ARTICLE 15.
COMMERCIAL CENTER & INSTITUTIONAL CAMPUS DISTRICTS

PURPOSE OF THE COMMERCIAL CENTER AND INSTITUTIONAL CAMPUS DISTRICTS

Commercial Center and Institutional Campus Districts represent the major destination areas within the city. They contain districts that address areas of commercial concentration and institutional campuses, and range from areas that are more pedestrian in orientation to those designed to accommodate significant parking demand. The types of commercial uses permitted within the Commercial Center and Institutional Campus Districts are based on a number of factors, including their proximity to residential areas, their location along major streets and the intensity of uses allowed within the districts. In addition to commercial districts that allow a variety of retail, personal service, office, and restaurant uses, specialized districts for large-scale users are also destination centers, such as hospital and university campuses. Finally, in certain districts a mixed-use environment is permitted where higher density residential uses and vertical mixed-use is encouraged.

Commercial Center and Institutional Campus Districts contain regulations that create and maintain intensive mixed employment, shopping, and entertainment destination environments. Controls within the districts address proper scales of development based on the desired intensity of the district, including regulations on parking, landscape, and screening.

CHARACTER OF THE COMMERCIAL CENTER AND INSTITUTIONAL CAMPUS DISTRICTS

The character of the Commercial Center and Institutional Campus Districts is defined by:

- Concentrations of retail, service, office, and entertainment uses both along major thoroughfares and at commercial nodes
- A variety of commercial district types – from pedestrian-oriented commercial corridors to larger shopping centers
- Large-scale campuses, such as hospitals and universities, that contain a variety of uses and activities on site
- Mixed-use development, including residences above ground floor commercial and higher density dwelling types

ARTICLE 15.
COMMERCIAL CENTER & INSTITUTIONAL CAMPUS DISTRICTS

15.1 PURPOSE STATEMENTS
15.2 USES
15.3 SITE DESIGN STANDARDS
15.4 COMMERCIAL CENTER AND INSTITUTIONAL CAMPUS DISTRICTS ILLUSTRATIVES AND SITE DIAGRAMS
15.5 INSTITUTIONAL MASTER PLAN FOR EC AND MC DISTRICTS
15.6 GENERAL STANDARDS OF APPLICABILITY

15.1 PURPOSE STATEMENTS

A. Purpose of the C-1 General Commercial District

The C-1 General Commercial District is intended to provide appropriate locations for a variety of commercial activities, generally serving a wide area and located particularly along commercial corridors with a mix of commercial, service, and residential activities. Areas of the C-1 District are oriented toward pedestrians but also accommodate larger commercial uses generally accessed by automobiles.

B. Purpose of the C-2 Auto-Oriented Commercial District

The C-2 Auto-Oriented Commercial District is intended for a wide variety of commercial activities, generally serving a wide area and located along major arterials. The C-2 District is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking. The C-2 District is also intended to accommodate marine-oriented commercial and recreational uses along major bodies of water.

C. Purpose of the C-3 Heavy Commercial District

The C-3 Heavy Commercial District is intended to provide for auto-oriented heavy commercial uses and large-scale shopping centers. Standards for the C-3 District are designed to maintain and enhance the appearance of these areas, and to provide adequate buffering between any residential and lower-intensity commercial properties adjacent to the district.

D. Purpose of the MU-1 Medium Intensity Mixed-Use District

The MU-1 Medium Intensity Mixed-Use District is intended to encourage walkable neighborhood centers and corridors, with a mix of residential and commercial uses. Buildings may contain vertical mixed-use as well as single purpose uses designed to provide transitions to adjacent lower density residential areas.

E. Purpose of the MU-2 High Intensity Mixed-Use District

The MU-2 High Intensity Mixed-Use District is intended encourage walkable neighborhood centers and corridors conducive to transit, with a mix of residential and supportive commercial and office uses. Buildings may contain vertical mixed-use as well as single purpose uses designed to be located both at neighborhood centers and along major arterial corridors.

F. Purpose of the EC Educational Campus District

The EC Educational Campus District is intended for large university campus developments to facilitate an orderly and efficient regulation process for these types of uses. The district establishes a process that is flexible enough to accommodate evolving changes and expansions in campus plans, and creates the proper transitions between campus activities and adjacent neighborhoods. Within the district, development will proceed in accordance with an approved Institutional Master Plan that relates to the adjacent district, the surrounding neighborhoods, and needs of the universities.

G. Purpose of the MC Medical Campus District

The MC Medical Campus District is intended for medical campuses and the accompanying medical-related support services, including offices, research facilities and commercial uses, to facilitate an orderly and efficient regulation process for these types of uses. The district establishes a process that is flexible enough to accommodate evolving changes and expansion in medical campus plans, and creates the proper transitions between hospital activities and adjacent neighborhoods. Within the district, development will proceed in accordance with an approved Institutional Master Plan that relates to the adjacent district, the surrounding neighborhoods, and needs of the hospital.

H. Purpose of the MS Medical Service District

The MS Medical Service District is intended for local hospitals and medical service facilities of lower intensity than large medical campuses. The MS District is intended for hospitals, and hospital-related and support services that are generally integrated within and connected to adjacent areas of commercial and residential development.

I. Purpose of the LS Life Science Mixed-Use District

The LS Life Science Mixed-Use District is intended to provide a district that is focused on life sciences research, including research, development, medical and limited manufacturing activity. In addition to life science research and development uses, the area is also intended to be more mixed-use in nature, by also allowing higher density residential and supportive commercial uses to serve those that live and work within the district.

15.2 USES

Only those uses of land listed under Table 15-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Commercial Center and Institutional Campus Districts. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). For conditional uses in the EC and MC Districts, Institutional Master Plan approval, in accordance with Section 15.5 is also required. No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that zoning district.

TABLE 15-1: PERMITTED AND CONDITIONAL USES										
USES[1]	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC[3]	MC	MS	LS	
RESIDENTIAL USE										
Bed and Breakfast – Accessory				P	P					Section 20.3.I
Bed and Breakfast – Principal				P	P					Section 20.3.I
Day Care Home, Adult or Child – Small				P	P					Section 20.3.T
Day Care Home, Adult or Child - Large				P	P					Section 20.3.T
Dormitory						P	P	P	P	
Dwelling, Above the Ground Floor	C	C	C	P	P				P	
Dwelling, Single-Family				P	P	P				
Dwelling, Two-Family				P	P	P				Section 20.3.Y
Dwelling, Townhouse				P	P					Section 20.3.X
Dwelling, Multi-Family				P	P	P	P		P	
Dwelling, Existing Single-Family								P		
Dwelling, Established Two-Family								P		Section 20.3.W
Dwelling, Established Multi-Family								P		Section 20.3.W
Fraternity/Sorority						P				Section 20.3.DD
Group Home, Small				P	P		P			Section 20.3.GG
Group Home, Large				P	P		P		P	Section 20.3.GG
Group Home, Congregate				C	C		P			Section 20.3.GG
Permanent Supportive Housing				P	P	P	P		P	Section 20.3.PP
Residential Care Facility	P	P		P	P		P	P	P	Section 20.3.YY
Short-Term Rental		C		C			C	C	C	
Timeshare		C		C			C	C	C	
COMMERCIAL USE										
Amusement Facility, Indoor	P	P	P	P	P	P				Section 20.3.E
Amusement Facility, Outdoor		C	P	C	P	C				Section 20.3.E
Art Gallery	P	P	P	P	P	P				
Arts Studio	P	P	P	P	P	P				
Animal Hospital	P	P	P	P	P					
Auditorium				P	P	C	C	P	P	
Bar	C	P	P	C	P				P	Section 20.3.G
Broadcast Studio			P	P	P	P				
Bus Terminal	C	C	C	C	C					
Car Wash	C	C	P	C	C					Section 20.3.L
Catering Kitchen	P	P	P	P	P	P	P	P	P	
Check Cashing Establishment	P	P	P	P	P				P	Section 20.3.O
Convention Center					C					
Day Care Center, Adult or Child - Small	P	P	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult or Child - Large	P	P	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial	P	P	P	P	P	P	P	P	P	Section 20.3.S
Drive-Through Facility		P	P	C	C				C	Section 20.3.V
Employment Services		C	C						P	Section 20.3.BB
Financial Institution	P	P	P	P	P	P	P		P	
Funeral Home	P	P	P	P	P					
Greenhouse/Nursery			P	C	P					
Gas Station	C	P	P	C	C					Section 20.3.EE
Health Club	P	P	P	P	P	P	P			
Heavy Sales, Rental & Service			P		C					
Hostel	P	P	P	P	P	P	P		P	
Hotel/Motel	P	P	P	P	P	P	P	P	P	
Kennel			C	C	C					Section 20.3.II

TABLE 15-1: PERMITTED AND CONDITIONAL USES										
USES[1]	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC[3]	MC	MS	LS	
Live Entertainment – Secondary Use	C	C	P	C	P					Section 20.3.JJ
Live Performance Venue	C	C	P	C	P					Section 20.3.JJ
Mardi Gras Den			P	C	C					
Medical/Dental Clinic	P	P	P	P	P	P	P	P	P	
Micro-Brewery	P	P	P	P	P					
Micro-Distillery	P	P	P	P	P					
Motor Vehicle Dealership		C	P		C					Section 20.3.LL
Motor Vehicle Operations Facility			P	C	C	C	C	P		
Motor Vehicle Rental Establishment		C	P		C					Section 20.3.LL
Motor Vehicle Service & Repair, Minor	C	P	P	P	P					Section 20.3.MM
Motor Vehicle Service & Repair, Major		C	P		C					Section 20.3.MM
Movie Studio			P	C	P					
Office	P	P	P	P	P	P	P	P	P	
Pawn Shop			P							Section 20.3.O
Personal Service Establishment	P	P	P	P	P	P	P	P	P	
Pet Day Care Service	P	P	P	P	P					Section 20.3.QQ
Printing Establishment			P		P					
Public Market	P	P	P	P	P	P				Section 20.3.TT
Reception Facility	C	P	P	P	P					Section 20.3.WW
Recording Studio	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Park		C	P							Section 20.3.XX
Restaurant, Carry-Out	P	P	P	P	P	C	C		P	Section 20.3.ZZ
Restaurant, Fast Food	P	P	P	C	P	C	C		P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	P	P	P	P	P	P	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	P	P	P	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	P	P	P	P	P	P	
Retail Sales of Alcoholic Beverages	C	C	P	C	C				C	
Social Club or Lodge	P	P	P	P	P				C	Section 20.3.CCC
Stadium						C				
Tattoo Parlor	P	P	P	P	P					
Winery			C							
INDUSTRIAL USE										
Brewery	P[5]	P[5]	P[5]	P[5]	P[5]					
Contractor Storage Yard		C	C							Section 20.3.Q
Food Processing	P	P	P	C	P					
Helistop							P	P	P	Section 20.3.D
Heliport							C	C	C	Section 20.3.D
Marina, Commercial		P								
Marina, Recreational		P								
Manufacturing, Artisan			P	P	P					
Manufacturing, Light				C	P				P	
Mini-Warehouse		C	P	C	C					
Outdoor Storage Yard			C							Section 20.3.Q
Research & Development			P	P	P	P	P	P	P	
Warehouse			P	C	P				P	
INSTITUTIONAL USE										
Community Center	P	P	P	P	P	P	P			
Convent and Monastery	P	P	P	P	P	P				
Cultural Facility	P	P	P	P	P	P	P			Section 20.3.R
Domestic Protection Shelter			C				P	P		Section 20.3.U
Educational Facility, Primary	P	P	P	P	P	P				Section 20.3.Z
Educational Facility, Secondary	P	P	P	P	P	P				Section 20.3.Z
Educational Facility, University	C	C	C	P	P	P	P		C	Section 20.3.Z
Educational Facility, Vocational	C	P	P	P	P	P			C	Section 20.3.Z
Emergency Shelter			C		C		P			Section 20.3.AA

TABLE 15-1: PERMITTED AND CONDITIONAL USES										
USES[1]	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC[3]	MC	MS	LS	
Government Offices	P	P	P	P	P	P	P	P	P	
Hospital		C	C	C	C	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P		
Public Works and Safety Facility	C	C	C	C	C				P	
Social Club or Lodge	P	P	P	P	P	P	P	P	P	Section 20.3.CCC
OPEN SPACE USE										
Agriculture – No Livestock				P	P	P	P		P	Section 20.3.C
Agriculture – With Livestock				C	C	C	C		C	Section 20.3.C
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	
Stormwater Management (Principal Use)	C	C	C	C	C	C	C	C	C	Section 23.12
OTHER										
Parking Lot (Principal Use)	C	C	C	C	C	P	P	P	P	Section 20.3.OO
Parking Structure (Principal Use)	C	C	C	C	C	P	P	P	P	Section 20.3.OO
Planned Development	C	C	C	C	C				C	Article 5
Public Transit Wait Station	C	C	C	C	C	C	C	C	C	Section 21.6.BB
Pumping Station	P	P	P	P	P	P	P	P	P	Section 20.3.UU
Utilities	P[2]	P[2]	P[2]	P[2]	P[2]	P	P	P[2]	P[2]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	P[4]	P[4]	P[4]	CP[4]	C,P[4]	P	P	P[4]	P[4]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	P	P	P	C	C	P	P	C	C	Section 20.3.JJJ

TABLE 15-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.
[2] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2.
[3] In addition to the permitted and conditional uses in the chart above, Colleges and Universities and uses normally associated therewith are permitted in the EC Districts when part of an approved Institutional Master Plan.
[4]Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.
[5] Only breweries that produce fewer than 12,500 barrels per year are considered permitted uses. In MU-1, breweries that produce more than 12,500 barrels per year are considered conditional uses.

15.3 SITE DESIGN STANDARDS

A. Bulk and Yard Regulations

1. General Regulations

Table 15-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Commercial Center and Institutional Campus Districts.

2. Front Yard Build-To Line Requirement

a. Within the C-1, C-2, C-3, and LS Districts of the Commercial Center and Institutional Campus Districts, the front yard build-to line is established by any one (1) of the following methods. A build-to line is an established setback line at which a structure is required to build. However, in no case may the front yard exceed twenty (20) feet.

i. As of the effective date of this Ordinance, the current front yard of the existing structure may be set as the required front yard build-to line. When a structure is demolished, the demolition permit shall indicate the dimension of the front yard prior to demolition. The required front yard build-to line is that indicated on the demolition permit.

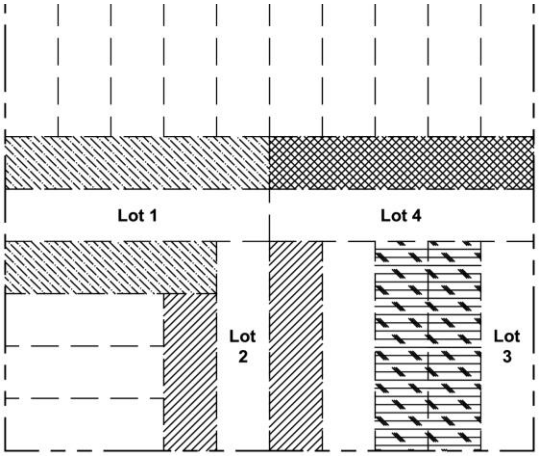
ii. The required front yard build-to line indicated on the most recent survey or Sanborn maps.

iii. The average of the front yard of the adjacent lots on either side may be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. In the case of a lot configuration where only one (1) lot is available for averaging, the front yard build-to line is that of the adjacent lot. (See Figure 15-1: Front Yard Averaging)

b. The applicant is permitted a three (3) foot variation from a front yard build-to line established by any of the above methods.

c. The required front yard build-to line is measured as the narrowest dimension from the front lot line to the principal structure. The measurement is taken from the building walls of the principal structure and does not include permitted encroachments or architectural features.

FIGURE 15-1: FRONT YARD AVERAGING



EXAMPLES

Lot 1: Middle lot – average of adjacent lots on both sides

Lot 2: Middle lot – average of adjacent lots on both sides

Lot 3: Corner lot – average of two most adjacent lots on same block

Lot 4: Lot with only one adjacent lot – same build-to line as adjacent lot

TABLE 15-2: BULK & YARD REGULATIONS										
	BULK & YARD REGULATIONS[1]	**C-1**	**C-2**	**C-3**	**MU-1**	**MU-2**	**EC**	**MC**	**MS**	**LS**
BULK REGULATIONS										
	MINIMUM LOT AREA	3.000sf	5,000sf	5,000sf	SF: 3,000sf/du 2F: 1,700sf/du MF: 1,000sf/du Townhouse: 2,000sf/du Non-Residential: None	SF: 3,000sf/du 2F: 1,700sf/du MF: 800sf/du Townhouse: 1,800sf/du Non-Residential: None	2 acres	2 acres	None	5,000sf
A	**MAXIMUM BUILDING HEIGHT**	40' & no more than 3 stories	40' & no more than 3 stories	130' & no more than 12 stories	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF & Non-Residential: 60' & no more than 5 stories	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF & Non-Residential: 85' & no more than 7 stories	Limited to 2 times the most restrictive height of adjacent districts; height may be increased by 1' for each additional foot of setback from the required yard; additional height may be obtained through the conditional use process	Limited to 2 times the most restrictive height of adjacent districts; height may be increased by 1' for each additional foot of setback from the required yard	When adjacent to residential district: Maximum height of adjacent residential district - may exceed this height by 20 ft when the structure is set back 3' from residential district line for each additional 5' in building height When adjacent to non-residential district: 100'	100', unless adjacent to a residential district then 50' but may exceed 50' if set back 1' for each foot above 50' up to 100'
	MAXIMUM LOT COVERAGE						70%	70%		
MINIMUM YARD REQUIREMENTS										
B	**FRONT YARD**	Section 15.3.A.2	Section 15.3.A.2	Section 15.3.A.2	None	None	10'	10'	20'	Section 15.3.A.2

TABLE 15-2: BULK & YARD REGULATIONS										
BULK & YARD REGULATIONS		C-1	C-2	C-3	MU-1	MU-2	EC	MC	MS	LS
C	INTERIOR SIDE YARD	None, unless abutting a residential district then 5'	5'	10'	SF & 2F: 10% of lot width or 3', whichever is greater Townhouse: 10' MF & Non-Residential/Mixed-Use: None, unless abutting a residential district then 5'	SF & 2F: 10% of lot width or 3', whichever is greater Townhouse: 10' MF & Non-Residential/Mixed Use: None, unless abutting a residential district then 5'	10', unless abutting residential district then 25'	10', unless abutting residential district then 25'	10'	None, unless abutting residential district then 10'
D	CORNER SIDE YARD	None	10'	10'	None	None	10'	10'	10'	None to a maximum of 20'
E	REAR YARD	None, unless abutting a residential district then 20'	25'	25'	Residential: 20' Non-Residential/Mixed-Use: None, unless abutting a residential district then 20'	Residential: 20' Non-Residential/Mixed-Use: None, unless abutting a residential district then 20'	20', unless abutting residential district then 35'	20', unless abutting residential district then 35'	10'	10', unless abutting residential district then 20'

TABLE 15-2 FOOTNOTES

[1] If a property abuts more than one zoning district, the more restrictive yard requirement applies.

Commercial Center and Institutional Campus Districts
Pedestrian-Oriented Commercial

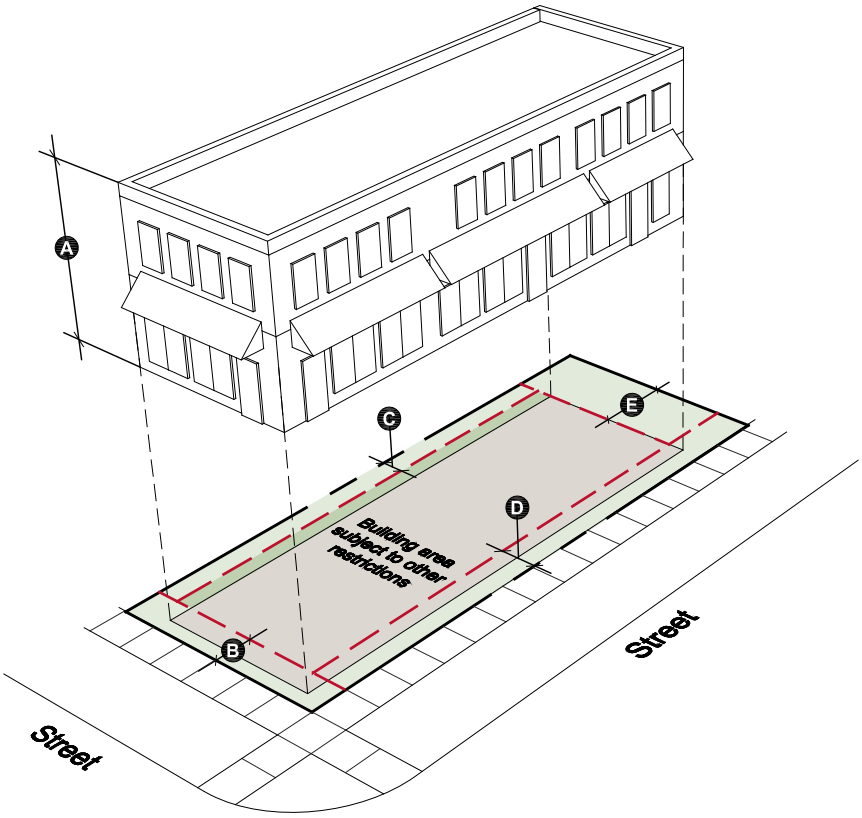


Illustration of site development standards

Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

Commercial Center and Institutional Campus Districts
Auto-Oriented Commercial

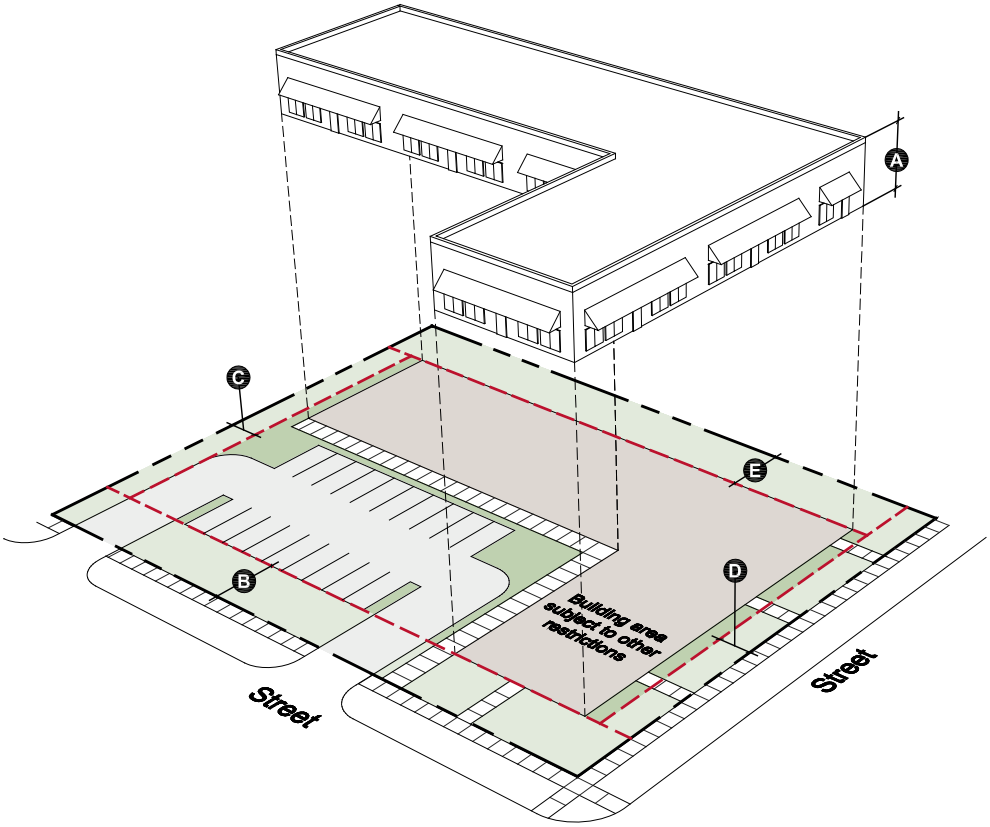


Illustration of site development standards

Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

B. Building Design Standards

1. The following building design standards apply to development within the C-1, C-2, C-3, MU-1, MU-2, and LS Districts, with the exception of single and two family residential uses.

a. The primary entrances shall be oriented to the street or to the corner if the structure is on a corner lot.

b. The ground floor of newly constructed commercial buildings shall contain a minimum transparency of fifty percent (50%) on the primary street and windows shall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background.

c. Security bars, if installed, shall be on the inside of windows. Roll-up or accordion security grilles are permitted on the ground floor when constructed of a see-through, non-solid material. The Casing shall be painted to match the building and shall not damage or obscure architectural detailing.

d. Plain mansard roofs are prohibited. Decorative mansard roofs are permitted on buildings with a minimum wall height of two (2) stories. (See Figure 15-2: Examples of Decorative Mansard Roofs).

e. Decorative elements having historically functional purposes, such as shutters, balconies, windows, and doors, shall be operational.

f. Any structure designed for a ground floor non-residential use shall be designed with a minimum ceiling height of twelve (12) feet, except for parking areas.

g. Loading areas for retail anchor stores of twelve thousand (12,000) square feet in gross floor area or more are required to be located in the rear.

h. Outlot buildings shall be designed with showcase windows and entrances oriented to the street.

i. Secondary access points are encouraged from rear parking lots. Facades that abut parking areas and contain a public entrance shall include pedestrian walkways.

j. When a shopping center is located behind a parking lot, a street presence for the shopping center shall be created by locating part of the center and/or outlot buildings near the lot line at the primary street corner or the shopping center entrance. When the center's frontage on the primary street exceeds two-hundred fifty (250) feet in width, part of the center and/or outlot buildings shall hold at least fifty percent (50%) of the front lot line. (See Figure 15-3: Building Siting).

k. The following building materials are prohibited on exterior elevations visible from the public right-of-way. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction that is not used as a surface finish material.

1. Exterior insulating finish systems (EIFS)

2. Stuccato Board

3. Vinyl

FIGURE 15-2: EXAMPLES OF DECORATIVE MANSARD ROOFS

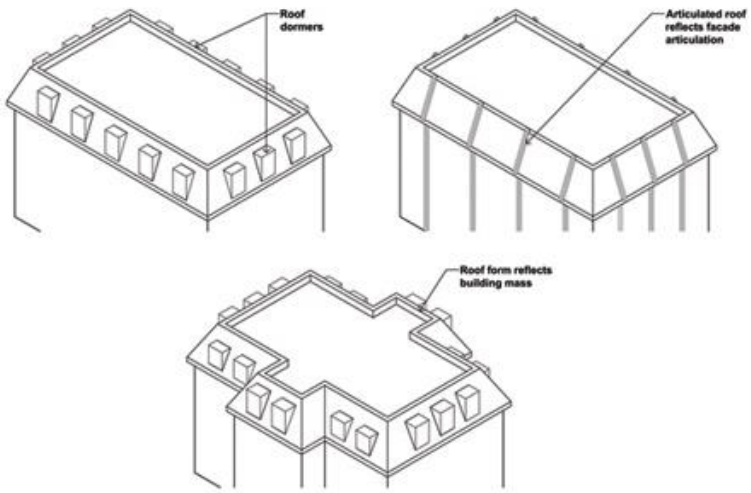


FIGURE 15-3: BUILDING SITING

2. The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:

a. A cohesive shopping center character is required through the use of coordinated hardscape treatment, such as special paving materials, lighting, and street furniture, coordinated signs and landscape. Pedestrian areas shall include shade trees and seating areas.

b. Public entrances shall be articulated from the structure mass.

c. Shopping centers with frontage on the primary street that exceeds two-hundred fifty (250) feet in width and a lot depth of three-hundred (300) feet or more are encouraged to construct an access road with parallel parking along that primary street. If an access road is constructed, retail storefronts shall be oriented to this access road.

d. Structures shall use decorative roof elements, such as projecting cornices, to define public entrances, main pedestrian routes or activity areas.

e. When visible from the public right-of-way (excluding alleys), façades shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches, changes in wall texture or masonry patterns, colonnade, columns, or pilasters.

f. Windows along the street shall be set back into or projected out from the façade to provide depth and shadow.

g. Green roof, blue roof, and white roof designs are encouraged.

15.4 COMMERCIAL CENTER AND INSTITUTIONAL CAMPUS DISTRICTS ILLUSTRATIVES AND SITE DIAGRAMS

A. C-1 District

The siting and design requirements for buildings in the C-1 District are illustrated in Figure 15-4: C-1 District Illustrative and Site Diagram.

B. C-2 District

The siting and design requirements for buildings in the C-2 District are illustrated in Figure 15-5: C-2 District Illustrative and Site Diagram.

C. C-3 District

The siting and design requirements for buildings in the C-3 District are illustrated in Figure 15-6: C-3 District Illustrative and Site Diagram.

D. MU-1 District

The siting and design requirements for buildings in the MU-1 District is illustrated in Figure 15-7: MU-1 District Illustrative and Site Diagram.

E. MU-2 District

The siting and design requirements for buildings in the MU-2 District is illustrated in Figure 15-8: MU-2 District Illustrative and Site Diagram.

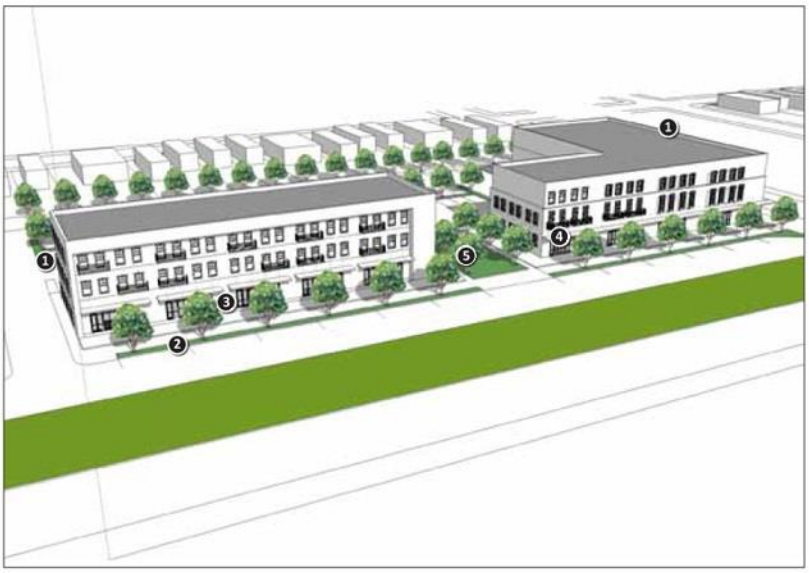
FIGURE 15-4: C-1 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM
C-1 DISTRICT OPTION 1

1. Shared servitude for parking in the back
2. Pedestrian access from parking in the back
3. Landscape buffer between sidewalk and street
4. Minimum 50% transparency on ground floor.
5. Pedestrian access protected with overhangs (awning, canopy, balcony, etc.)
6. Primary entrance oriented to the street.

FIGURE 15-4: C-1 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM
C-1 DISTRICT OPTION 2

1. Parking access from primary street—no servitude
2. Landscape buffer between sidewalk and street
3. Landscape buffer between site and adjacent lots. Pedestrian access from parking in back to sidewalk.
4. Primary entrance oriented to the street. Minimum 50% transparency on ground floor.
5. Pedestrian access protected with overhangs (awning, canopy, balcony, etc.)
6. Existing buildings

FIGURE 15-5: C-2 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM
C-2 DISTRICT OPTION 1



1. Parking access from primary street if no servitude needed; side street if with servitude if needed
2. Landscape buffer between sidewalk and street
3. Minimum 50% transparency on ground floor
4. Pedestrian access protected with overhangs (awning, canopy, balcony, etc.)
5. Landscaped open space addresses street, serves adjacent buildings, and provides pedestrian access to parking from street

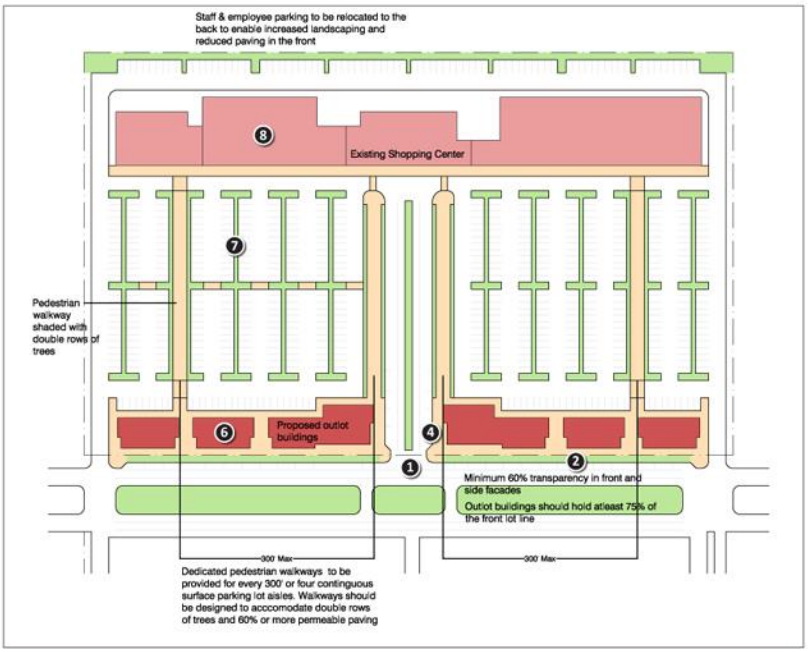
FIGURE 15-5: C-2 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM
C-2 DISTRICT OPTION 2

1. Landscape buffer between sidewalk and street
2. Landscape buffer between site and adjacent lots
3. Minimum 50% transparency on ground floor
4. Pedestrian sidewalk area protected with overhangs (awning, canopy, balcony, etc.)
5. Landscaped open space addresses street, improves drainage (permeable surface requirement) and provides pedestrian access to parking from the back
6. Primary access oriented to the street (close to the corner)

FIGURE 15-6: C-3 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM
C-3 DISTRICT OPTION 1

1. Parking access from primary street (intersection preferably signalized)
2. Landscape buffer between sidewalk and street
3. Minimum 50% transparency on ground floor
4. Provision for outdoor dining to be visible from primary street.
5. Pedestrian access protected with overhangs (awning, canopy, balcony, etc.)
6. Landscaped open space addresses street and provides identity to development (preferably accommodates mass transit stop)
7. Primary entrance of all retail storefronts face the internal roadway.
8. Majority of parking is located in the back.

FIGURE 15-6: C-3 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM
C-3 DISTRICT OPTION 2



1. Parking access from primary street (intersection preferably signalized)
2. Landscape buffer between sidewalk and street
3. Minimum 50% transparency on ground floor
4. Outdoor dining to be visible from primary street, preferably between outlot buildings
5. Pedestrian access protected with overhangs (awning, canopy, balcony, etc.)
6. Outlot buildings occupy at least 50 percent of the front lot line. Seventy-five percent is encouraged. (as shown)
7. Pedestrian walkways and parking area are shaded with double rows of trees to provide safe pedestrian connections from existing shopping center in the rear to new outlot buildings.
8. Existing shopping center structures

FIGURE 15-7: MU-1 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM
MU-1 DISTRICT OPTION 1

1. Separated access to off-street retail and residential parking. Residential at-grade within the structure.
2. Separated building entry for retail users and residents
3. Rear parking access from primary and/or side street
4. Landscape buffer between sidewalk and street
5. Minimum 50% transparency on ground floor. Primary entrances face the street.
6. Pedestrian access protected with overhangs (awning, canopy, balcony, etc.)

FIGURE 15-7: MU-1 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM
MU-1 DISTRICT OPTION 2

1. Parking access from primary and/or side street (with servitude to internal property)
2. Public entrances for live/work and/or retail spaces face onto street. Awnings protect pedestrians from weather and sun.
3. Landscape buffer between sidewalk and street
4. Minimum 50% transparency on ground floor
5. Pedestrian access protected with overhangs (awning, canopy, balcony, etc.)

FIGURE 15-8: MU-2 DISTRICT ILLUSTRATIVE AND SITE DIAGRAM

1. Parking access from primary and/or side street
2. Landscape buffer between sidewalk and street
3. Minimum 50% transparency on ground floor
4. Pedestrian access protected with overhangs (arcade, awning, canopy, balcony, etc.)
5. Primary entrance faces the street and is clearly indicated with building elements
6. Setbacks employed to reduce visual mass of building

15.5 INSTITUTIONAL MASTER PLAN FOR EC AND MC DISTRICTS

A. Institutional Master Plan Required

In an EC or MC District, an Institutional Master Plan (IMP) shall be submitted to the City Planning Commission within three-hundred sixty-five (365) days of the effective date of this ordinance. If the institution fails to submit the IMP within 365 days, the base district regulations shall become the effective IMP automatically, and the effective IMP shall be subject to the amendment procedures in Article 15, Section 15.F of these regulations.

Until the IMP is approved, projects classified as permitted uses (both main and accessory) in the EC or MC Districts may proceed thru permitting, subject to compliance with all relevant parking, bulk and yard, and development standards, and any administrative design review processes required by this ordinance (where applicable). Those uses classified as conditional uses may be reviewed thru the conditional use process in Article 4, Section 4.3. Those projects that do not meet the parking, bulk and yard, and development standards of the underlying district, shall also be reviewed thru the conditional use process.

There are two types of Institutional Master Plans:

1. Permitted Development

If the proposed Institutional Master Plan complies with the base district regulations and all uses are those permitted within the district and meet the standards of the district (i.e., no conditional use approval required), then the IMP is reviewed and approved by the City Planning Commission. Permitted uses are those identified as such in Table 15-1.

2. Conditional Development

If the proposed IMP requires modification to the base district standards, including signs, landscape, and parking, and/or any uses within the IMP require conditional use approval, then those elements of the Institutional Master Plan require review and recommendation by the City Planning Commission and final approval by the City Council. Conditional uses are those identified as such in Table 15-1.

B. General Standards

1. Only property owners with properties zoned the EC or MC District are required to submit an IMP.

2. Satellite campuses of the same institution require an individual IMP regardless of the zoning of the satellite campus. However, if there are functional linkages between the main campus and a satellite campus, both Institutional Master Plans shall be submitted simultaneously and the functional connection included as part of the submittals.

3. Only those properties owned by the institution can be included in the Institutional Master Plan boundaries. In addition, those Institutional Master Plan boundaries shall be consistent with those shown on the adopted Future Land Use Plan of the City's Master Plan. As institutions acquire property, they shall first amend the Master Plan to reflect such land use and then rezone such property to the EC or MC District through the zoning map amendment process.

4. A campus is defined as contiguous area of land constituting and making up the grounds of a medical or education institution containing the main uses of the hospital or university, and functioning as a connected campus. In determining the boundaries of a campus, the

entire area may be separated by public rights-of-way or by individual parcels not owned by the institution.

C. Institutional Master Plan Submittal

An Institutional Master Plan shall address the general layout of the entire area, including a development plan for proposed structures and open space, traffic pattern plan, parking plan, and access points, and shall include the following:

1. Plans for development of the entire district including the boundaries of the proposed district and the ownership of the land therein.

2. The location, square footage and building heights of all existing and proposed structures and uses intended.

3. A perimeter landscape plan for the area within the first twenty-five (25) feet of the lot boundaries. Landscape shall be in accordance with Article 23.

4. Stormwater management plan, including all on-site filtration and detention facilities, in accordance with Article 23.

5. A perimeter sign plan for the area within the first twenty-five (25) feet of the lot boundaries. Signs shall be in accordance with Article 24.

6. Internal traffic circulation plans, including traffic ingress and egress locations, pedestrian circulation, bicycle circulation, and public transit access.

7. The location and capacity of all off-street parking and loading spaces.

8. A traffic impact analysis, which shall include the traffic load impact on surrounding public street system.

9. A written statement describing how the development complies with all approval standards.

10. University design standards.

D. Procedure

The procedure for establishing and developing within an EC or MC District and the subsequent Institutional Master Plan (IMP) is as follows.

1. Timeframe

An Institutional Master Plan shall be submitted within three-hundred sixty-five (365) days of the effective date of this ordinance.

2. Institutional Master Plan for Permitted Development

a. If the proposed Institutional Master Plan complies with the base district regulations and all uses are those permitted within the district (i.e., no conditional use approval required), the Institutional Master Plan shall be reviewed and approved by the City Planning Commission. The City Planning Commission shall hold a public hearing on Institutional Master Plan within fifty (50) days from the date the application is deemed complete. The City Planning Commission shall approve, approve with modifications,

or deny the Institutional Master Plan within sixty (60) days from the opening of the public hearing.

b. The applicant may file a written appeal of the decision of the City Planning Commission to the City Council within forty-five (45) days after the date of the final decision.

c. Upon the filing of an application for an appeal of the decision of the City Planning Commission, the City Council shall conduct a public hearing in accordance with Sections 3.4 and make a final decision within forty-five (45) days from the date the public hearing is closed.

3. Institutional Master Plan for Conditional Development

If the proposed Institutional Master Plan requires modification to the base district standards and/or uses within the Institutional Master Plan require conditional use approval, then the Institutional Master Plan requires review and recommendation by the City Planning Commission, and final approval by the City Council.

a. The City Planning Commission shall hold a public hearing on the Institutional Master Plan within fifty (50) days from the date the application is deemed complete. The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing.

b. The City Council shall hold a public hearing, in accordance with Section 3.4 (Public Hearing), and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.

c. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.

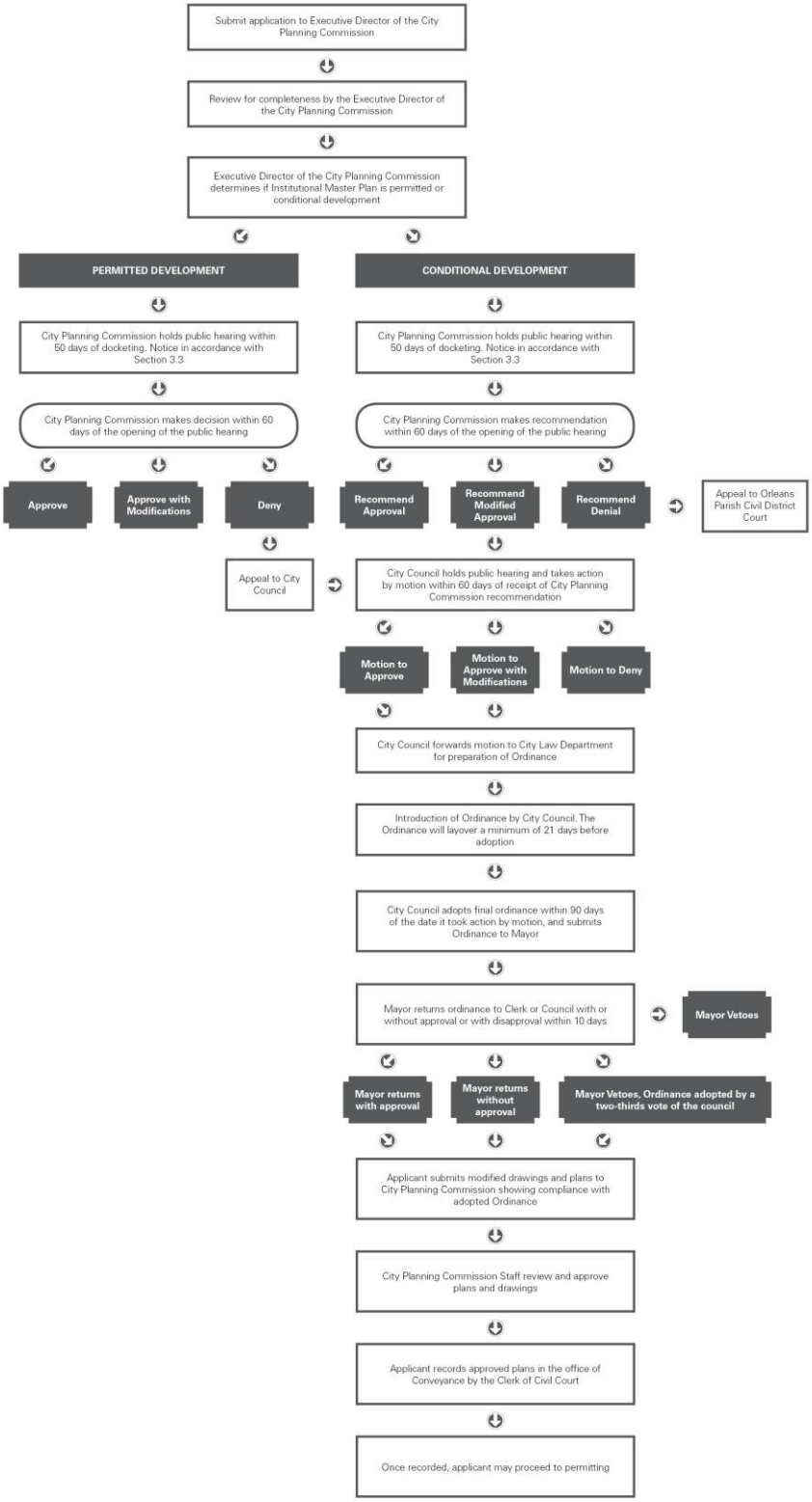
d. If the City Council takes action by motion of approval or modified approval, the City Council shall forward the motion to the City Law Department for preparation of an ordinance. Once the ordinance is introduced by the City Council, the ordinance shall layover a minimum of twenty-one (21) days before the Council may adopt. The City Council shall adopt the final ordinance ratifying their decision within ninety (90) days of the date that it took action by motion.

e. An aggrieved party may appeal a City Council decision on a Institutional Master Plan to Orleans Parish Civil District Court within thirty (30) days of the date of the decision by the City Council.

4. Post-Approval

Once an IMP is approved, any use approved therein becomes permitted by right, regardless of the original classification in the underlying district.

INSTITUTIONAL MASTER PLAN PROCESS



E. Development Standards

An Institutional Master Plan shall be designed so that the location of entrances and exits, exterior lighting, outdoor recreation areas, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties. The following standards shall be met:

1. For structures within a campus that are located along the public right-of-way, such structures shall meet the accepted design guidelines in the approved Institutional Master Plan.

2. The location, arrangement, size, design, and general site compatibility of buildings and lighting, including:

a. Compatibility with, and mitigation of, any potential impact upon, adjacent property.

b. Site illumination designed and installed to minimize adverse impact on adjacent properties.

3. Use of screening to lessen the visual impact of the development on adjacent uses and enhance the appearance and image of the campus, and create a logical transition to adjoining lots and developments.

4. Circulation systems and off-street parking shall:

a. Provide adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians and bicyclists.

b. Minimizing potentially dangerous traffic movements.

c. Separate pedestrian and auto circulation and provide for bicycle parking and storage insofar as practical.

d. Clearly define pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.

e. Clearly link to alternate modes of transportation such as public transit and bicycle paths.

f. Provide connections from internal street networks to the larger street network outside the campus.

5. Outdoor recreation facilities shall be located toward the center of the development. In no case may an outdoor recreation facility be located within one-hundred (100) feet of the boundary of a residential district, as determined by the residential districts currently mapped at the time the application for an EC or MS District is submitted.

F. Changes to Approved Institutional Master Plans

Once an Institutional Master Plan is approved, whether of the permitted or conditional type, certain minor modifications are allowed through review and approval by the Executive Director of the City Planning Commission. The following basic changes are allowed:

1. Construction of new structures less than two-thousand five (2,500) square feet in gross floor area that are adjunct to and support an existing use on campus.

2. Additions to existing structures of less than thirty percent (30%) of the existing gross floor area or ten thousand (10,000) square feet, whichever is less, provided the use of the structure has not changed.

3. Changes in building height that do not exceed the district maximum.

4. Increases in open space, and alternate landscape designs and stormwater management techniques.

5. New parking facilities of ten (10) or less spaces.

6. All interior renovations to a structure.

7. Façade renovation to an existing structure in conformance with the design standards of this Article.

8. A change of use to a permitted use within the district. Any change of use to a use that is conditional within the district does not qualify.

All other changes to an approved Institutional Master Plan require re-submittal and re-approval of an Institutional Master Plan in accordance with this section. This includes any changes to the boundaries of an approved Institutional Master Plan, the addition of a conditional use from Table 15-1, or any exception to the base zoning district standards of Table 15-2 or any other regulations of this Ordinance.

15.6 GENERAL STANDARDS OF APPLICABILITY

All Commercial Center and Institutional Campus Districts are subject to the following standards:

A. Accessory Structures and Uses

See Section 21.6 for standards governing accessory structures and uses.

B. Temporary Uses

See Section 21.8 for standards governing temporary uses.

C. Site Development Standards

See Article 21 for additional site development standards such as exterior lighting, environmental performance standards, and permitted encroachments.

D. Off-Street Parking and Loading

See Article 22 for standards governing off-street parking and loading.

E. Landscape, Stormwater Management, and Screening

See Article 23 for standards governing landscape, stormwater management, and screening.

F. Signs

See Article 24 for standards governing signs.

G. Overlay Districts

See Article 18 for additional overlay district regulations, when applicable.

H. Nonconformities

See Article 25 for regulations governing nonconformities.