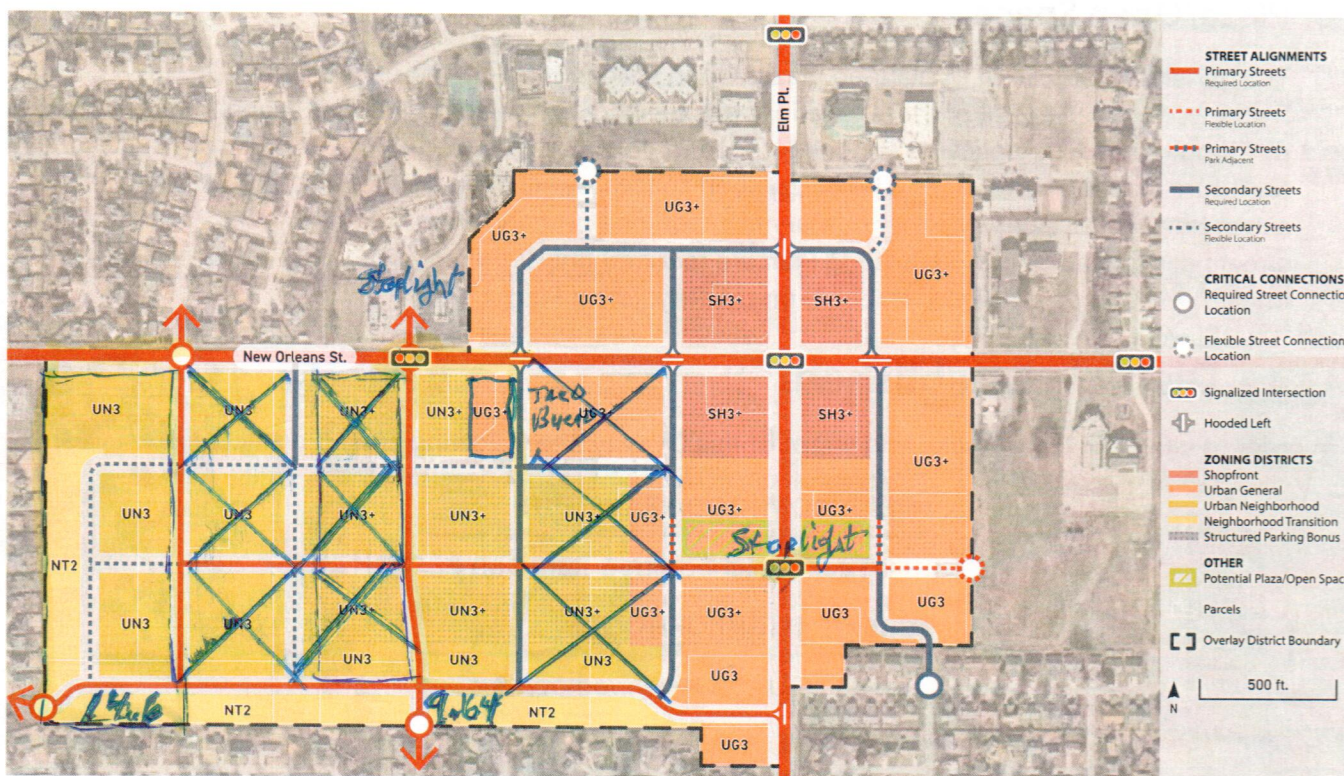


## DIV. 1.4. ZONING

### § 1.4.1. Regulating Plan

The following Regulating Plan illustrates the boundaries of the various zoning districts, street alignments, and critical street connections. It refines the urban design framework into the requirements of zoning and subdivision for the area.



### A. Primary Streets

Primary streets include West New Orleans Street and South Elm Place within the boundaries of the New Orleans Square District, as indicated on the Regulating Plan above. Both of these streets near their intersection are currently being redesigned. In addition, new internal primary streets create a functional, pedestrian-oriented street network throughout the Overlay area. The primary street network is intended to create convenient and comfortable connections for all users to destinations throughout the New Orleans Square District from within the District and from surrounding areas. Park-adjacent primary streets are subject to primary street standards and are intended to be implemented abutting the plaza/open spaces wherever they are provided.

### B. Secondary Streets

New internal secondary streets are designated on the Regulating Plan above to ensure block sizes that are adaptable to a wide range of contextually appropriate development types, while ensuring a walkable mobility framework. The secondary street network supports the primary street network by accommodating vehicular access to parking and service areas.



## DIV. 2.3. URBAN NEIGHBORHOOD



### § 2.3.1. Intent

A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including accessory dwelling units, townhouses small apartment buildings as well as larger apartment complexes supporting and within walking distance of urban amenities such as retail, food and service uses. Urban Neighborhood Districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent. UN3 allows up to three stories. UN3+ allows up to 5 stories through the structured parking bonus.



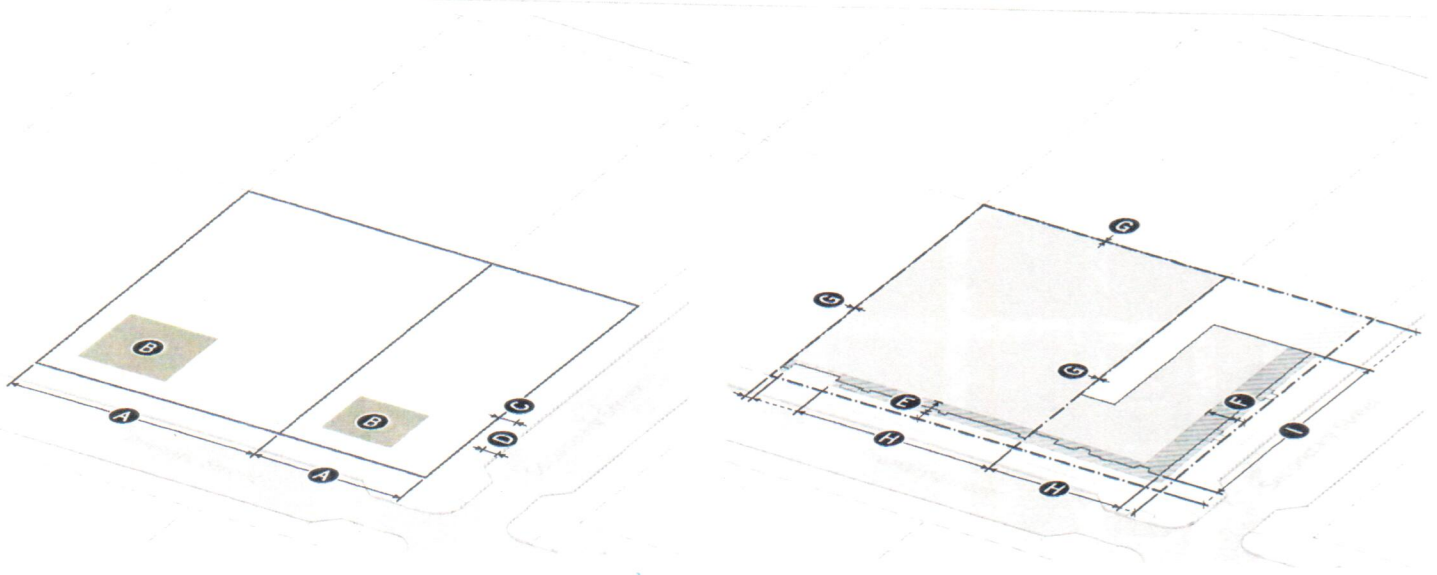


## § 2.3.4. Summary of Allowed Uses

UN3, UN3+		Summary of Use Standards		Complete Stds.
1. Residential				
Household Living	P			
Group Living	P			
2. Open Space				
Parks & Open Space	P			
Urban Agriculture	P*	Uses:	Transitional & Accessory	§ 4.2.3.C
3. Public				
Community Service	P	Floor area:	5,000 SF max	§ 4.2.3.D
Day Care	P*	Location:	Ground floor only	§ 4.2.3.E
Education	P*	Site area:	4 acres max	§ 4.2.3.F
Government	P			
Place of Assembly	P*	Floor area:	5,000 SF max	§ 4.2.3.G
4. Commercial				
Animal Care	--			
Auto-Related	--			
Eating & Drinking	P*	Floor area:	3,000 SF max	§ 4.2.3.I
Indoor Entertainment	--			
Medical Hospital	--			
Medical Laboratory	--			
Medical Services	P*	Floor area:	3,000 SF max	§ 4.2.3.J
Office	P*	Floor area:	3,000 SF max	§ 4.2.3.K
Outdoor Recreation	No			
Personal Service	P*	Floor area:	3,000 SF max	§ 4.2.3.L
Retail	P*	Floor area:	3,000 SF max	§ 4.2.3.M
Vehicle Sales & Rental	--			
Bed & Breakfast	P			
Hotel	--			
5. Industrial				
Heavy Industrial	--			
Light Industrial	--			
Makerspace	P*	Floor area:	3,000 SF max	§ 4.2.3.P
Research & Development	--			
Warehouse & Distribution	--			
Key: P Permitted Use S Specific Use * Use Standard applies -- Not Permitted				

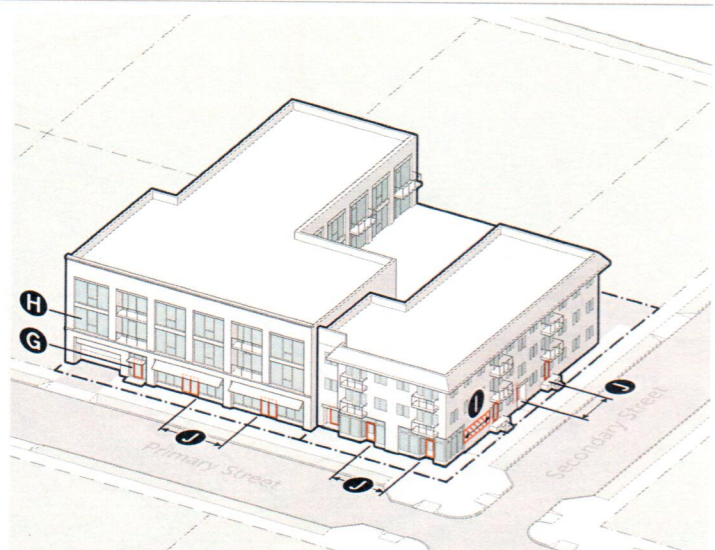
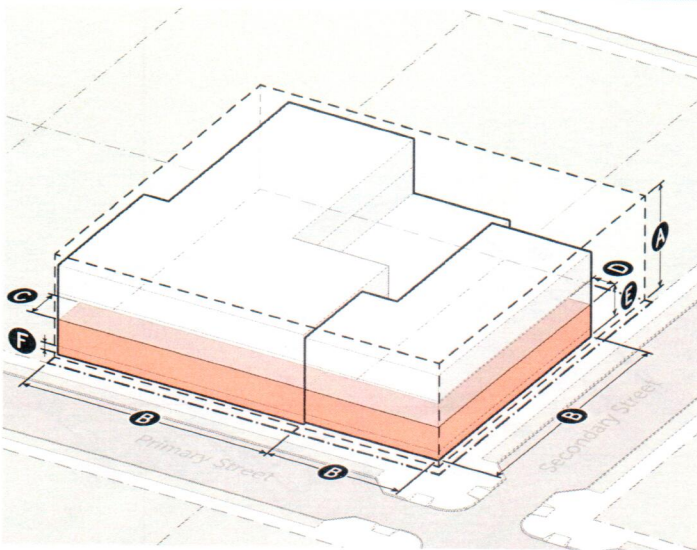
## 2.3.2. UN3 [URBAN NEIGHBORHOOD 3]

### A. SITE & PLACEMENT



<b>1. Lot Size</b>		Div. 3.2.
Lot area (min)	n/a	
<b>A</b> Primary street frontage		
Street access (min)	125'	
Alley access (min)	15'	
<b>2. Amenity</b>		Div. 3.4.
<b>B</b> Outdoor amenity space (min)	10%	
<b>3. Wall &amp; Fence Height</b>		Div. 3.5.
Front yard (max)	4'	
Secondary street yard (max)	4'	
Side/rear yard (max)	6'	
<b>4. Streetscape</b>		Div. 3.6.
<b>C</b> Pedestrian zone width		
Primary street: sidewalk (min)	6'	
Secondary street: sidewalk (min)	6'	
<b>D</b> Furniture zone width (min)	6'	
Street trees		
Planting area type	Tree lawn	
Planting frequency (min)	30' avg. on center	
<b>5. Setbacks</b>		Div. 3.7.
<b>E</b> Primary street lot line (min/max)	7'/15'	
<b>F</b> Secondary street lot line (min/max)	7'/15'	
<b>G</b> Rear/side lot line (min)	0'	
Alley lot line (min)	2'	
<b>6. Transitions</b>		Div. 3.8.
Transition type	T2	
Transition lot line setback (min)	10'	
<b>7. Build-To</b>		Div. 3.9.
Build-to width		
<b>H</b> Primary street (min)	70%	
<b>I</b> Secondary street (min)	0%	
Pedestrian plaza allowance (max)	5%	
<b>8. Parking Location</b>		Div. 3.10.
No parking between the building and the street		

## B. MASSING &amp; ACTIVATION



1. Building	Div. 3.11.
<b>A</b> Height	
Stories (max)	3
Feet (max)	45'
<b>B</b> Width (max)	175'
Active depth	
<b>C</b> Primary street (min)	15'
<b>D</b> Secondary street (min)	9'
2. Ground Story	Div. 3.12.
<b>E</b> Ceiling height	
Residential (min)	9'
Nonresidential (min)	12'
<b>F</b> Finished floor elevation	
Residential (min/max)	1.5'/3.5'
Nonresidential (min/max)	-2'/2'

	Primary	Secondary
3. Windows	Div. 3.13.	
<b>G</b> Ground story (min)	35%	20%
<b>H</b> Upper story (min)	20%	20%
<b>I</b> Blank wall width (max)	15'	25'
4. Doors	Div. 3.14.	
<b>J</b> Street-facing entry spacing (max)	40'	75'



## § 4.2.2. Permitted Use Table

	NT2	UN3	UN3+	UG3	UG3+	SH3+	Use Standards
<b>A. Residential</b>							
Household Living	P	P	P	P	P	P*	§ 4.2.3.A
Group Living	S*	P	P	P	P	P	§ 4.2.3.B
<b>B. Open</b>							
Parks & Open Space	P	P	P	P	P	P	
Urban Agriculture	P*	P*	P*	P*	P*	P*	§ 4.2.3.C
<b>C. Public</b>							
Community Service	P*	P	P	P	P	P	§ 4.2.3.D
Day Care	--	P*	P*	P*	P*	P*	§ 4.2.3.E
Education	P*	P*	P*	P	P	P	§ 4.2.3.F
Government	P	P	P	P	P	P	
Place of Assembly	--	P*	P*	--	--	--	§ 4.2.3.G
<b>D. Commercial</b>							
Animal Care	--	--	--	P*	P*	P*	§ 4.2.3.H
Auto-Related	--	--	--	--	--	--	
Eating & Drinking	--	P*	P*	P	P	P	§ 4.2.3.I
Indoor Entertainment	--	--	--	P	P	P	
Medical Hospital	--	--	--	S	S	--	
Medical Laboratory	--	--	--	P	P	--	
Medical Services	--	P*	P*	P	P	P	§ 4.2.3.J
Office	--	P*	P*	P	P	P	§ 4.2.3.K
Outdoor Recreation	--	--	--	--	--	--	
Personal Service	--	P*	P*	P	P	P	§ 4.2.3.L
Retail	--	P*	P*	P*	P*	P*	§ 4.2.3.M
Vehicle Sales & Rental	--	--	--	P*	P*	P*	§ 4.2.3.N
Bed & Breakfast	P*	P	P	P	P	P	§ 4.2.3.O
Hotel	--	--	--	P	P	P	
<b>E. Industrial</b>							
Heavy Industrial	--	--	--	--	--	--	
Light Industrial	--	--	--	--	--	--	
Makerspace	--	P*	P*	P*	P*	P*	§ 4.2.3.P
Research & Development	--	--	--	--	--	--	
Warehouse & Distribution	--	--	--	--	--	--	

Key: P Permitted Use S Specific Use \* Use Standard applies -- Not Permitted