

33 parkings

$$\begin{array}{r} 30 \\ 4 \overline{) 131} \\ \underline{12} \\ 11 \\ \underline{8} \\ 3 \end{array}$$

FAX

ATTENTION

Fax Number

Phone Number

FROM

Fax Number

Phone Number

SUBJECT

Number of Pages

Date

MESSAGE

DAMMON ENGINEERING INC.

Mr. DAVID DAMMON

985-641-5950

985-649-5832

BELLAIR LAD BAPTIST CHURCH - Rev. MICHAEL ZACHARIE

504-363-4165

504-450-1216 (CELL-PHONE)

ZONING REQUIREMENTS FOR RESIDENTIAL DISTRICTS

3

NOVEMBER 5th 2007

TO Mr. DAVID DAMMON,

I WAS BLESSED WITH THE OPPORTUNITY TO SPEAK THE ZONING ADMINISTRATOR FOR THE CITY OF NEW ORLEANS, MR. EDWARD HOREN, PRESENTING ZONING REGULATIONS FOR OUR CHURCH AREA. THE FOLLOWING PAGES HOPEFULLY WILL PROVIDE YOU WITH NECESSARY INFORMATION IN COMPLETING YOUR ARCHITECTURAL DRAWINGS FOR OUR CHURCH. MR. HOREN SAID FOR YOU TO CALL HIM IF YOU HAVE ANY QUESTIONS. HE WOULD BE GLAD TO HELP. THANKS!

Rev. Michael Zacharie

4.6.7. Height, Area and Yard Requirements.

ARTICLE 4 RESIDENTIAL DISTRICTS

4.6.7. Height, Area and Yard Requirements.

The minimum requirements for lot area, yards and maximum height in the RD-3 Two-Family Residential District are contained Table 4.F. These standards apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.

Table 4.F
Area Regulations for the RD-3 Two-Family Residential District

Requirements	Standards: Type of Development: One-Family	Standards: Type of Development: Two-Family ¹	Standards: Type of Development: Town House ¹	Standards: Type of Development: Nonresidential
Minimum lot area per dwelling unit or nonresidential site area	3,600 sq. ft.	1,800 sq. ft.	2,000 sq. ft.	20,000 sq. ft.
Minimum lot width	30 ft.	30 ft.	18 ft.	100 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.	100 ft.
Maximum height	40 ft.	40 ft.	40 ft.	40 ft.
Minimum depth of front yard ²	20 ft.	20 ft.	20 ft.	20 ft.
Minimum aggregate width of side yards (Percent of actual lot width)	20%	20%	See Note 1	20%
Minimum width of each side yard	3 ft.	3 ft.	10 ft.	10 ft.
Maximum required aggregate width of side yards	12 ft.	12 ft.	20 ft.	20 ft.
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.	20 ft.

Table 4.F Notes:

1 See Article 11 for supplemental regulations governing two-family dwellings and town houses.

2 For a corner lot, a minimum yard of ten (10) feet shall be provided on the side street.

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Handwritten note: Parking provided of 1 space for every 8 seats.

**Clarence Bickham**

Director of Neighborhood Services & Special Projects

Honorable Cynthia Willard-Lewis
City Council, District "E"New Orleans City Council
1300 Perdido Street
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DEPARTMENT OF SAFETY AND PERMITS

CITY OF NEW ORLEANS

C. RAY NAGIN MAYOR

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Zoning Administrator
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1300 PERDIDO STREET, SUITE 7E05, NEW ORLEANS, LOUISIANA 70112

Please Note: Mr. Ed Horan, the City of New Orleans Zoning Administrator, stated to me that a Public Hearing with a City Council District Representative would only be necessary if certain waiver request would be needed to fulfil and complete all zoning requirements for our New Church Construction Project.

Rev. Michael Zacharie