

# NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

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## 11.2 USES

Only those uses of land listed under Table 11-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Historic Urban 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 11-1: Permitted and Conditional Uses  
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USE <sup>1</sup>	DISTRICTS					USE STANDARDS
	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
<b>RESIDENTIAL USE</b>						
Artist Community		C			P	Section 20.3.F
Bed and Breakfast – Accessory	C	C	C	C	C	Section 20.3.I
Bed and Breakfast - Principal				C	C	Section 20.3.I
Day Care Home, Adult – Small	C	P	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	P	
Dwelling, Two-Family		P	P	P	P	Section 20.3.Y
Dwelling, Townhouse			C	P	P	Section 20.3.X
Dwelling, Multi-Family				P	P	
Dwelling, Established Multi-Family	P,C <sup>4</sup>	P,C <sup>4</sup>	P,C <sup>4</sup>			Section 20.3.W
Dwelling, Small Multi-Family Affordable		P	P	P	P	Section 20.3.SSS
Group Home, Small	P	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

**Table 11-1: Permitted and Conditional Uses**

USE <sup>1</sup>	DISTRICTS					USE STANDARDS
	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
Home Based Child Care, Small	P	P	P	P	P	Section 20.3.T
Permanent Supportive Housing				P	P	Section 20.3.PP
Residential Care Facility		P	P	P	P	Section 20.3.YY
<b>COMMERCIAL USE</b>						
Day Care Center, Adult – Small				P	P	Section 20.3.S
Day Care Center, Adult – Large				C	C	Section 20.3.S
Neighborhood Commercial Establishment	C	C	C	C	C	Section 20.3.NN
Private Residential Recreation Facility (Indoor or Outdoor)				P	P	Section 20.3.SS
Racetrack (Only Those Existing as of Ordinance Effective Date)		C				Section 20.3.VV
<b>INDUSTRIAL USE</b>						
Solar Energy System – Small-Scale Ground Mounted Only	P	P	P	P	P	Section 20.3.DDD
<b>INSTITUTIONAL USE</b>						
Child Care Center, Small	P	P	P	P	P	Section 20.3.S
Child Care Center, Large	P	P	P	P	P	Section 20.3.S
City Hall	C	C	C	C	C	
Community Center	C	C	C	C	C	
Convent and Monastery	P	P	P	P	P	
Cultural Facility	C	C	C	C	C	Section 20.3.R
Domestic Protection Shelter				P	P	Section 20.3.U
Educational Facility, Primary	C	C	C	C	C	Section 20.3.Z
Educational Facility, Secondary	C	C	C	C	C	Section 20.3.Z
Emergency Shelter				P	P	Section 20.3.AA
Government Offices	P	P	P	P	P	Section 20.3.FF
Hospital					C	
Place of Worship	P	P	P	P	P	
Public Works and Safety Facilities	C	C	C	C	C	

Table 11-1: Permitted and Conditional Uses						
USE <sup>1</sup>	DISTRICTS					USE STANDARDS
	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
Social Club or Lodge		C	C	C	C	Section 20.3.CCC
Veterans Wellness Facility				C	C	Section 20.3.OOO
<b>OPEN SPACE USE</b>						
Agriculture – No Livestock	P	P	P	P	P	Section 20.3.C
Agriculture – With Livestock	C	C	C	C	C	Section 20.3.C
Country Club	C	C	C	C	C	Section 20.3.MMM
Parks and Playgrounds	P	P	P	P	P	
Stormwater Management (Principal Use)	P	P	P	P	P	
<b>OTHER</b>						
Parking Lot (Accessory Use)	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>		
Planned Development	C	C	C	C	C	Article 5
Pumping Station	P	P	P	P	P	Section 20.3.UU
Utilities	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	Section 20.3.GGG
Wireless Communications Antenna & Facility	C,p <sup>3</sup>	C,p <sup>3</sup>	C,p <sup>3</sup>	C,p <sup>3</sup>	C,p <sup>3</sup>	Section 20.3.JJJ
Wireless Communications Tower & Facility	C	C	C	C	C	Section 20.3.JJJ

**TABLE 11-1 FOOTNOTES**

<sup>1</sup> The terms in this column (“Use”) are defined in Article 26.

<sup>2</sup> 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.

<sup>3</sup> Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

<sup>4</sup> Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

<sup>5</sup>As authorized in Article 22, Section 22.8.B.2.a

Ord. No. 27,375, §2, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Ord. 28176, Sept. 5, 2019, ZD 59/19; Ord. No. 28,156 MCS, §5, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord.28279 MCS, 12-19-19, ZD 62/19; Ord.28328 MCS, 4-15-20, ZD 115/19; Ord. 28432 MCS, 8-6-20, ZD 38/20; Ord. 28622 MCS, 3-11-21, ZD83/20; Ord 28905 MCS, 1-6-22, ZD 83/21 ;Ord. No. 28,911, §3, January 6, 2022,