

Section 10.2. - Eastern New Orleans Renaissance Corridor District.

10.2.1. Purpose of the District.

The purpose of this district is to provide for a superior environment along major urban transportation corridors in Eastern New Orleans through the application of an overlay zoning district. The overlay district regulations are intended to supplement the regulations of the underlying (base) zoning districts and to provide for the harmony and compatibility of development over designated corridors. These special regulations include site design requirements intended to complement land use development and to establish a positive design image along the corridor.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.2. Areas of Applicability.

The Eastern New Orleans Renaissance Corridor District applies to:

1.

All properties bounded by Bullard Avenue, Hayne Boulevard, the Jahncke Canal and Chef Menteur Highway and all properties fronting on the west side of Bullard Avenue between Hayne Boulevard and Chef Menteur Highway.

2.

All properties with frontage on Crowder Boulevard between Hayne Boulevard and Chef Menteur Highway.

3.

All properties with frontage on Read Boulevard between Hayne Boulevard and Chef Menteur Highway.

4.

All properties fronting on the south side of Hayne Boulevard between Jourdan Road and Interstate 510;

5.

All properties fronting on Morrison Road between Jourdan Road and Interstate 510;

6.

All properties fronting on Lake Forest Boulevard between Mayo Road and Interstate 510 and continuing one square in depth along Six Flags Parkway between Interstate 510 and Michoud Boulevard; and

7.

All properties fronting on Bundy Road between Hayne Boulevard and Chef Menteur Highway.

In any instance where the Eastern New Orleans Renaissance Corridor District intersects or overlaps a UC Urban Corridor District or an HUC Highway Urban Corridor District, the most restrictive regulations shall apply.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

(Ord. No. 27,246, § 1, adopted 12/1/08; Ord. No. 27,248, § 1, adopted 12/1/08)

10.2.3. Regulations of the Underlying Zoning District.

Unless otherwise noted in these Eastern New Orleans Renaissance Corridor District regulations, the regulations of the underlying zoning district shall apply. Single- and two-family uses when located in a single- or two-family zoning district shall not be subject to the regulations of the Eastern New Orleans Renaissance Corridor District. Nothing herein shall be construed to supersede site plans approved under preexisting zoning districts such as a residential planned community (RPC), conditional use (CU), industrial park (BIP), etc.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.4 Uses authorized in the District.

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.5. Permitted Uses.

The permitted uses authorized in the Eastern New Orleans Renaissance Corridor District shall be the same as the permitted uses authorized in the applicable underlying zoning district. The uses permitted are subject to compliance with the special site design conditions specified in Section 10.2.9.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.6. Accessory Uses.

The accessory uses authorized in the Eastern New Orleans Renaissance Corridor District shall be the same as the accessory uses authorized in the applicable underlying zoning district regulations.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.7. Conditional Uses.

The following uses authorized as permitted uses in the underlying non-residential zoning district shall be conditional uses in the Eastern New Orleans Renaissance Corridor District:

1.

Multiple-family residential uses.

2. Cocktail lounges or bars.
3. Uses which sell alcoholic beverages for consumption on-premises which do not meet the definition of a cafeteria or standard restaurant in Article 2, Section 2.2.
4. Uses under 10,000 square feet in floor area which sell alcoholic beverages for consumption off-premises.

(Ord. 22,852 § 1, adopted 10/18/07)

(Ord. No. 27,188, § 1, adopted 11/16/08)

10.2.8. FAR and Height Requirements.

The following FAR and height requirements supersede those of and take precedence over the FAR and height regulations in the underlying zoning districts.

1. Permitted FAR. All permitted uses in the Eastern New Orleans Renaissance Corridor District shall have a maximum Floor Area Ratio (FAR) of 1.00, except for permitted uses in the C-2, General Commercial Districts, which shall have a maximum FAR of 2.00.
2. Permitted Maximum Building Height. The maximum building height in the Eastern New Orleans Renaissance Corridor District shall be the same as the permitted maximum building height in the applicable underlying zoning district.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.9. Permitted Signs.

The following sign regulations supersede those of and take precedence over the sign regulations in the underlying zoning districts. For the purpose of this section, "development" refers to a site which is a lot or lots considered a unit.

1. Accessory Signs. Each business on the premises shall be allowed either one (1) flat sign or one (1) projecting sign subject to the following provisions:
 - a. *Permitted Contents:* Identification by letter, numeral, symbol, or design of the use, its name and/or address and the nature of the use.

b.

Permitted Sign Area: The allowable sign area shall be computed at one (1) square foot per lineal foot of building width or individual tenant space along the wall on which the business has its main entrance. In no case shall the area for any flat or projecting sign be greater than seventy (70) square feet. Illuminated signs shall be included in the computation of aggregate sign area and in addition shall be limited to ten (10) percent of the total glass area of the window in which they are placed. Neon tubing outlining a shop window or within five (5) feet of such window shall be included in the sign area and measured by multiplying the length of the tubing by six (6) inches.

c.

Permitted Dimensions: In every case the height of any flat or projecting sign measured from the bottom to the top shall be no greater than one-half ($\frac{1}{2}$) the width from one (1) side to the other. No projecting sign shall extend more than five (5) feet from the face of the building.

d.

Permitted Height: No accessory sign shall be erected above the parapet level of the main building.

e.

Permitted Illuminations: The sign may be illuminated but may not flash, blink, or fluctuate.

f.

Animation: No sign shall be animated or change physical position by any movement or rotation.

g.

Temporary, Nonilluminated Paper Signs: Such signs in show windows are limited to ten (10) percent of the total glass area of the window in which they are placed.

2.

Canopy Signs. Each business on the premises shall be allowed two (2) canopy signs with the area for each sign limited to six (6) square feet.

3.

Directional Signs. Signs which give directions to motorists regarding the location of parking areas and access drives shall be permitted as accessory signs and should not be included in any computation of

sign area. Such directional signs are limited in area to four (4) square feet and shall not be more than six (6) feet in height above the ground but may not flash, blink, or fluctuate; and shall not be animated.

4.

Detached Signs. Each development shall be allowed one (1) detached sign subject to the following:

a.

Permitted Contents: The contents of a detached sign for a development containing a single use is limited to identification by letter, numeral, symbol or design of the use, its name and/or address unless otherwise noted in Paragraph 5 below. The contents of a detached sign for a development containing two (2) or more businesses on the premises is limited to the overall name of the development and address; uses containing over 50,000 square feet may have a separate detached identification sign.

b.

Permitted Sign Area: The allowable sign area shall be computed at one (1) square foot per lineal foot street frontage (being the width of the lot or development site along the adjacent public right-of-way). In a development containing less than two (2) acres the maximum allowable sign area is seventy (70) square feet. The maximum allowable sign area for development containing two (2) acres or more shall be limited to 100 square feet.

c.

Permitted Height: The height of a detached sign shall be limited to twelve (12) feet.

d.

Permitted Location: Any detached sign shall be set back from all adjacent public rights-of-way a distance at least equal to the height of the sign. This setback is to be measured from the nearest portion of the sign.

e.

Permitted Illumination: Detached signs may be illuminated, but shall not flash, blink or fluctuate.

f.

Animation: No detached sign shall be animated or change physical position by any movement or rotation.

5.

Rate and Price Signs for Gasoline Service Stations.

Gasoline service stations shall be allowed to integrate rate and price information on gasoline prices into the detached identification sign subject to the following provisions:

a.

Freestanding signs displaying price and rate information are prohibited.

b.

Price and rate information on the detached identification sign shall be limited in area to thirty (30) percent of the surface of the sign.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.10. *Special Site Design Conditions.*

All authorized uses shall comply with the following standards:

1.

Landscape Buffer Along Eastern New Orleans Renaissance Corridors.

All sites within the Eastern New Orleans Renaissance Corridor District shall provide a landscape buffer within the property line abutting the Renaissance Corridor frontage. The landscape buffer shall have a depth of not less than twenty (20) feet. No parking or pavement shall be allowed in the landscape buffer except for approved accessways, pedestrian walks, and permitted detached signs. The landscape buffer shall contain trees, shrubs, and other landscape elements. Trees shall be planted at the rate of one (1) per twenty-five (25) lineal feet of street frontage, and may be spaced evenly or planted in groups or clusters. Acceptable trees shall be limited to the following species: Swamp Red Maple, Green Ash, Sweet Gum, Red Oak, Cherry Bark Oak, Southern Magnolia, Crepe Myrtle, Live Oak, Bald Cypress, Shumard Oak, Phoenix Palm, Washington Palm, Slash Pine, Spruce Pine, Bradford Callery Pear, Cherry Laurel, Pecan, Chinese Elm, Pin Oak, Callery Pear, Willow Oak. All such trees shall be a minimum trunk size of two (2) inch calliper, and have a height of twelve (12) feet, with the exception of Wax Myrtle and Crepe Myrtle which must be a minimum of eight (8) feet, and Washington and Phoenix Palms which must be a minimum of four (4) feet at time of planting. Other species may be included in the landscape buffer but they may not be counted toward fulfilling the requirements of this section. Whenever a development is intended to

be phased, the required landscape buffer shall be implemented as a part of the first phase undergoing construction.

2.

Setbacks.

All buildings shall be set back not less than twenty (20) feet from the Renaissance Corridor right-of-way.

3.

Off-Street Loading.

Service drives or other areas shall be provided for off-street loading in such a way that while in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any other public or private drive or street.

4.

Off-Street Loading Screening.

All loading areas must be screened by wooden, brick or masonry fences at least six (6) feet in height.

5.

Lighting.

No light standard shall be taller than twenty-five (25) feet.

6.

Required Screening.

The vehicular use area, defined as all areas subject to vehicular traffic, including parking lots, accessways, loading areas, and service areas, shall be screened according to the following criteria:

a.

When a vehicular use area abuts any residential district or permitted residential use, a six (6) foot high opaque screen is required along the abutting edge. The screen may consist of a masonry wall, wooden fence, earth berm, opaque hedge, or any combination thereof.

b.

When any part of a vehicular use area is visible from a street of public right-of-way which abuts the property there shall be a continuous planting between such vehicular use areas and the abutting public right-of-way. Such a planting shall attain a height between thirty-six (36) inches and fifty-four (54) inches above the top of curb elevation. Such a continuous planting may be in the form of a hedge, but may also include several types of plants, providing the overall continuity of the planting

is not interrupted. As an alternative to the continuous planting, a masonry wall or earth berm meeting the same height requirements as the planting, or a combination of the above elements, may be substituted. The only exception to this requirement shall be at the location of approved vehicular and pedestrian accessways.

c.

Refuse storage areas shall be enclosed with an opaque screen, a minimum of six (6) feet in height, with gates.

7.

Interior Landscaping of Vehicular Use Area.

Landscaped areas within the interior of the vehicular use area shall be provided when the vehicular use area is over 5,000 square feet. The following conditions apply to these interior landscaped areas:

a.

The total of all interior landscaped areas shall occupy at least eight (8) percent of the vehicular use area.

b.

Each interior landscape area shall be at least 100 square feet in area.

c.

The length of any side shall be at least five (5) feet.

d.

The interior landscaped areas shall be raised and curbed with permanently anchored curbing having a ninety (90) degree height of six (6) inches.

e.

Each interior landscaped area shall have an approved tree planted at the minimum ratio of one (1) tree per 100 square feet of interior landscape island.

f.

There shall be at least three (3) shrubs, each having minimum height of two (2) feet upon installation, for each tree planted within the development. Such shrubs may be planted in any combination or configuration. Plants other than shrubs may be considered for fulfilling this requirement, such as palms, bulbs, or other herbaceous perennials, providing they meet the minimum size requirement.

8.

Perimeter Landscape Strip.

The purpose of the perimeter landscape strip is to clearly delineate the boundaries of vehicular use areas associated with individual development. This requirement is intended to ensure compatibility of abutting developments, particularly in terms of vehicular circulation safety. Where vehicular circulation is desired between two (2) abutting developments, it is the responsibility of the developers to submit plans which reflect compatibility in design. The perimeter landscape strip shall count as part of the minimum eight (8) percent interior landscape area requirement, as described in subsection (7)(a), above.

a.

A landscape perimeter strip having a minimum width of five (5) feet is required along the outer edge of the vehicular use area, except in the following situations:

(1)

Where accessways exist between vehicular use areas of separate developments;

(2)

Where required landscape buffer is located;

(3)

Where service drives or loading zones are located behind a main building, and are not visible from the main parking area or abutting property;

(4)

Where a vehicular use area abuts a building.

b.

Where two (2) developments are intended to interconnect, an alternative to the perimeter landscape strip in its strictest sense may be proposed. Such an alternative shall be contingent upon the following factors:

(1)

The square footage of the alternate proposal shall be at least half of the area that would otherwise be required as a perimeter strip.

(2)

Site plans for both developments shall be submitted in order to determine feasibility of the interconnection.

c.

Two (2) landscape perimeter strips may abut one another. The planting design of each shall be compatible in order to prevent maintenance problems. Design priority shall be given to the area first approved.

d.

Trees shall be planted within the perimeter strips at the same rate as for the interior landscape areas, that is, one (1) tree per 100 square feet of landscape area. They may be planted either evenly spaced or in groups or clusters.

9.

Credit for Preserved Trees.

Any existing tree may be included for credit towards the requirements of this Ordinance according to the following criteria:

Diameter of Trunk Measured 4½ Feet Above Ground	Number of Trees Credited
36" or greater	9
26"—35"	7
13"—25"	5
4"—12"	3

a.

If any preserved tree dies within three (3) years of construction, one (1) tree shall be replaced for each tree credited against such a preserved tree.

b.

For each tree to be credited, a planting area or open ground area of at least twenty-five (25) square feet shall be included around trees up to four (4) inches in diameter. An additional twenty-five (25) square feet is required for each additional two (2) inches of tree trunk diameter, measured four and one-half (4½) feet above the natural grade.

c.

In no case shall the trunk area of a preserved tree be closer to the edge of the planting area than one-third (1/3) of the length of the longest side of the open ground area in which it is planted.

10.

Special Design Considerations for Vehicular Storage Yards.

The landscape requirements set forth by this Ordinance do not apply to automobile vehicular storage yards. For purposes of this section, a "vehicular storage yard" is defined as any exterior area within an automobile dealership development that is used exclusively for the storage of vehicles intended for sale. The following criteria shall be used in determining compliance:

a.

A vehicular storage yard shall not be accessible to vehicular traffic of the general public.

b.

Any vehicular storage yard shall be located behind the minimum building setback of fifty (50) feet.

c.

Any vehicular storage yard shall be enclosed with an opaque fence having a minimum height of six (6) feet. A wooden fence or masonry wall may be used to satisfy this requirement.

d.

"Automobile display pads" may be located within the twenty (20) foot landscape buffer, subject to the following provisions:

(1)

Only one (1) automobile display pad per 100 lineal feet of street frontage is permitted.

(2)

Any automobile display pad shall be set back a minimum of ten (10) feet from the public right-of-way, and shall contain sufficient area for the display of one (1) automobile.

(3)

Any automobile display pad shall have a maximum height of three (3) feet above curb elevation.

(4)

Except for permitted automobile display pads as described above, all other landscape requirements as indicated in this Ordinance shall apply to the required landscape buffer zone in any automobile dealership development.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.11. Site Plan Review.

Prior to the issuance of a building permit by the Director of Safety and Permits for establishment, change, or alteration of any use within the Eastern New Orleans Renaissance Corridor District, an administrative site plan shall be approved by the Executive Director of the City Planning Commission. The site plan shall be prepared and approved in accordance with the requirements and procedures set forth in Section 16.7. Upon approval of such plan, the Executive Director shall affix his/her signature to a reproducible copy of said plan. The City Planning Commission shall retain one (1) copy of the approved plan for its records.

(Ord. 22,484 § 1 (part), adopted 1/4/07)

10.2.12. Appeals.

Application for any variance or waiver from requirements set forth herein or from the regulations of the underlying zoning district shall be reviewed and approved by the City Council. The request shall be submitted to the City Planning Commission, accompanied by any site plans, drawings or data, either written or graphic, as deemed necessary by the City Planning Commission, for review and recommendation. The Planning Commission must make a recommendation within thirty (30) days of receipt of request. Upon receipt of the Planning Commission recommendation, the City Council shall advertise the request for the variance or waiver and shall allow discussion on the variance or waiver prior to making a decision. Failure of the City Council to act within forty-five (45) days of receipt of the City Planning Commission recommendation shall be deemed a denial of the variance or waiver.

(Ord. 22,484 § 1 (part), adopted 1/4/07)