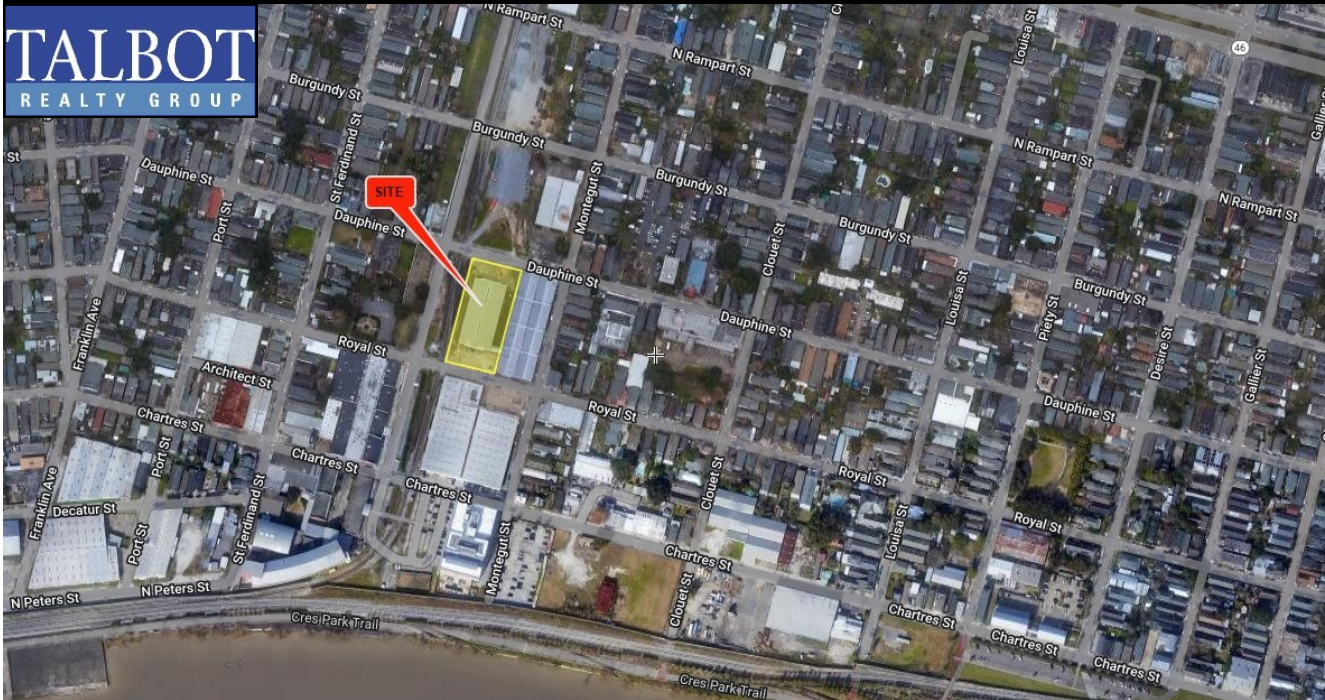


FOR SALE



BYWATER DEVELOPMENT SITE

<u>Addresses:</u>	2900 Dauphine Street New Orleans, LA 70117 (bounded by Dauphine, Homer Plessy Way and Montegut Streets)
<u>Price:</u>	\$3,349,000
<u>Building Area:</u>	20,031 square feet warehouse with 6 dock high doors
<u>Land Area:</u>	47,662 square feet
<u>Zoning:</u>	HM-MU, Historic Marigny/ Tremé/ Bywater Mixed-Use District
<u>Comments:</u>	The property is a portion of 2941 Royal Street in the historic Bywater area. All utilities are to be verified by the purchaser. This site is near The New Orleans Center for the Creative Arts (NOCCA), the National Rice Mill Lofts, the apartment complex that also houses Nina Compton's Bywater American Bistro and Studio B. The warehouse is also for lease at \$5.50 per square foot, NNN.

FOR MORE INFORMATION CONTACT:
BOBBY TALBOT, CCIM
(504) 525-9763
BTALBOT@TALBOT-REALTY.COM
WWW.TALBOT-REALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SQUARE 169 THIRD DISTRICT



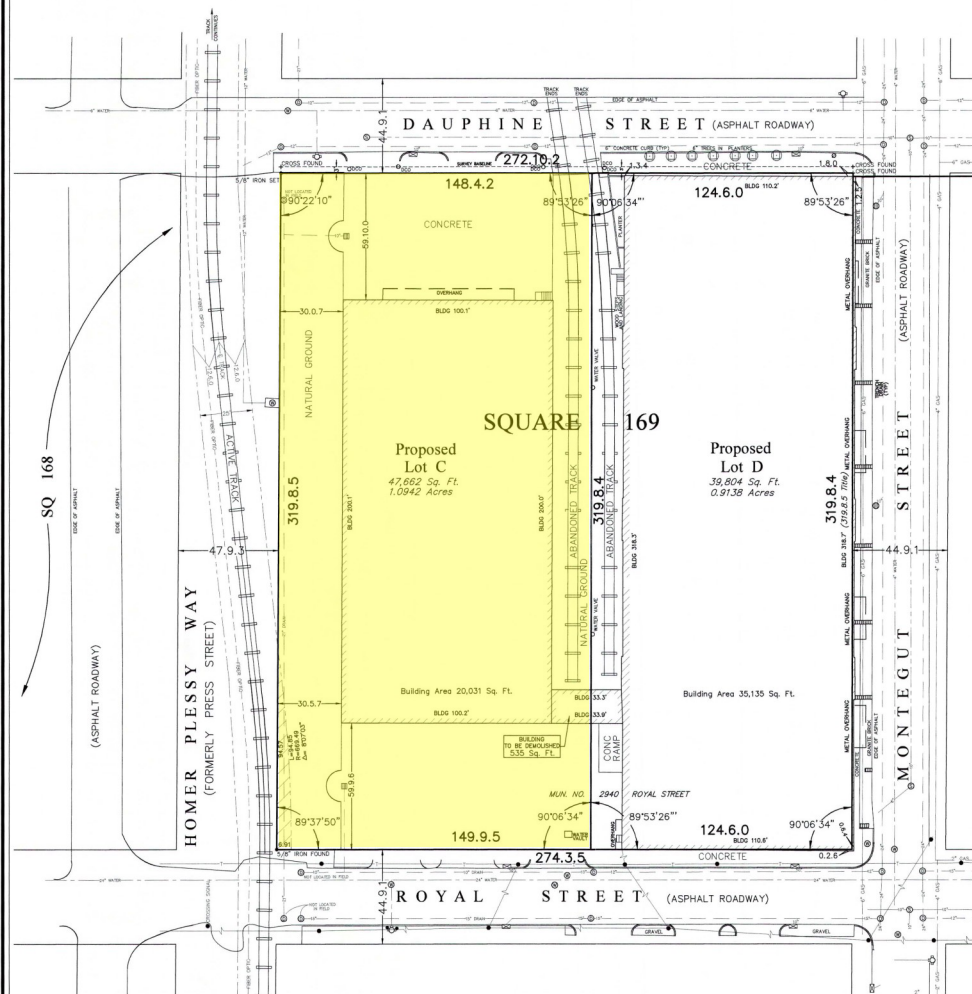
VICINITY MAP



NOTICE:
THIS SUBDIVISION MUST BE
RECORDED WITH THE OFFICE OF
THE REGISTRAR OF
CONVEYANCES WITHIN 30
DAYS FROM DATE OF APPROVAL



**ANY SEWER OR WATER HOUSE CONNECTIONS
NOT EXISTING SHALL BE THE RESPONSIBILITY
OF THE PROPERTY OWNER.**



THE SERVITUDES SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE RECORD DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

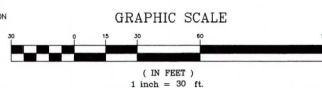
THIS PROPERTY IS LOCATED IN FLOOD ZONE X, BASE FLOOD ELEVATION N/A. AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 22071 C 0233 F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2016.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

LEGEND

- DRAIN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- GAS MANHOLE
- UNDERGROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC & POLE
- OVERHEAD TELEPHONE & POLE
- UNDERGROUND TELEPHONE & MANHOLE
- CATV BOX
- CATV
- WESTERN UNION MH
- CATCH BASIN
- OPEN GRATE DRAINS
- HYDRANT
- PARKING METER
- TRAFFIC LIGHT
- DRINK CLEANOUT
- SEWER CLEANOUT
- WATER VALVE
- LIGHT STANDARD
- WATER METER
- GAS VALVE
- SIGN
- POWER POLE AND GUY ANCHOR

Call before you dig.



Resubdivision Creating Lots C and D, Square 169 made for Michael Mancuso, Esq. at request of via Latrobe, LLC. New Orleans, La. May 12, 2017

I certify that this plot is a delineation of a survey made on the ground, under my supervision, and meets the requirements of a Class B survey as defined in the "Standards of Practice for Property Boundary Surveys in the State of Louisiana." New Orleans, La. May 12, 2017

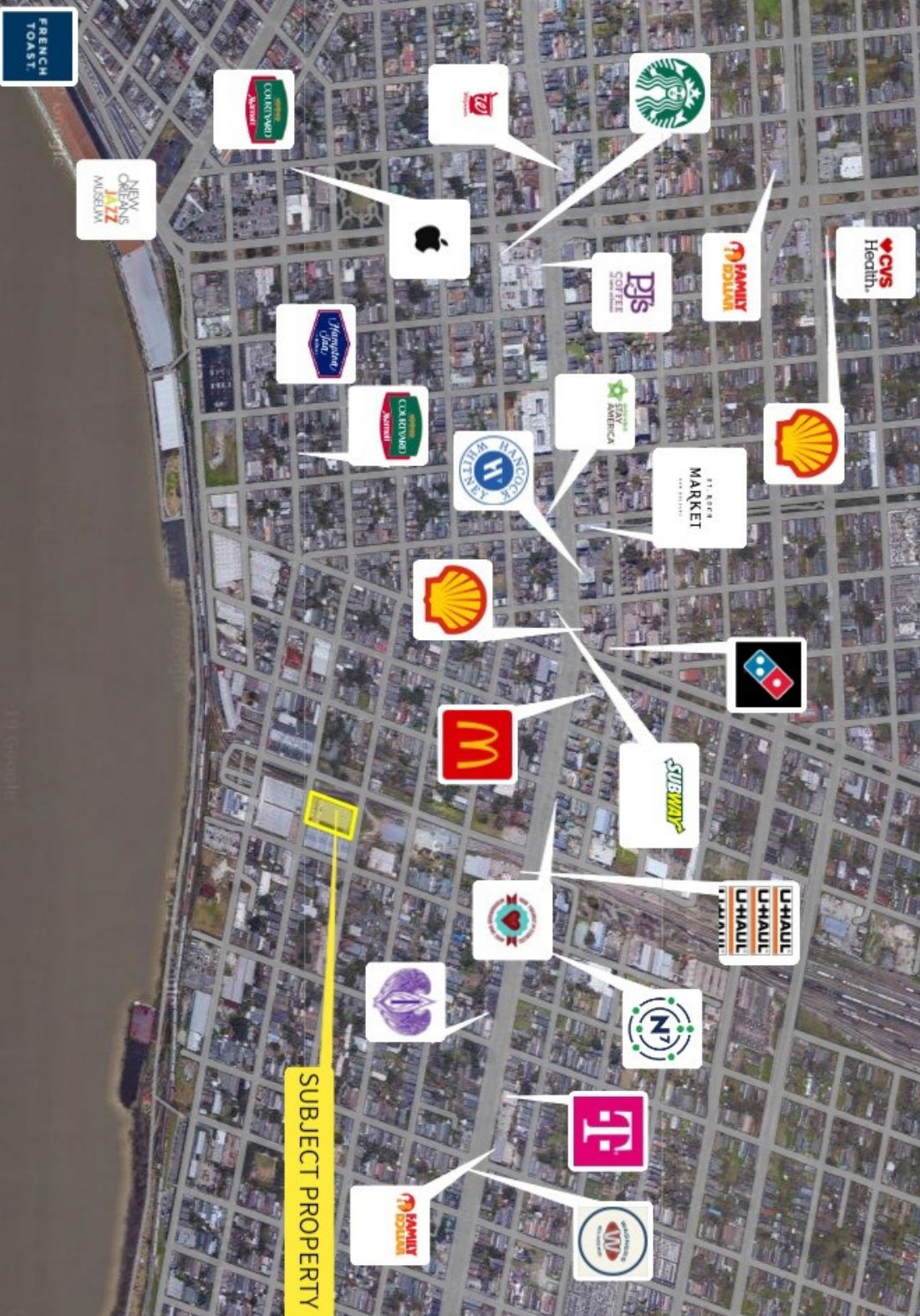
Revised January 9, 2018 to show current conditions.
Revised November 8, 2021 to show current conditions.
Revised November 23, 2021 to show building to be demolished.

Walter J. Stone, P.E.
La. License No. 4698

GANDOLFO KUHN, L.L.C.
PROFESSIONAL LAND SURVEYORS
3389 SEVERN AVE.
METairie, LA 70001
www.gandolfokuhn.com
(504) 818-2810



POINTS OF INTEREST



2900
DAUPHINE
TAILBOT
REALTY GROUP

Robert Tailbot
rtailbot@tailbot-realty.com
504-525-9763
<https://tailbot-realty.com>

Google

commercial and residential uses. Existing commercial uses that do not adversely affect residential uses or the overall character of the Vieux Carré are also intended to be accommodated in the VCS-1 District.

10.1.F PURPOSE OF THE VCS-1 VIEUX CARRÉ SERVICE DISTRICT

The VCS-1 Vieux Carré Service District is intended to provide for the redevelopment of areas near the Mississippi River that were historically developed with industrial and commercial uses as a mixed-use area, with ground-floor retail and commercial uses and residential uses above. This district also promotes the improvement, beautification and redevelopment of existing surface parking lots and their redevelopment with structured parking and a mixture of commercial and residential uses. Existing commercial uses that do not adversely affect residential uses or the overall character of the Vieux Carré are also intended to be accommodated in the VCS-1 District. Hotels may be considered as part of the redevelopment of historic structures through the conditional use process.

10.1.G PURPOSE OF THE HMC-1 HISTORIC MARIGNY/TREMÉ/BYWATER COMMERCIAL DISTRICT

The HMC-1 Historic Marigny/Tremé/Bywater Commercial District is intended to provide for restricted retail stores and service establishments that will attract tourists and local residents without adversely affecting either the character of the historic Marigny/Tremé/Bywater area or nearby residences.

10.1.H PURPOSE OF THE HMC-2 HISTORIC MARIGNY/TREMÉ/BYWATER COMMERCIAL DISTRICT

The HMC-2 Historic Marigny/Tremé/Bywater Commercial District is intended to permit more intensive commercial uses than the HMC-1 District, yet protect the historic character of the Marigny/Tremé/Bywater area. The district includes the peripheral properties in Marigny/Tremé/Bywater that front on major traffic arteries and can provide access for more intense commercial uses.

10.1.I PURPOSE OF THE HM-MU HISTORIC MARIGNY/TREMÉ/BYWATER MIXED-USE DISTRICT

The HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District is intended to provide a mixed-use environment of light industrial, commercial, and residential uses that would not adversely affect the historic character of the neighborhood. Compatibility of such uses and structures with one another and with the area is encouraged through the development review process.

10.1.J PURPOSE OF THE VCP VIEUX CARRÉ PARK DISTRICT

The VCP Vieux Carré Park District is intended to provide for parks, public facilities, and associated uses in the Vieux Carré and along the Vieux Carré riverfront. Parks and open space are encouraged and are permitted uses. Conditional use review is required for all other uses to ensure compatibility of the character of the Vieux Carré with the maritime use and scale of the waterfront.

10.2 USES

10.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 10-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Historic Core 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 10-1: Permitted and Conditional Uses

Table 10-1: Permitted and Conditional Uses

USE ¹	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU	USE STANDARDS
RESIDENTIAL USE											
Bed and Breakfast – Accessory								P	P	P	Section 20.3.I
Bed and Breakfast – Principal								P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P			P	P		P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large	C	C			C	C		C	C	C	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	P	P	P		P	P	P	
Dwelling, Single-Family	P	P			P	P		P	P	P	
Dwelling, Two-Family	P	P			P	P		P	P	P	Section 20.3.Y
Dwelling, Multi-Family	P	P			P	P		P	P	P	

Table 10-1: Permitted and Conditional Uses

USE ¹	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU	USE STANDARDS
Group Home, Small	P	P			P	P		P	P	P	Section 20.3.GG
Group Home, Large	P	P			P	P		P	P	P	Section 20.3.GG
Group Home, Congregate	C	C			C	C		P	P	P	Section 20.3.GG
Permanent Supportive Housing	P	P			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	Section 20.3.LLL
COMMERCIAL USE											
Adult Use				C,P ⁷							Section 20.3.B
Amusement Facility, Indoor			P	P	P	P		C	C	C	Section 20.3.E
Animal Hospital		P			P	P				P	
Art Gallery	P	P	P	P	P	P		P	P	P	
Arts Studio	P	P	P	P	P	P		P	P	P	
Bar			P	C	C	C		C	C	C	Section 20.3.G
Broadcast Studio									P	P	
Catering Kitchen	P	P	P	P	P	P		P	P	P	
Cigar Bar		C ⁶									
Day Care Center, Adult or Child – Small	P	P			P	P		P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large	C	C			C	C		P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Commercial	C	C			C	C		C	C	C	Section 20.3.S
Financial Institution	P	P			P	P		P	P	P	
Funeral Home									P		
Health Club		P			P	P		P	P	P	
Heavy Sales, Rental & Service										P	
Hostel									P		
Hotel/Motel									P	C	
Live Entertainment – Secondary Use			P	P					C ²	C	Section 20.3.JJ
Live Performance Venue			P	P					C ²	C	Section 20.3.JJ
Maritime Use		C			C	C	C			C	
Medical/Dental Clinic		P			P	P		C	P	P	
Micro-Brewery									P	P	
Micro-Distillery									P	P	
Motor Vehicle Service and Repair, Minor										P	Section 20.3.MM
Off-Track Betting Facility			C								
Office	P	P	C	C	P	P		P	P	P	
Personal Service Establishment	P	P	P ³		P	P		P	P	P	
Public Market		P			P	P		P	P	P	Section 20.3.TT
Reception Facility									C		Section 20.3.WW
Recording Studio		P			P	P			P	P	

Table 10-1: Permitted and Conditional Uses

USE ¹	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU	USE STANDARDS
Restaurant, Specialty	P	P	P	P	P	P		P	P	P	Section 20.3.ZZ
Restaurant, Standard	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		C	C	C	
INDUSTRIAL USE											
Brewery									p ⁵	p ⁵	
Food Processing										P	
Manufacturing, Artisan								P	P	P	
Manufacturing, Light										P	
Mardi Gras Den										P	
Marine Terminal							C				
Maritime Use							C				
Mini-Warehouse		C			C	C				P	
Printing Establishment					P	P		P	P	P	
Research & Development					P	P				P	
Warehouse										P	
Wholesale Goods Establishment					P	P		P	P	P	
INSTITUTIONAL USE											
Community Center	C	C	C	C	C	C	C	P	P	P	
Convent and Monastery	P	P			P	P		P	P		
Cultural Facility	C	P	C	C	P	P	C	P	P	P	Section 20.3.R
Educational Facility, Vocational		P			P	P		P	P	P	Section 20.3.Z
Educational Facility, Primary	P	P			P	P		P	P	P	Section 20.3.Z
Educational Facility, Secondary	P	P			P	P		P	P	P	Section 20.3.Z
Government Offices		P			P	P		P	P	P	
Hospitality Center		P			P	P			P	P	
Place of Worship	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	Section 20.3.CCC
OPEN SPACE USE											
Agriculture – No Livestock	P	P	P	P	P	P	P	P	P	P	Section 20.3.C
Horse Stables (Commercial)								C	C	C	Section 20.3.HH
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	
Stormwater Management (Principal Use)	C	C	C	C	C	C	C	C	C	C	Section 23.12
OTHER											
Parking Lot (Principal Use)					C	C			C	C	Section 20.3.OO
Parking Structure (Principal Use)		C			C	C		P	P	P	Section 20.3.OO
Pumping Station	P	P	P	P	P	P	P	P	P	P	Section 20.3.UU
Utilities	P	P	P	P	P	P	P	P	P	P	Section 20.3.GGG

Table 10-1: Permitted and Conditional Uses

USE¹	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU	USE STANDARDS
Wireless Telecommunications Antenna & Facility	C,P ⁴	C,P ⁴	C,P ⁴	C,P ⁴	C,P ⁴	C, P ⁴	C,P ⁴	C,P ⁴	C,P ⁴	C,P ⁴	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	C	C	C	C	C	C	C	Section 20.3.JJJ

TABLE 10-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² Subject to the use restrictions in Section 10.2.B.7.

³ Subject to the use restriction in Section 10.2.B.4.

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 10.2.B.10.

⁶ Subject to the use restrictions in Section 10.2.B.9.

⁷ All Adult Uses are Permitted Uses except for Adult Live Performance Venue use that is classified as a Conditional Use. Please refer to Article 19.4.A.1.b (/article-19/#19-4-a-1-b/).

Adopted by April 15, 2016, Zoning Docket 120-15, Ord. 26,866 MCS - May 27, 2016, Zoning Docket 018-16, Ord. 26,921 MCS - May 27, 2016, Zoning Docket 019-16, Ord. 26,923 MCS; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18

10.2.B USE RESTRICTIONS**10.2.B.1 EXISTING HOTEL USES IN THE VIEUX CARRÉ DISTRICTS**

a. An existing hotel in a Vieux Carré District may be maintained, structurally altered, or extended within its legal non-conforming footprint, provided that there is no increase in the number of sleeping rooms or suites, and said maintenance, alteration or extension is in accord with applicable district regulations including, but not limited to, height and open space requirements and provided further that such extension is limited to the accommodation of accessory uses. A conditional use is required for such alterations or extension in accordance with Section 4.3.

b. Existing hotels in the VCC-2, VCE, and VCS Districts containing more than thirty (30) rooms may provide live entertainment subject to applicable ordinances relative to licensing procedures. All entertainment shall be within an enclosed structure.

10.2.B.2 ADULT USE RESTRICTIONS IN THE VIEUX CARRÉ DISTRICTS

Adult uses are prohibited in the area bounded by Ursuline, Barracks, Decatur, and North Peters Streets.

10.2.B.3 VCS AND VCS-1 DISTRICT FLOOR AREA LIMITATION

In the VCS and VCS-1 Districts, a wholesale goods establishment is limited to twenty-five thousand (25,000) square feet of floor area.

10.2.B.4 PERSONAL SERVICE ESTABLISHMENTS IN THE VCE DISTRICT

In the VCE District, massage establishments are prohibited.

10.2.B.5 HMC-1 DISTRICT FLOOR AREA LIMITATION

In the HMC-1 District, the floor area of commercial uses is limited as follows:

- Commercial uses are permitted uses up to three thousand (3,000) square feet of gross floor area, unless conditional use approval is required per Table 10-1.
- Conditional use approval is required for any commercial use of three thousand (3,000) to five thousand (5,000) square feet of total floor area.
- Any commercial use over five thousand (5,000) square feet of total floor area is prohibited. This applies only to new construction as of the effective date of this Ordinance. The establishment of a commercial use within an existing structure that as of the effective date of this Ordinance has more than five thousand (5,000) square feet of gross floor area requires conditional use approval.

10.2.B.6 HMC-2 DISTRICT FLOOR AREA LIMITATION

In the HMC-2 District, any non-residential use of more than ten thousand (10,000) square feet of gross floor area is a conditional use.

10.2.B.7 HMC-2 DISTRICT LIVE ENTERTAINMENT LIMITATION

In the HMC-2 District, a live performance venue and/or live entertainment – secondary use is limited to one (1) per blockface.

10.2.B.8 T-SHIRT SHOPS IN THE VIEUX CARRÉ DISTRICTS

In any Vieux Carré District, T-shirt shops are prohibited.

10.2.B.9 CIGAR BAR IN THE VCC-2 DISTRICT

In the VCC-2 District, cigar bars shall close by 9:00 p.m. on Monday through Thursday, or by 11:00 p.m. on Friday, Saturday, and Sunday.

10.2.B.10 BREWERIES IN THE HMC-2 AND HM-MU DISTRICTS

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

10.3 SITE DESIGN STANDARDS

10.3.A GENERAL REGULATIONS

Table 10-2: Bulk and Yard Regulations establish bulk and yard regulations for the Historic Core Neighborhood Districts. (Highlighted letters in Table 10-2 indicate where those bulk and yard regulations are illustrated on the accompanying site diagram.)

Table 10-2: Bulk & Yard Regulations
Table 10-2: Bulk & Yard Regulations

BULK & YARD REGULATIONS	DISTRICTS									
	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU
BULK REGULATIONS										
MINIMUM LOT AREA	SF:	SF:	SF:	SF:	SF:	SF:			SF:	SF:
	1,500sf/du	1,500sf/du	1,500sf/du	1,500sf/du	1,500sf/du	1,500sf/du			1,500sf/du	1,500sf/du
	2F:	2F:	2F:	2F:	2F:	2F:		SF:	2F:	2F:
	1,000sf/du	1,000sf/du	1,000sf/du	1,000sf/du	1,000sf/du	1,000sf/du		1,500sf/du	1,000sf/du	1,000sf/du
	MF – 3 Units:	MF – 3 Units:	MF – 3 Units:	MF – 3 Units:	MF – 3 Units:	MF – 3 Units:		2F:	MF – 3 Units:	MF – 3 Units:
	800sf/du	800sf/du	800sf/du	800sf/du	800sf/du	800sf/du	None	1,200sf/du	800sf/du	800sf/du
	MF – 4+ Units:	MF – 4+ Units:	MF – 4+ Units:	MF – 4+ Units:	MF – 4+ Units:	MF – 4+ Units:		MF:	MF – 4+ Units:	MF – 4+ Units:
	600sf/du	600sf/du	600sf/du	600sf/du	600sf/du	600sf/du		900sf/du	600sf/du	600sf/du
	Non-Residential:	Non-Residential:	Non-Residential:	Non-Residential:	Non-Residential:	Non-Residential:		Non-Residential:	Non-Residential:	Non-Residential:
	None	None	None	None	None	None		None	None	None
MAXIMUM										
A BUILDING HEIGHT	50'	50'	50'	50'	50'	50'	50'	40'	50'	55'
MINIMUM OPEN SPACE RATIO	By Lot Type Corner: .20 Interior: .30	By Lot Type Corner: .20 Interior: .30	By Lot Type Corner: .20 Interior: .30	By Lot Type Corner: .20 Interior: .30	By Lot Type Corner: .20 Interior: .30	By Lot Type Corner: .20 Interior: .30	By Lot Type Corner: .20 Interior: .30	Residential or Mixed-Use: .30 Non-Residential: .20	Residential or Mixed-Use: .30 Non-Residential: None	Residential or Mixed-Use: .30 Non-Residential: None
MINIMUM PERMEABLE OPEN SPACE	None	None	None	None	None	None	None	15% of lot area	15% of lot area	15% of lot area

Table 10-2: Bulk & Yard Regulations

DISTRICTS

BULK & YARD REGULATIONS		VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU
MAXIMUM FAR		None	None	None	None	None	None	None	1.4	2.2	2.5
	MAXIMUM TOTAL FLOOR AREA ¹								Non-Residential: 3,000sf	Non-Residential: Any use over 10,000sf is a conditional use	
MINIMUM YARD REQUIREMENTS											
B	FRONT YARD	None	None	None	None	None	None	None	None	None	None
C	INTERIOR SIDE YARD	None	None	None	None	None	None	None	None	None	None
D	CORNER SIDE YARD	None	None	None	None	None	None	None	None	None	None
E	REAR YARD	None	None	None	None	None	None	None	None	None	None

TABLE 10-2 FOOTNOTES

¹Total floor area limits per commercial use

Historic Core Neighborhoods - Commercial (Historic Marigny/Tremé/Bywater Districts)

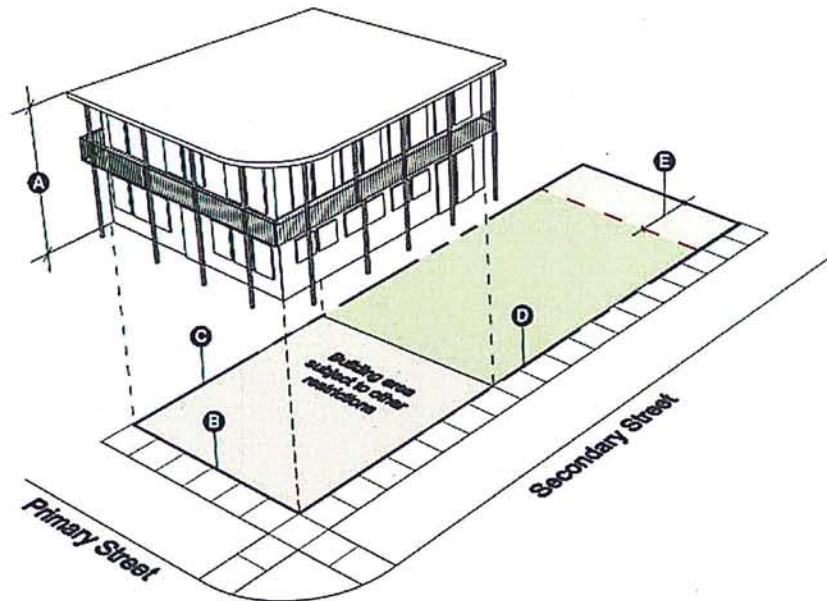


Illustration of site development standards



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.

Adopted by Ord. 27,722 MCS, §3, April 11, 2018, Zoning Docket 113-17

10.3.B BUILDING HEIGHT IN VIEUX CARRÉ DISTRICTS

Buildings of a lesser height than that permitted in Table 10-2 may be required by the Vieux Carré Commission. These height regulations do not apply to public utilities.

10.3.C OPEN SPACE

All required open space shall be permeable.

Adopted by Ord. 27,722 MCS, §3, April 11, 2018, Zoning Docket 113-17

10.3.D OPEN SPACE RATIO

1. In the Vieux Carré Districts, all yards and courts may be included as open space when computing the open space ratio. However, this open space shall be unobstructed from grade level to the sky. Where balconies, roof overhangs, galleries, stairways, storage areas, or similar projections are located in a yard or court, the area of the projection cannot be counted as open space for the open space ratio calculation.

2. For residential uses in the Historic Core Neighborhood Districts, heating, ventilation, and air conditioning (HVAC) equipment is excluded from the open space ratio calculation (i.e., it will be considered qualifying open space) when it meets the following standards:

- a. The equipment is ground-mounted.
- b. The equipment is a single-condenser unit.
- c. The equipment is located and screened according to the requirements of Section 21.6.T (Mechanical Equipment).

10.3.E ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY

Within the Historic Core Neighborhood Districts, new construction is encouraged to include common architectural features that encroach into the public right-of-way, such as galleries, stoops, and balconies, in keeping with the established development pattern. A long-term grant of servitude from the Department of Property Management is required for this type of encroachment.

10.4 REQUIRED OPEN SPACE IN THE VCP DISTRICT

A. All land and water areas shall be maintained as open space in the area of the VCP District bounded by the floodwall, the Mississippi River, St. Peter Street (extended), and Ursulines Street (extended). Enclosed structures, with the exception of accessory buildings, and off-street parking areas are prohibited.

B. Seventy-five percent (75%) of the land area shall be maintained as open space in the area of the VCP Park District bounded by the floodwall, Esplanade Avenue (extended), the Mississippi River, and Ursulines Street (extended). The open space area may not be encumbered by enclosed structures or off-street parking areas, except for building service areas, including loading docks and staging areas, etc. Street rights-of-way are not calculated in the open space requirement.

C. Seventy-five percent (75%) of the land area shall be maintained as open space in the area of the VCP District bounded by the floodwall, Canal Street, the Mississippi River, and St. Peter Street (extended). The open space area may not be encumbered by enclosed structures or off-street parking areas, except building service areas, including loading docks and staging areas, etc.

10.5 PERMITTED RESIDENTIAL CONVERSIONS IN THE VIEUX CARRÉ DISTRICTS

A. In the Vieux Carré Districts, upon approval of the Vieux Carré Commission and the Board of Zoning Adjustments, an existing structure with a floor area ratio that equals or exceeds three (3), may be converted to a multi-family dwelling provided that the minimum lot area is four hundred (400) square feet per dwelling unit.

B. When a proposed conversion scheme provides verification that the exterior building envelope will not be increased, except for minor expansions necessary to allow compliance with applicable building codes, such as exterior stairwells or similar means of access, the following additional standards shall be met:

1. The minimum dwelling unit size is eight-hundred (800) square feet.
2. The minimum lot area is three-hundred forty (340) square feet per dwelling unit.

10.6 DESIGN STANDARDS FOR VIEUX CARRÉ DISTRICTS

The Vieux Carré Commission's Design Guidelines contain the procedures and compatible architectural details for properties located in the Vieux Carré Historic District.

10.7 DESIGN STANDARDS FOR HISTORIC MARIGNY/TREMÉ/BYWATER DISTRICTS

The following standards shall apply to all sites, except single and two-family residential dwellings:

- A. For new construction, ADA accessible ramps and lifts shall be visually unobtrusive, preferably through internalized ramps or sloped walkways.
- B. All buildings shall be oriented towards a public or private street in terms of architectural interest and building access.

10.8 GENERAL STANDARDS OF APPLICABILITY

All Historic Core Neighborhood Districts are subject to the following standards:

10.8.A ACCESSORY STRUCTURES AND USES

See Section 21.6 for standards governing accessory structures and uses.

10.8.B TEMPORARY USES

See Section 21.8 for standards governing temporary uses.

10.8.C SITE DEVELOPMENT STANDARDS

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

10.8.D OFF-STREET PARKING AND LOADING

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

10.8.E LANDSCAPE, STORMWATER MANAGEMENT, AND SCREENING

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

10.8.F SIGNS

See Article 24 for standards governing signs.

10.8.G OVERLAY DISTRICTS

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

10.8.H NONCONFORMITIES

See Article 25 for regulations governing nonconformities.

10.9 DENSITY BONUSES FOR HISTORIC CORE NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS –VCC-1, VCC-2, VCS, VCS-1,

In the establishment and authorization of a development in the Historic Core Non-Residential Districts, VCC-1 and VCC-2 Vieux Carré Commercial Districts, VCS and VCS-1 Vieux Carré Service Districts, and HMC-1 and HMC-2 Historic Marigny/ Tremé /Bywater Commercial Districts and HM-MU Historic Marigny/ Tremé /Bywater 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 and a thirty percent (30%) increase in the floor area ratio (FAR).

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 and a fifteen percent (15%) increase in floor area ratio (FAR).

- 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 and a ten percent (10%) increase in floor area ratio (FAR).
- 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 and a five percent (5%) increase in floor area ratio (FAR).

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, §3, April 28, 2017, Zoning Docket 007-17