




CITY OF NEW ORLEANS



New Orleans Metropolitan Association of REALTORS
October 15, 2013

**The Deal Dynamic:
An Integrated Case Discussion**





CITY OF NEW ORLEANS

2515 N. Robertson Street


Regulatory Realities - Zoning Regulations

- Current Comprehensive Zoning Ordinance (CZO)
- Plan for the 21st Century (Master Plan)
- Draft Comprehensive Zoning Ordinance



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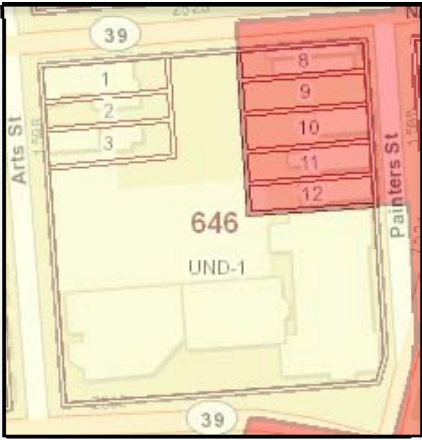
Current Zoning RD-3 Two-Family Residential District



*City of New Orleans Planning & Zoning Lookup Tool
www.nola.gov/onestop/*

Why Residential Zoning ?

- When the school was originally constructed, schools were classified as permitted uses all in residential districts.
- In the mid-1980, the City Council reclassified schools as conditional uses, requiring City Council approval for new sites or expanded sites.
- The City Council also established specific rules allowing the redevelopment of reconstruction of schools uses on existing schools sites.
- However, conversions of former school buildings to non-school use is more complicated.



RD-3 Two-Family Residential District

| Permitted Uses | Conditional Uses |
|--|---|
| <ul style="list-style-type: none"> • Single and Two-Family Dwellings • Townhouses • Homes for the Aged, Nursing Homes and Convalescent Homes • Religious Institutions • Small Group Homes • Adult Day Care Centers • School Use – Existing Site | <ul style="list-style-type: none"> • Orphanages, Nurseries (day or boarding) • Hospitals • Sports Arenas • Bed & Breakfast • Funeral Homes • Private Clubs • Convents and Monasteries • Public and Gov't Buildings – Police & Fire Stations, Community Health and Neighborhood Centers, Libraries, Post Offices and Administrative Offices • Colleges and Vocational Schools |

RPC - Residential Planned Community

An RPC is an overlay district which is intended for large-scale developments with a unified development plan.

The minimum site size for an RPC in any district (other than Single-Family Residential Districts) is one (1) acre or one-half of a city square, whichever is the greater.

An RPC can authorize:

- Any use authorized as a permitted or accessory use in any residential district (except in an RS-1 District);
- Commercial uses authorized in a B-1 or B-2 Neighborhood Business District; and
- Conditional Uses authorized in the underlying zoning district.

The process for approval is the Conditional Use Process

This would allow for requests for multi-family residential, mixed-use developments, commercial developments, subject to the standards in Article 10 of the Comprehensive Zoning Ordinance.

Changing the Zoning...

In 2010, the City adopted the Plan for the 21st Century (Master Plan), which requires consistency between the City's Master Plan and its Comprehensive Zoning Ordinance.

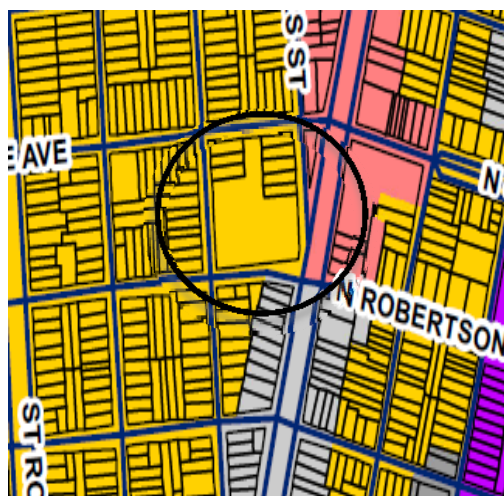


- Goals & Policies
- Long-Term Vision
- Preferred Land Use-
Adopted Future Land Use Map (FLUM)
- Preferred Development Character - "Place-Based"

- Implementation of Goals of the Plans
- Use Regulations
- Specific Expectations
- Specific Zoning Districts
- Specific Design Rules and Guidelines

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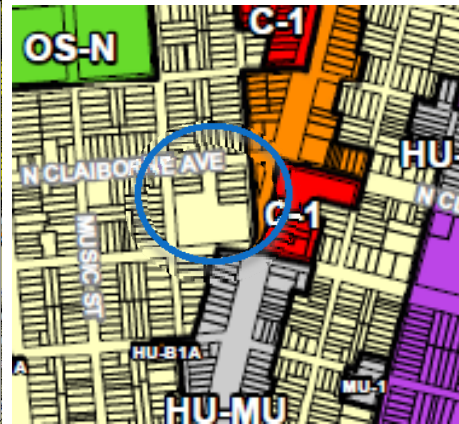
Master Plan Future Land Use Map Designations



Draft Comprehensive Zoning Ordinance Proposed Zoning – HU-RD2 Historic Urban Two-Family Residential

Legend

- Planning District Boundary
- Hydrology
- Draft Zoning**
 - Central Business Districts (CBD-1, CBD-2, CBD-3, CBD-4, CBD-5, CBD-6)
 - Single-Family Residential Districts (HU-RS, RRE, S-LRM, C-LRQ, S-LRM, S-RS)
 - Two-Family Residential Districts (HU-RD1, HU-RD2, S-LRD1, S-LRD2, S-RD)
 - Historic Core Residential Districts (HMR-1, HMR-2, HMR-3, VCR-1, VCR-2)
 - Multiple-Family Residential Districts (MUMU, MUMU-1, MUMU-2, S-PM2, S-RM1, S-RM2E)
 - Historic Urban and Suburban Non-Residential Districts (HU-B1, HU-B1A, S-B1, S-B2, S-LB1, S-LB2)
 - Commercial Districts (C-1, C-2, C-3, S-LC)
 - Mixed-Use Districts (HMC-1, HMC-2, HMMU, HU-MU, MUMU, MU-1, MU-2, S-AM, VCC-1, VCC-2, VCE, VCE-1, VCS)
 - Institutional Campus Districts (IC, LS, MC, MS)
 - Industrial Districts (I, LI, MI)
 - Business Industrial Park District (BIP)
 - Open Space and Park Districts (NA, OS-G, OS-N, OS-R, S-LP, VCP)
 - Environmentally Sensitive Development District (ESD)



Draft Zoning HU-RD2 Use Chart

TABLE 11-1: PERMITTED AND CONDITIONAL USES

| USE ¹ | DISTRICTS | | | | | USE STANDARDS |
|--|-----------|--------|--------|--------|--------|------------------|
| | HU-RS | HU-RD1 | HU-RD2 | HU-RM1 | HU-RM2 | |
| RESIDENTIAL USE | | | | | | |
| Arist Community | | | | | P | Section 20.3.F |
| Bed and Breakfast – Accessory | C | C | C | C | C | Section 20.3.H |
| Bed and Breakfast – Principal | | | | C | C | Section 20.3.H |
| Day Care Home, Adult or Child – Small | C | P | P | P | P | Section 20.3.S |
| Day Care Home, Adult or Child – Large | | | | C | C | Section 20.3.S |
| Dwelling, Single-Family | P | P | P | P | P | |
| Dwelling, Two-Family | | P | P | P | P | |
| Dwelling, Townhouse | | | C | P | P | |
| Dwelling, Multi-Family | | | | P | P | |
| Dwelling, Established Multi-Family | C | C | C | P | P | Section 20.3.U |
| Group Home, Small | P | P | P | P | P | Section 20.3.DD |
| Group Home, Large | | | | P | P | Section 20.3.DD |
| Group Home, Congregate | | | | C | C | Section 20.3.DD |
| Permanent Supportive Housing | | | | P | P | Section 20.3.MM |
| Residential Care Facility | | P | P | P | P | Section 20.3.UU |
| COMMERCIAL USE | | | | | | |
| Day Care Center, Adult or Child – Small | | | | P | P | Section 20.3.Q |
| Day Care Center, Adult or Child – Large | | | | C | C | Section 20.3.Q |
| Neighborhood Commercial Establishment | C | C | C | C | C | Section 20.KK |
| Private Residential Recreation Facility (Indoor or Outdoor) | | | | P | P | Section 20.3.PP |
| Racetrack (Only Those Existing as of Ordinance Effective Date) | | C | | | | Section 25.3.H.7 |
| Social Club or Lodge | | C | C | C | C | Section 20.3.YY |
| INDUSTRIAL USE | | | | | | |
| Solar Energy System – Solar Garden Only | C | C | C | C | C | Section 20.3.ZZ |
| INSTITUTIONAL USE | | | | | | |
| Community Center | C | C | C | C | C | |
| Convent and Monastery | P | P | P | P | P | |
| Cultural Facility | C | C | C | C | C | |
| Educational Facility, Primary | C | C | C | C | C | Section 20.3.V |
| Educational Facility, Secondary | C | C | C | C | C | Section 20.3.V |

Draft Zoning HU-RD2 Use Chart cont...

| TABLE 11-1: PERMITTED AND CONDITIONAL USES | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|
| USE ¹ | DISTRICTS | | | | | USE STANDARDS |
| | HU-RS | HU-RD1 | HU-RD2 | HU-RM1 | HU-RM2 | |
| Government Offices | P | P | P | P | P | |
| Hospital | | | | | | C |
| Place of Worship | P | P | P | P | P | |
| Public Works and Safety Facilities | C | C | C | C | C | |
| 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 | |
| Stormwater Management (Principal Use) | C | C | C | C | C | Section 23.12 |
| OTHER | | | | | | |
| Planned Development | C | C | C | C | C | Article 5 |
| Pumping Station | P | P | P | P | P | Section 20.3.QQ |
| Utilities | C | C | C | C | C | Section 20.3.CCC |
| Wireless Communications Antenna | C,P ^d | C,P ^d | C,P ^d | C,P ^d | C,P ^d | Section 20.3.EEE |
| Wireless Communications Facility | C | C | C | C | C | Section 20.3.EEE |
| Wireless Communications Tower | C | C | C | C | C | Section 20.3.EEE |

ARTICLE 5. PLANNED DEVELOPMENT STANDARDS

- Planned Developments are authorized as *conditional uses* within the Historic Core and Historic Urban Residential Districts for the *adaptive reuse of institutional and industrial structures*.
- The minimum site size for the adaptive reuse of an existing industrial, commercial or institutional structure in an HU - RD District is 10,000 square feet.

PLANNED DEVELOPMENT BONUSES FOR HISTORIC CORE AND HISTORIC URBAN RESIDENTIAL DISTRICTS

Development Bonuses – The project may be awarded a maximum 5% residential density bonus in each of the following categories not to exceed 15% of the density allowed by the zoning district.

1. The development uses innovative stormwater management that filters and stores at least 25% more stormwater than required by the Ordinance.
2. The development provides for affordable housing meetings one (1) of the following thresholds:
 1. A. 5% reserved for extremely low income
 2. 10% reserved for very low income
 3. 15% reserved for low income
 4. 100% reserved for senior housing
3. The development is adjacent to an existing or proposed transit route, and provide multi-modal transportation features not required by the Ordinance.
4. The development achieves Leadership in Energy and Environmental Design (LEED) or LEED-equivalent certification.

The Draft CZO is subject to further refinement.
We invite your input and comments.

- You can view the Draft CZO text and maps on the City Planning Commission's web site at <http://www.nola.gov/city-planning/>.
- The comment period is open thru November 30, 2013.
- The City Charter requires review of the Master Plan at least once every five years, but not more often than once per calendar year.
- We anticipate opening the Master Plan amendment process in early 2014.

Thank You



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The Neighborhood Conservation District Committee (NCDC) of the City of New Orleans is a committee developed to review demolition applications within Neighborhood Conservation District.

