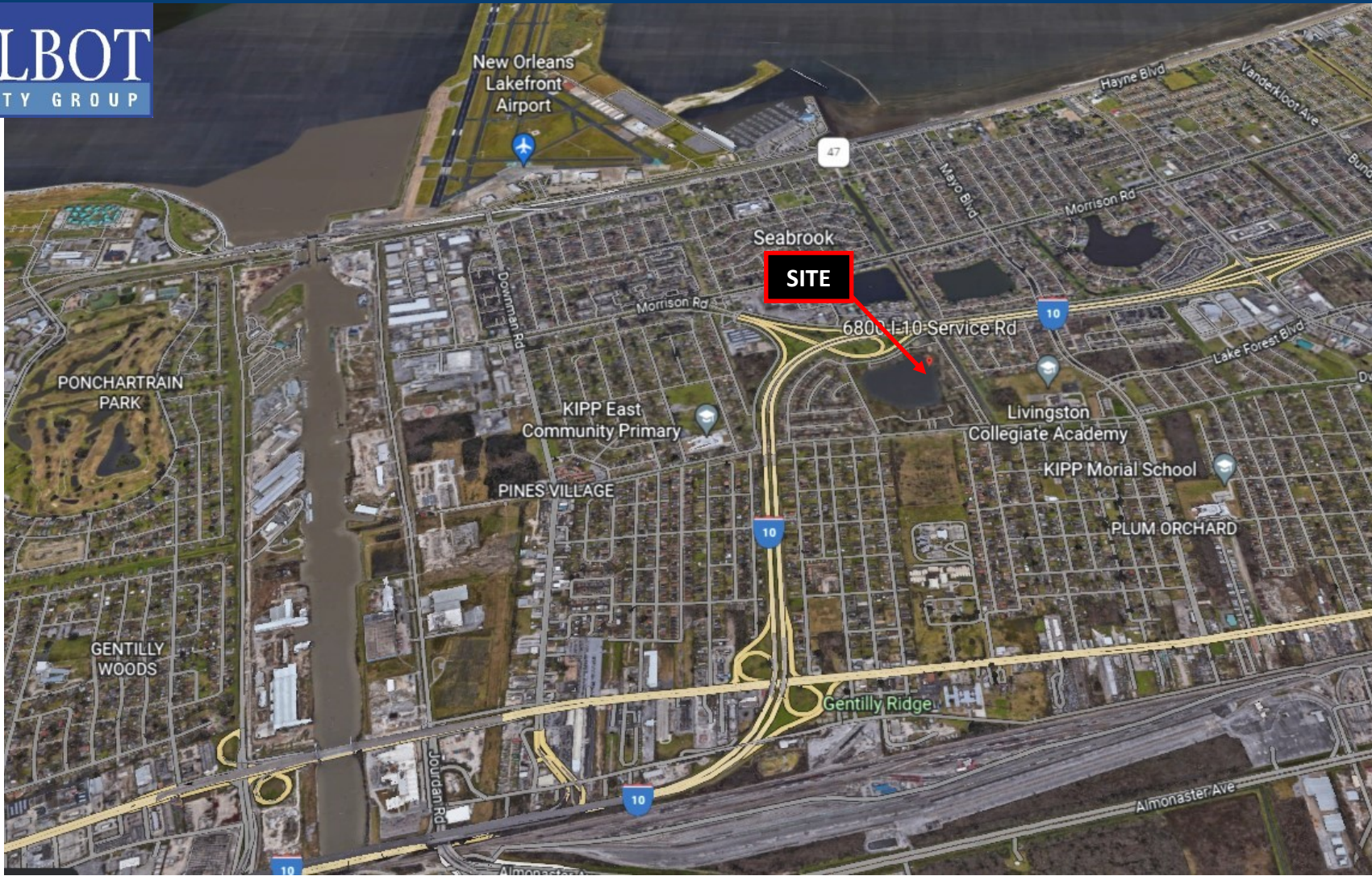


6800 I-10 Service Road
LARGE NEW ORLEANS RESIDENTIAL SITE OFFERING
NEW ORLEANS, LA

AVAILABLE FOR SALE



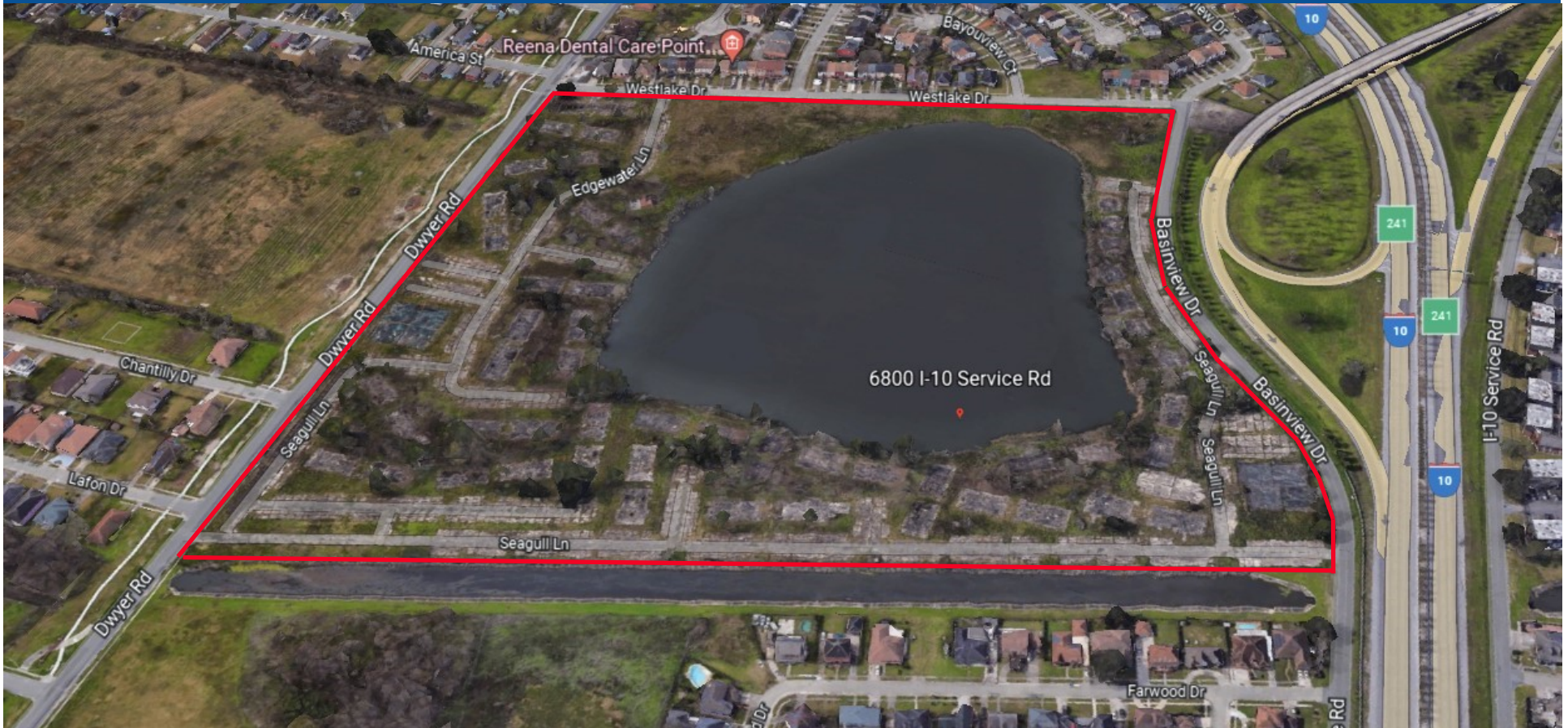
BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

6800 I-10 SERVICE ROAD

NEW ORLEANS, LA



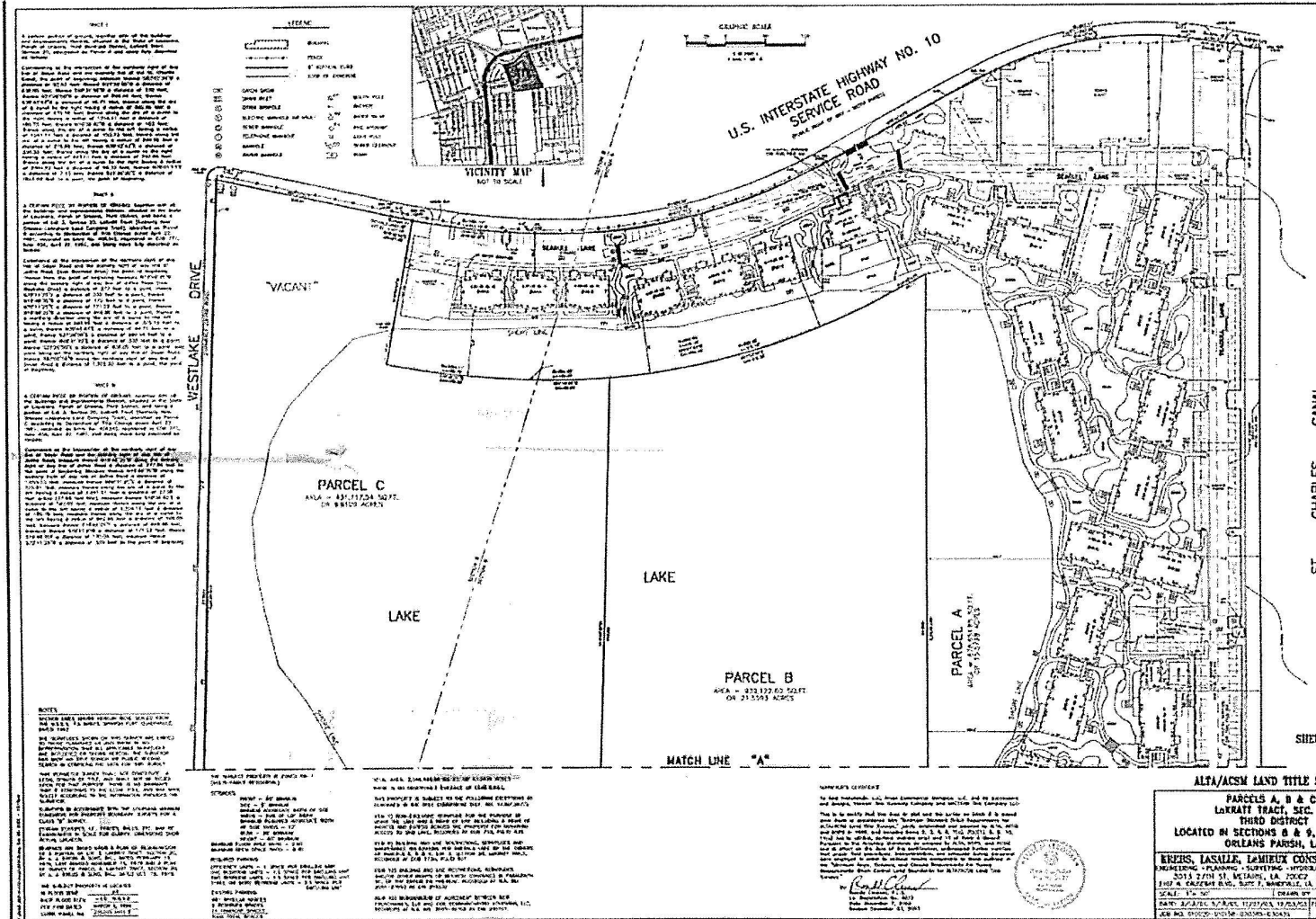
LOCATION: 6800 I-10 Service Road
New Orleans, LA 70126
(bounded by Dwyer Road, Basinview Drive & Westlake Drive)

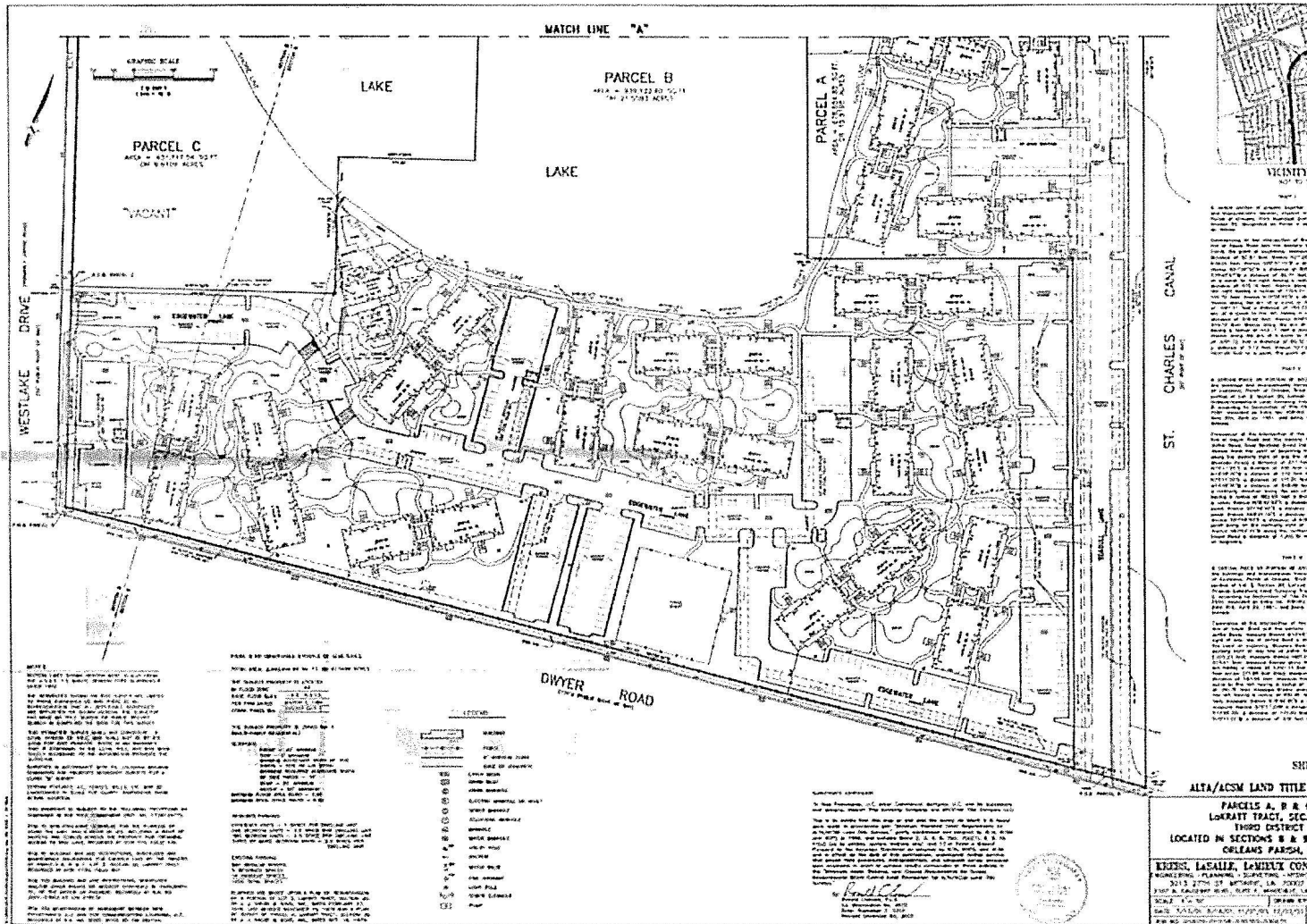
PRICE: \$3,200,000.00

SIZE: 47.04 acres with a 12 acre lake

ZONING: S-RS, Suburban Single-Family Residential District

COMMENTS: This property is the site of the former Frenchman’s Wharf Apartments. This site is ideal for a single-family residential subdivision.





SURVEY - SOUTH HALF OF SUBJECT





Search the CZO

Search

13.1 PURPOSE STATEMENTS

13.1.A PURPOSE OF THE S-RS SINGLE-FAMILY RESIDENTIAL DISTRICT

The S-RS Single-Family Residential District is intended for single-family residential neighborhoods developed after World War II where a more uniform lotting pattern is evident with larger, generally uniform setbacks. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

13.1.B PURPOSE OF THE S-RD TWO-FAMILY RESIDENTIAL DISTRICT

The S-RD Two-Family Residential District is intended for use in newer areas of the City to facilitate the creation and maintenance of a more compact development type, where there may be a mix of housing types, including two-family and townhouse dwellings. This district also allows higher residential densities when a project is providing significant public benefits such a long-term affordable housing. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

Adopted by Ord. No. 28,911, §5, January 6, 2022, Zoning Docket 084/21

13.1.C PURPOSE OF THE S-RM1 MULTI-FAMILY RESIDENTIAL DISTRICT

The S-RM1 Multi-Family Residential District is intended to maintain a residential environment that permits a variety of dwelling types. Population density is maintained in the medium range, and multi-family buildings up to four stories are permitted. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

13.1.D PURPOSE OF THE S-RM2 MULTI-FAMILY RESIDENTIAL DISTRICT

The S-RM2 Multi-Family Residential District is intended to maintain a residential environment that permits a variety of dwelling types. Population density is maintained in the medium range, and multi-family buildings up to four stories are permitted. The district is intended for suburban multi-family areas. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

13.1.E PURPOSE OF THE S-LRS1 LAKEVIEW SINGLE-FAMILY RESIDENTIAL DISTRICT

The S-LRS1 Lakeview Single-Family Residential District is intended to provide for and encourage low density single-family residential development of a relatively spacious character, together with places of worship, recreational facilities, and accessory uses as may be necessary or typical for residential surroundings, in such a manner as to preserve the distinctive character of the Lakeview area. The district also is intended to provide for the maintenance of existing residential densities as well as opportunities for compatible

13.1.K PURPOSE OF THE S-LRM2 LAKE AREA HIGH-RISE MULTI-FAMILY RESIDENTIAL DISTRICT

Search the CZO

The S-LRM2 Lake Area High-Rise Multi-Family Residential District is intended to provide for medium to high-rise, high density multi-family residential development in proximity to single-family and two-family residential development, neighborhood business, general commercial, or marina areas.

13.2 USES

Only those uses of land listed under Table 13-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Suburban Neighborhood 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). 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 13-1: Permitted and Conditional Uses

Table 13-1: Permitted and Conditional Uses					
USE ¹	DISTRICTS				USE STANDARDS
	S-RS	S-RD	S-RM1	S-RM2	
RESIDENTIAL USE					
Artist Community			P	P	Section 20.3.F
Bed and Breakfast - Accessory	P	P	P	P	Section 20.3.I
Day Care Home, Adult – Small		P	P	P	Section 20.3.T
Day Care Home, Adult – Large			C	C	Section 20.3.T
Dwelling, Established Two-Family	P				Section 20.3.W
Dwelling, Single-Family	P	P	P	P	
Dwelling, Two-Family		P	P	P	Section 20.3.Y
Dwelling, Townhouse		C	P	P	
Dwelling, Multi-Family			P	P	
Dwelling, Small Multi-Family Affordable		P	P	P	Section 20.3.SSS
Group Home, Small	P	P	P	P	Section 20.3.GG
Group Home, Large			P	P	Section 20.3.GG
Group Home, Congregate			C	C	Section 20.3.GG
Home Based Child Care Center, Small	P	P	P	P	Section 20.3.T
Home Based Child Care Center, Large	C	C	C	C	Section 20.3.T

Permanent Supportive Housing Table 15-1: Permitted and Conditional Uses			P	P	Section 20.3.PP
Residential Care Facility		P DISTRICTS	P	P	Section 20.3.YY
Short Term Rental, Small	Search the CZO	S-RS	S-RD	S-RM1	S-RM2 Section 20.3.HH USE STANDARDS

COMMERCIAL USE					
Child Care Center, Small	C	C	P	P	Section 20.3.S
Child Care Center, Large	C	C	C	P	Section 20.3.S
INDUSTRIAL USE					
Borrow Pit	C	C	C	C	Section 20.3.J
Solar Energy System – Solar Garden Only	C	C	C	C	Section 20.3.DDD
INSTITUTIONAL USE					
City Hall	C	C	C	C	
Community Center	C	C	C	C	
Convent and Monastery	P	P	P	P	
Cultural Facility	C	C	C	C	Section 20.3.R
Educational Facility, Primary	C	C	C	C	Section 20.3.Z
Educational Facility, Secondary	C	C	C	C	Section 20.3.Z
Government Offices	P	P	P	P	
Hospital			C	C	
Place of Worship	P	P	P	P	
Public Works and Safety Facilities	C	C	C	C	
Social Club or Lodge	C	C	C	C	Section 20.3.CCC
Veterans Wellness Facility			C	C	Section 20.3.OOO
OPEN SPACE USE					
Agriculture – No Livestock	P	P	P	P	Section 20.3.C
Agriculture – With Livestock	C	C	C	C	Section 20.3.C
Horse Stables (Commercial)	C				Section 20.3.HH
Parks and Playgrounds	P	P	P	P	
Private Residential Recreation Facility (Indoor or Outdoor)	P	P	P	P	Section 20.3.SS

13.3.A BULK AND YARD REGULATIONS

13.3.A.1 GENERAL REGULATIONS

Table 13-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Suburban Neighborhood Districts. (Highlighted letters in Table 13-2 indicate where those bulk and yard regulations are illustrated on the accompanying site diagram.)

Table 13-2: Bulk & Yard Regulations

Table 13-2: Bulk & Yard Regulations			
BULK & YARD REGULATIONS		DISTRICTS	
		S-RS	S-RD
BULK REGULATIONS			
	MINIMUM LOT AREA	6,000sf/du Non-Residential: 20,000sf	SF: 4,400sf/du 2F: 2, 500sf/du Small MF Affordable: None Townhouse: 2,000sf/du Non-Residential: 20,000sf/du
A	MINIMUM LOT WIDTH	Residential: 50' Non-Residential: 100'	SF: 40' 2F: 50' MF: 50' Townhouse: 18' per du Non-Residential: 100'
B	MINIMUM LOT DEPTH	100'	Residential: 90' Non-Residential: 100'
C	MAXIMUM BUILDING HEIGHT	35'	35'
	MINIMUM PERMEABLE OPEN SPACE	40% of lot area	40% of lot area
	MINIMUM OPEN SPACE		Townhouse: 120sf/du
	MAXIMUM IMPERVIOUS SURFACE - FRONT YARD	40%	40%
	MAXIMUM IMPERVIOUS SURFACE - CORNER SIDE YARD	40%	40%
	MAXIMUM NUMBER OF ATTACHED TOWNHOUSE UNITS		6
MINIMUM YARD REQUIREMENTS			
D	FRONT YARD	20'	20'
E	INTERIOR SIDE YARD	10% of lot width or 3', whichever is greater	SF, 2F, & MF: 10% of lot width, but a minimum of 3' Townhouse: 10'; unless adjacent to a

Table 13-2: Bulk & Yard Regulations		single-family residential district, then	
		15'	
		DISTRICTS	
BULK & YARD REGULATIONS		S-RS	Non-Residential: 10'
Search the CZO			Search S-RD

F	CORNER SIDE YARD	10'	SF,2F, & MF: 10% of lot width, but a minimum of 3' Townhouse & Non-Residential: 10'
G	REAR YARD	20% of lot depth or 20', whichever is less	20% of lot depth or 20', whichever is less

Table 13-2: Bulk & Yard Regulations

Table 13-2: Bulk & Yard Regulations					
BULK & YARD REGULATIONS	DISTRICTS				
	S-LRS1	S-LRS2	S-LRS3	S-LRD1	S-LRD2
BULK REGULATIONS					