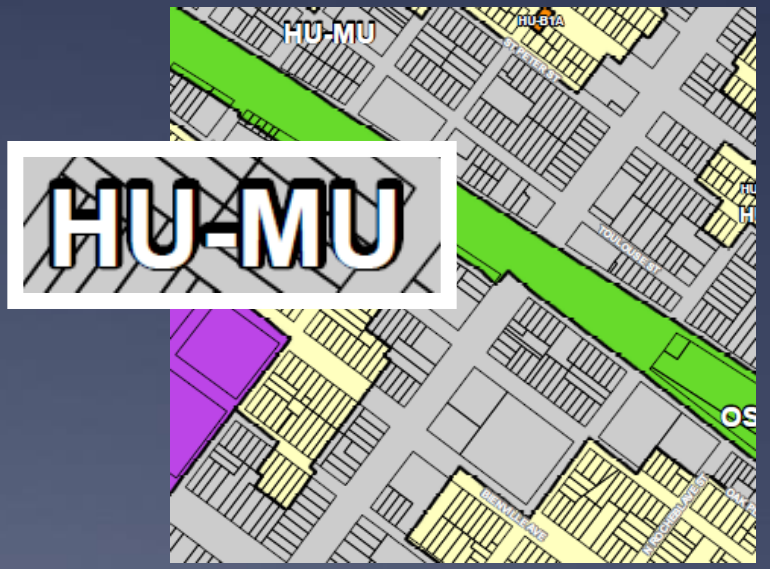
2013 DRAFT ZONING SELECTION PROCESS

∗ Recommended zoning was selected with input from:

- Current zoning
- Current land use
  - Assessor's records
  - City's permitting system
- Development character
  - Aerial photos, site visits
- Public comments



2011 Draft Zoning Map

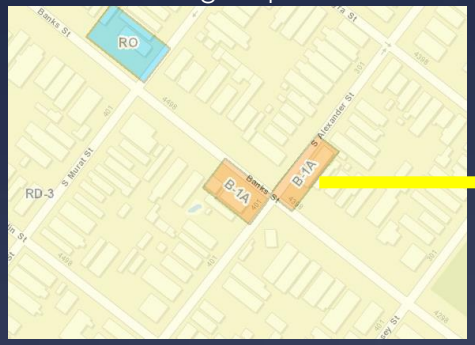


2013 Draft Zoning Map

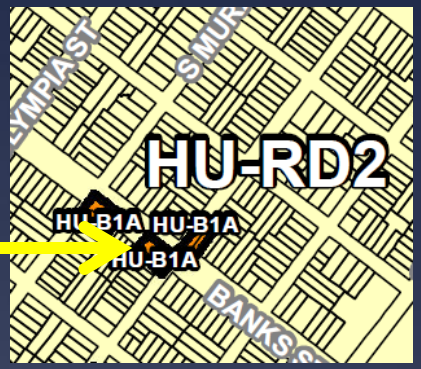
2013 DRAFT ZONING MAP PRINCIPLES

- Reduce nonconformities by retaining site-specific zoning where supported by existing/former use and development character

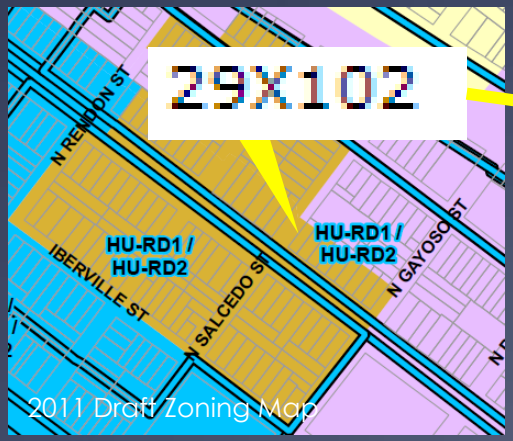
Current Zoning Map



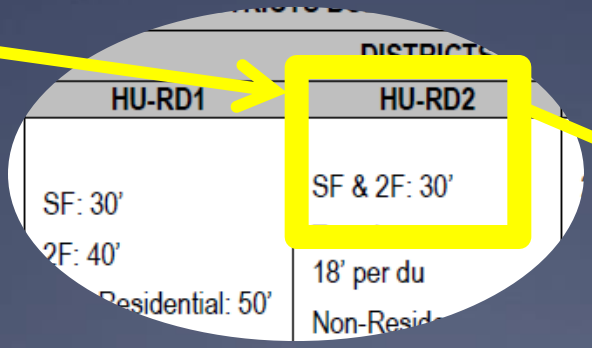
2013 Draft Zoning Map



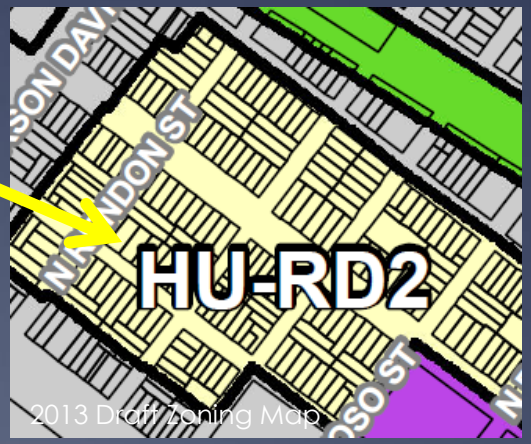
- Historic Urban Two-Family Residential District selection based on predominant lot widths



2011 Draft Zoning Map



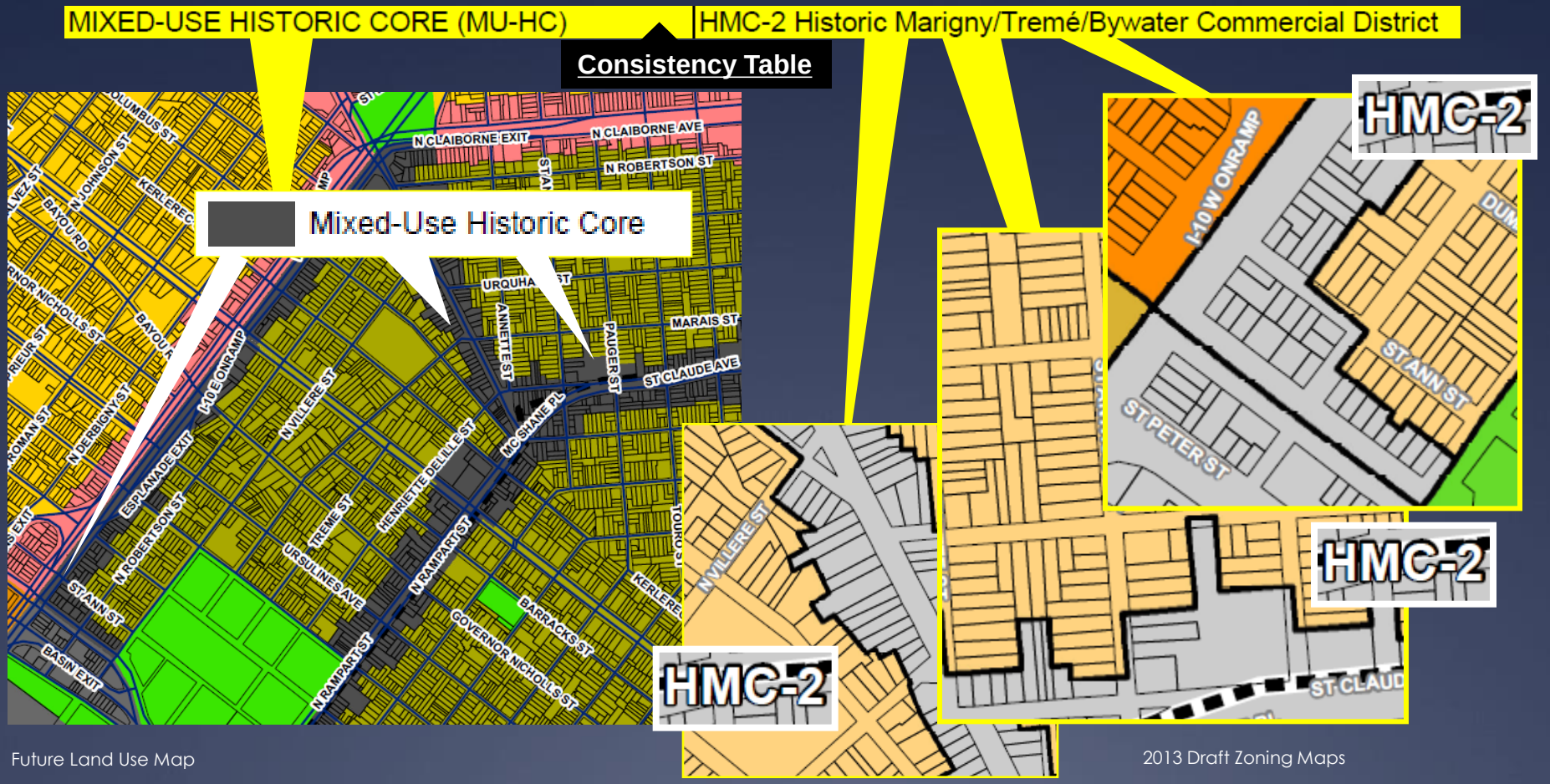
2013 Draft Zoning Text



2013 Draft Zoning Map

HISTORIC CORE DRAFT ZONING DISTRICTS IN TREMÉ

* **Mixed Use Historic Core in Master Plan: Basin, St. Claude, N. Claiborne, N. Rampart, and St. Bernard Corridors**
  - Draft Zoning District boundaries consistent with current nonresidential zoning



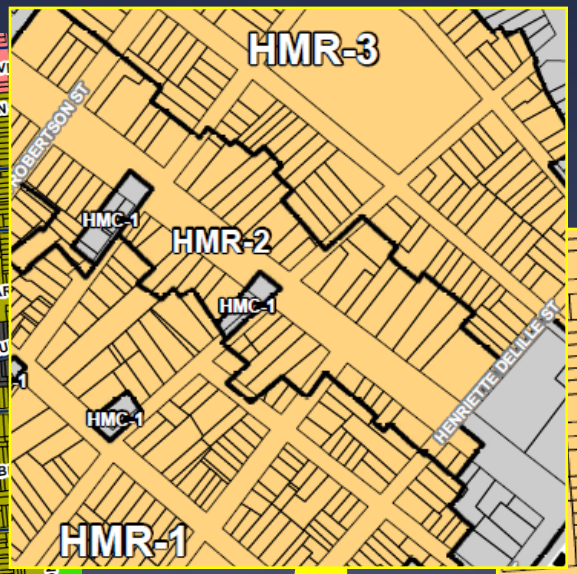
Future Land Use Map

2013 Draft Zoning Maps

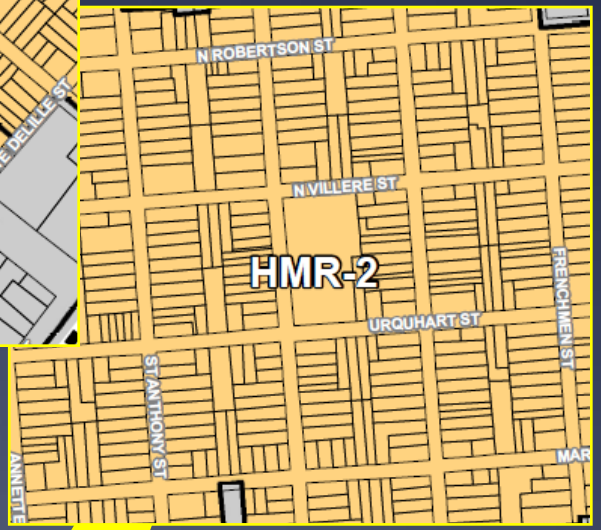
HISTORIC CORE RESIDENTIAL DISTRICTS IN TREMÉ

* **Residential Historic Core** in Master Plan: consistent with current HMR Historic Marigny/Tremé Residential Zoning District boundaries

Future Land Use Map



2013 Draft Zoning Maps



Consistency Table

RESIDENTIAL HISTORIC CORE (R-HC)	HMR-1 Historic Marigny/Tremé/Bywater Residential District
	HMR-2 Historic Marigny/Tremé/Bywater Residential District
	HMR-3 Historic Marigny/Tremé/Bywater Residential District

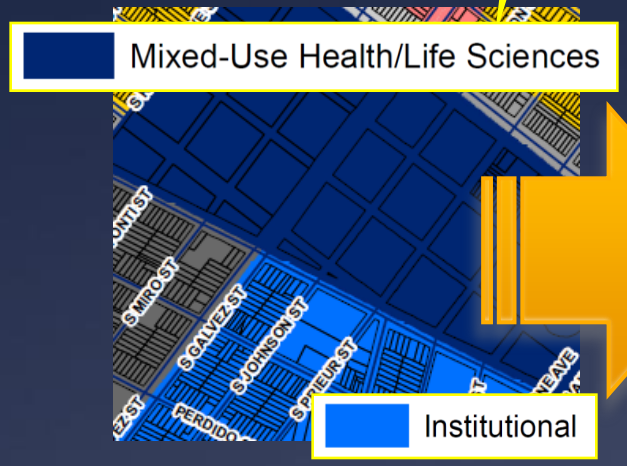
PLANNING DISTRICT 4 ZONING DISTRICTS

- LS Life Sciences and MC Medical Campus Districts for LSU/VA hospitals & LSUHSC

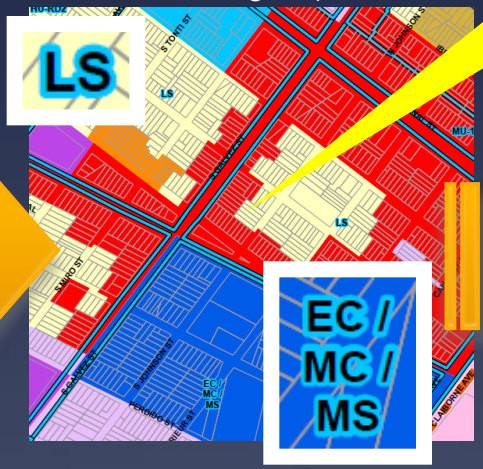
MIXED-USE HEALTH/LIFE SCIENCES NEIGHBORHOOD (MUHLS)	LS Life Science Mixed-Use District
INSTITUTIONAL (INS)	EC Educational Campus District
	MC Medical Campus District
	MS Medical Service District

Consistency Table

Future Land Use Map



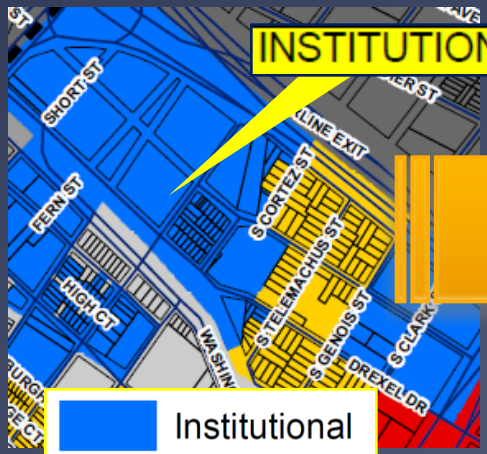
2011 Draft Zoning Map

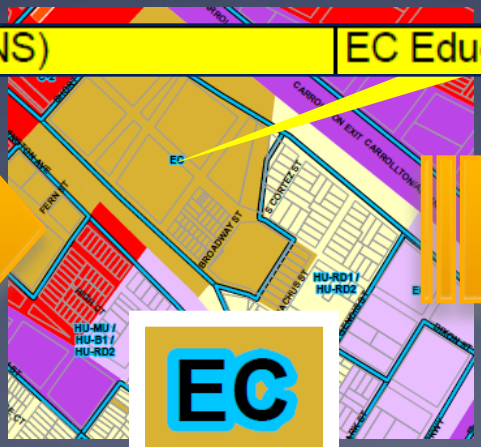


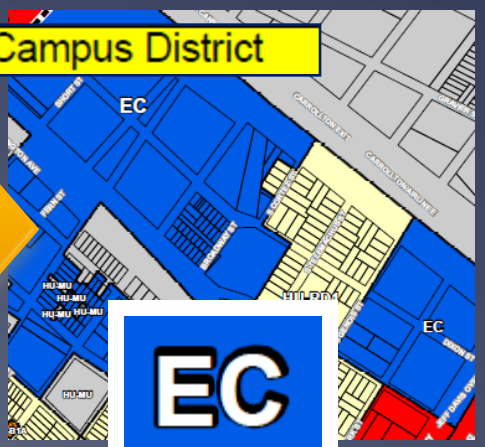
2013 Draft Zoning Map

- EC Educational Campus District for Xavier University campus

INSTITUTIONAL (INS)	EC Educational Campus District



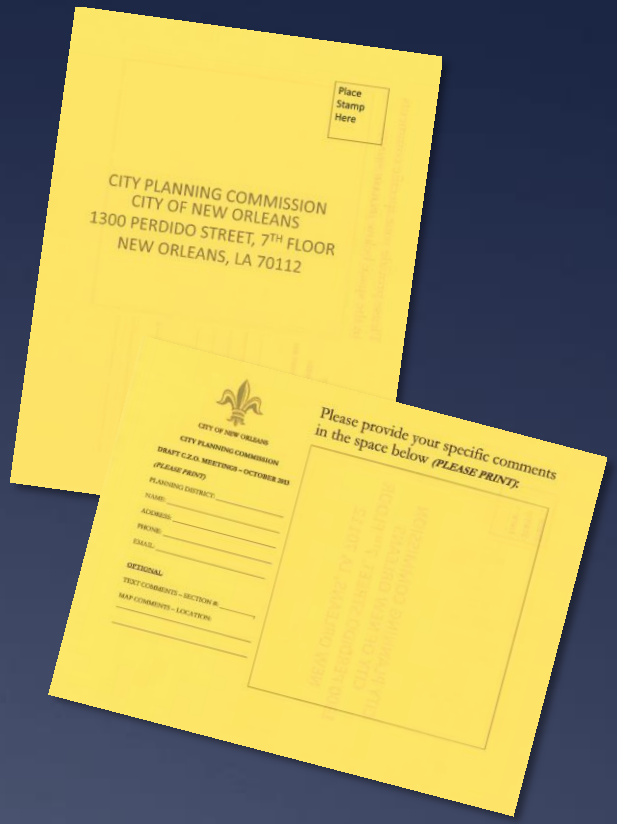




NEXT STEP: PUBLIC REVIEW & COMMENTS

Please review the Draft CZO text and maps and submit comment cards

- All comments will be reviewed and considered
- Comment cards are available at each station and on City website
- Comments will be used to refine Draft text and maps



TIMELINE

June – July

CPC review of 2011 Draft: Work Sessions/Comments

August- September

Citizen Engagement & Public Draft Preparation: Draft Released to Public for Review

October

Community Meetings by Planning District

October - November

CPC Receives Comments from the Public **(deadline November 30, 2013)**

December - January

CPC Preparation of Public Hearing Draft

February

CPC Requests Formal Consideration and Adoption

CONTACT INFORMATION

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