

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

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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



15.1 PURPOSE STATEMENTS

15.1.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.

15.1.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.

15.1.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.

15.1.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.

15.1.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.

15.1.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.

15.1.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.

15.1.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.

15.1.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

15.2.A PERMITTED AND CONDITIONAL 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	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,C ⁷		Section 20.3.W
Dwelling, Established Multi-Family								P,C ⁷		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, Commercial	P	P	P	P	P	P	P		P	Section 20.3.LLL
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				

USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
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
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, Large		C	P		C					Section 20.3.LL

USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
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 Packaged 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 ,C ⁶	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

USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
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	
Educational Facility, Vocational	C	P	P	P	P	P			C	Section 20.3.Z
Emergency Shelter			C		C		P			Section 20.3.AA
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										

USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
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	C, P 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 See Section 15.2.C.
- ⁴ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.
- ⁵ Subject to the use restrictions in Section 15.2.B.1.
- ⁶ Subject to the use restrictions in Section 15.2.B.2.
- ⁷ Established Two-Family Dwellings and 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.

Adopted by Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §6, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §4, March 31, 2017, Zoning Docket 121/16

15.2.B USE RESTRICTIONS

15.2.B.1 BREWERIES IN THE C-1, C-2, C-3, MU-1, AND MU-2 DISTRICTS

In the C-1, C-2, C-3, MU-1, and MU-2 Districts, only breweries that produce fewer than 12,500 barrels per year are considered permitted uses.

15.2.B.2 BREWERIES IN THE MU-1 DISTRICT

In the MU-1 District, breweries that produce more than 12,500 barrels per year are considered conditional uses.

15.2.C USES ASSOCIATED WITH COLLEGES AND UNIVERSITIES IN THE EC DISTRICT

In addition to the permitted and conditional uses listed in Table 15-1 for the EC District, Colleges and Universities and uses normally associated therewith are permitted in the EC District when part of an approved Institutional Master Plan.

15.3 SITE DESIGN STANDARDS

15.3.A BULK AND YARD REGULATIONS

15.3.A.1 GENERAL REGULATIONS

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

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 PERMEABLE OPEN SPACE*	20% of the lot area	20% of the lot area	20% of the lot area	20% of the lot area	20% of the lot area	30% of the lot area	30% of the lot area	30% of the lot area	30% of the lot area
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
		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'
C	INTERIOR SIDE YARD									
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'

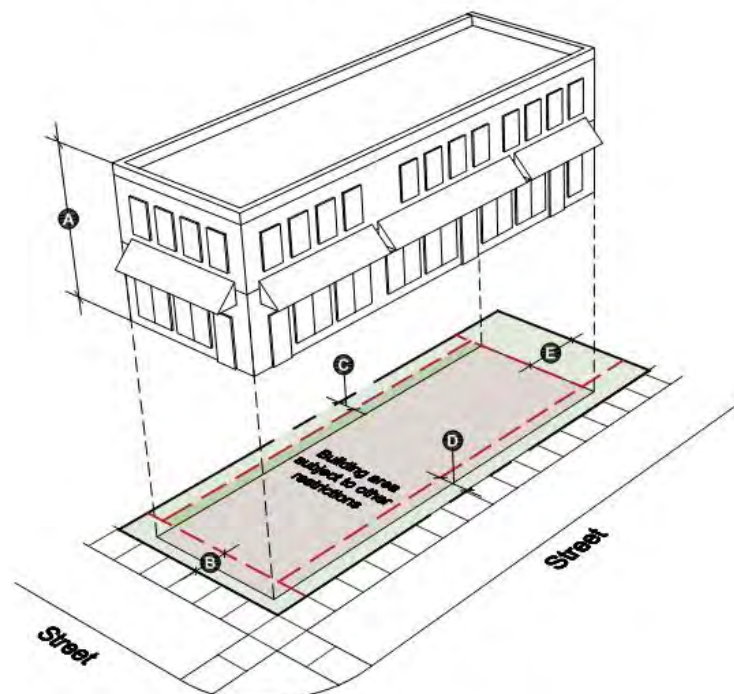
TABLE 15-2 FOOTNOTES

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

ADDITIONAL FOOTNOTES

*Regulations in effect per Interim Zoning District (IZD) by Ordinance No. 26,726 (<http://staging.nola.gov/nola/media/City-Planning/Ord-No-26726.pdf>).

Commercial Center and Institutional Campus Districts Pedestrian-Oriented Commercial





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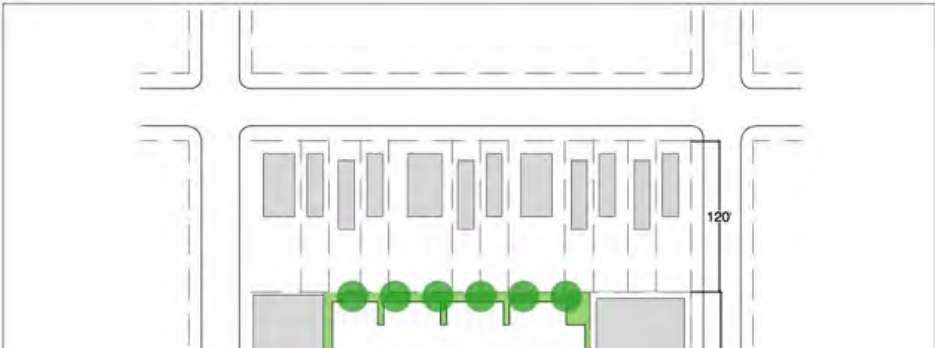
15.4.E MU-2 DISTRICT

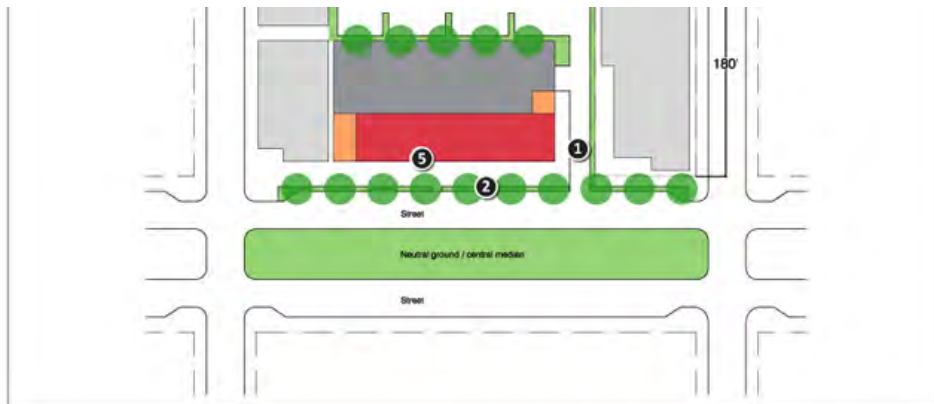
The siting and design requirements for buildings in the MU-2 District is illustrated in Figure 15-8: MU-2 District Illustrative and Site Diagram.

FIGURE 15-8: 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





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15.5 INSTITUTIONAL MASTER PLAN FOR EC AND MC DISTRICTS

15.5.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 through 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 through 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 through the conditional use process.

There are two types of Institutional Master Plans:

15.5.A.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.

15.5.A.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.

15.5.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.

15.5.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.
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.

Adopted by Ord. 27,683 MCS, §2, March 6, 2018, Zoning Docket 086-17

15.5.D PROCEDURE

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

15.5.D.1 TIMEFRAME

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

15.5.D.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.

15.5.D.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.

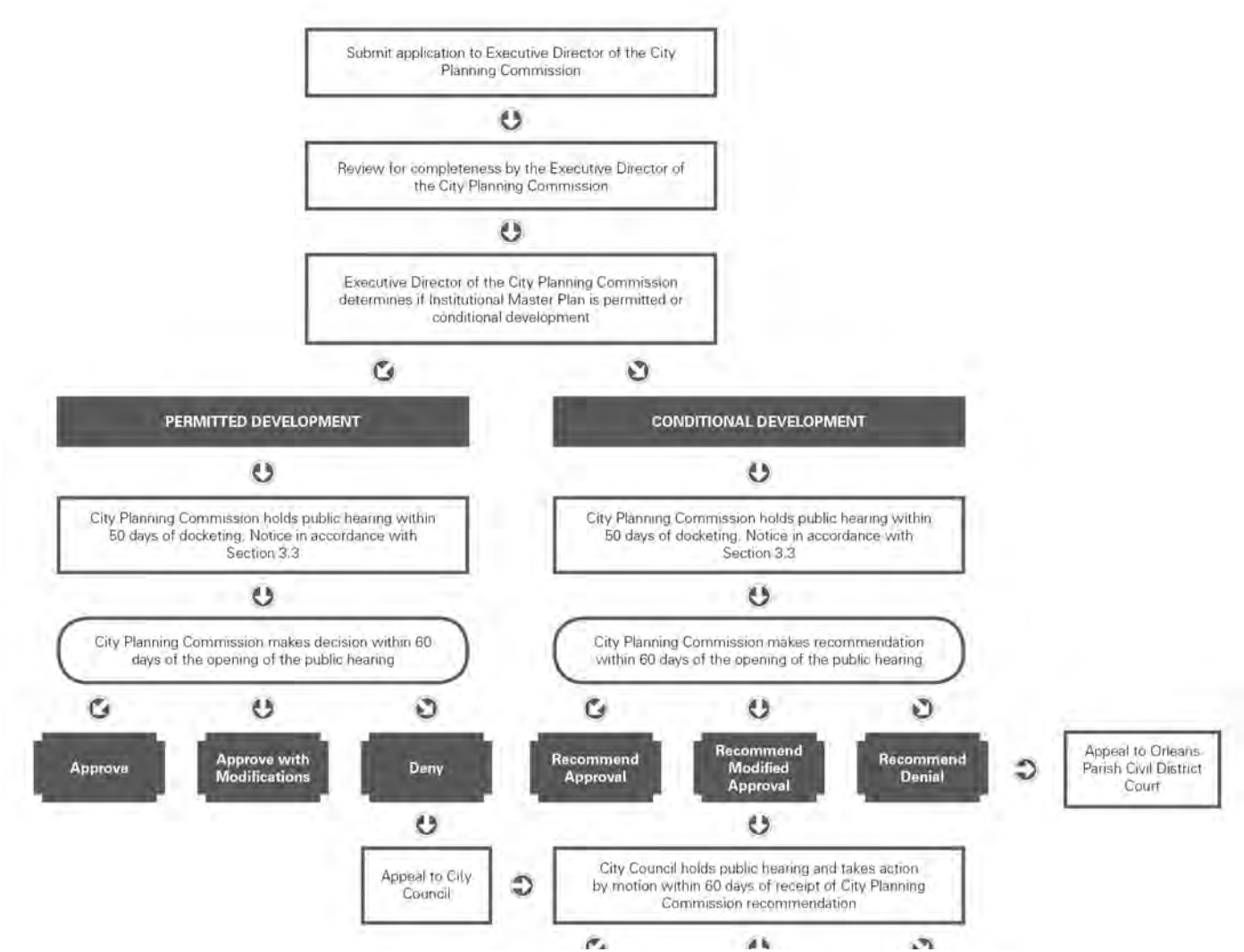
- a. The City Planning Commission shall hold a public hearing on the Institutional Master Plan within fifty (50) days from the date the application is deemed complete. The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing.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

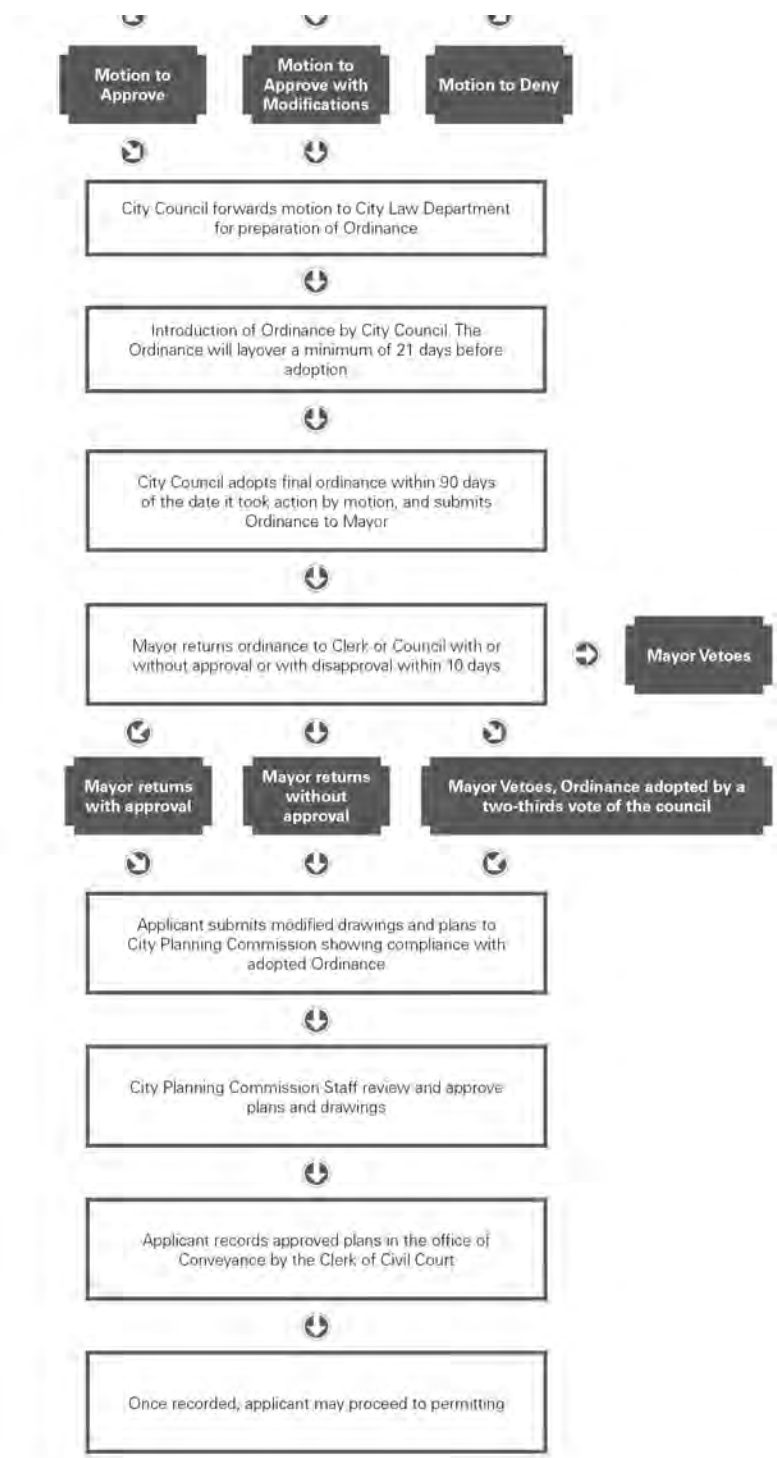
- official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to 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.

15.5.D.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.

15.5.CHART INSTITUTIONAL MASTER PLAN PROCESS





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15.5.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.

15.5.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:

15.6.A ACCESSORY STRUCTURES AND USES

See Section 21.6 (/Article-21#24491) for standards governing accessory structures and uses.

15.6.B TEMPORARY USES

See Section 21.8 (/article-21#24563) for standards governing temporary uses.

15.6.C **SITE DEVELOPMENT STANDARDS**

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

15.6.D **OFF-STREET PARKING AND LOADING**

See Article 22 (/article-22) for standards governing off-street parking and loading.

15.6.E **LANDSCAPE, STORMWATER MANAGEMENT, AND SCREENING**

See Article 23 (/article-23) for standards governing landscape, stormwater management, and screening.

15.6.F **SIGNS**

See Article 24 (/article-24) for standards governing signs.

15.6.G **OVERLAY DISTRICTS**

See Article 18 (/article-18) for additional overlay district regulations, when applicable.

15.6.H **NONCONFORMITIES**

See Article 25 (/article-25) for regulations governing nonconformities.

15.7 **DENSITY BONUSES FOR COMMERCIAL CENTER AND INSTITUTIONAL CAMPUS DISTRICTS – MU-1, MU-2**

In the establishment and authorization of a development in the Commercial Center and Institutional Campus Districts – MU-1 Medium Intensity Mixed Use District and MU -2 High Intensity Mixed-Use District, the following provides the baseline for determining whether a project qualifies for a development bonus. The project may be awarded a maximum of thirty percent (30%) reduction in the minimum lot area per dwelling unit requirements.

1. The development provides an affordable housing component on-site. Affordable housing shall be evenly distributed throughout the project, and shall be comparable to market-rate units in size, bedroom mix, and exterior finishes. A qualifying project is entitled to a development bonus if it meets one (1) of the following thresholds and maintains affordability for a period of at least fifty (50) years:

- a. Five percent (5%) of units aside at thirty percent (30%) AMI should yield a fifteen percent (15%) reduction in the minimum lot area per dwelling unit requirements.
- b. Five percent (5%) of units aside at fifty percent (50%) AMI should yield a ten percent (10%) reduction in the minimum lot area per dwelling unit requirements.
- c. Five percent (5%) of units aside at eighty percent (80%) AMI should yield a five percent (5%) reduction in the minimum lot area per dwelling unit requirements.

The development bonuses provided in items a., b. and c. above may be combined to provide a total bonus of up to 30%. All affordable housing provided pursuant to this section shall comply with the Affordable Housing Standards and Guidelines provided in Section 17.5.H.2, except where such standards conflict with the provisions of this section.

2. All application requesting a development bonus for providing affordable housing shall include an Affordable Housing Impact Statement (AHIS) with the application. The AHIS shall provide the following information:

- a. The number of units added at the Area Medium Income Levels (AMI) at or below 80%, 50%, and 30%.
- b. The number of units removed at the Area Medium Income Levels at or below 80%, 50%, and 30%.
- c. The bedroom mix of the unit to be added or removed (1, 2, 3, 4, etc. bedrooms).

d. The total number of units added and total number of units removed.

Adopted by Sept. 9, 2015, Zoning Docket 054-15, Ord. 26,570 MCS; Ord. 27,377 MCS, §8, April 28, 2017, Zoning Docket 007-17