

CITY OF NEW ORLEANS

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* Succeeded by Henry B. Curtis, May 6, 1957

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ARTICLE I — BE IT ORDAINED BY THE COMMISSION COUNCIL OF THE CITY OF NEW ORLEANS

That Ordinance 11,302 C. C. S. as amended be and the same is hereby amended and re-enacted as follows:

Section 1 through Section 34 of Ordinance 11,302 C. C. S., as amended, be and the same are hereby amended and re-enacted so that the Comprehensive Zoning Law of the City of New Orleans shall read as follows, to wit:

ARTICLE II — Title and Purpose

This Ordinance shall be known, referred to, and recited as the Comprehensive Zoning Law of the City of New Orleans of 1953, as amended.

ARTICLE III — Definitions

For the purpose of this Ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the word "structure", and the word "shall" is mandatory and not directory.

1. **Accessory Building:** A subordinate building, attached to or detached from the main building, the use of which is incidental to that of the main building and not used as a place of habitation or a living room, kitchen, dining room, parlor, bedroom, or library.
2. **Alley:** A way which affords only a secondary means of access to property abutting thereon.
3. **Apartment:** A room or suite of rooms with culinary facilities designed for or used as living quarters for a single family.
4. **Apartment Hotel:** A building designed for or containing both apartments and individual guest rooms or suites of rooms and apartments, wherein is maintained an inner lobby through which all tenants must pass to gain access to the apartments, and catering to permanent tenants and not transients, and which may furnish dining room service for the exclusive use of its tenants by previous arrangement and not to anyone who may apply.
5. **Apartment House:** See Dwelling, Multiple.
6. **Boarding House:** A building containing not more than fifteen (15) rooms with sleeping facilities where meals, or lodging and meals, are provided for compensation and by previous arrangement to three (3) or more persons but not exceeding twenty (20) persons.
7. **Building:** Any structure designed or built or used for the support, enclosure, shelter or protection of persons, animals, chattels, or property of any kind.

DEFINITIONS (Article III, Continued):

8. **Building, Height of:** The vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.
9. **Buildable Area:** The area of that part of the lot not included within the yards or open spaces herein required.
- 9a. **Cafeteria:** See Restaurant.
10. **Carport:** A canopy, open on at least two sides, for the purpose of providing shelter for one or more vehicles.
11. **Cellar:** That portion of a building below the first story having more than one-half ($\frac{1}{2}$) of its height below grade.
12. **Clinic:** A building or portion thereof designed for, constructed or under construction or alteration for, or used by two or more physicians, surgeons, dentists, psychiatrists, physiotherapists, or practitioners in related specialties, or a combination of persons in these professions.
13. **District:** Any section of the City of New Orleans in which the zoning regulations are uniform.
14. **Dwelling:** Any building which is designed for or used exclusively for residential purposes. For the purpose of this ordinance such buildings shall have a minimum area of 400 square feet.
15. **Dwelling, Single-Family:** A dwelling designed for, constructed or under construction or alteration for, or occupied exclusively by not more than one (1) family.
16. **Dwelling, Two-Family:** A dwelling designed for, constructed or under construction or alteration for, or occupied by not more than two (2) families.
17. **Dwelling, Multiple-Family:** A dwelling designed for, constructed or under construction or alteration for, or occupied by five (5) or more families.
18. **Family:** One or more persons who are related by blood or marriage living together and occupying a single housekeeping unit with single culinary facilities, or a group of not more than four (4) persons living together by joint agreement and occupying a single housekeeping unit with single culinary facilities on a non-profit, cost-sharing basis. The usual domestic servants residing on the premises shall be considered as part of the family.
19. **Filling Station:** Any building or land used for the dispensing, sale, or offering for sale at retail of any automobile fuels, lubricants, or tires, except that indoor car washing, minor motor adjustment, and flat tire repair may be performed when incidental to the conduct of a filling station.
20. **Frontage:** All the property on one side of a street between two (2) intersecting streets (crossing or terminating), measured along the lines of the street, or if the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.

DEFINITIONS (Article III, Continued):

21. **Garage, Parking:** A building, land, or portion thereof designed or used for the temporary storage of motor-driven vehicles, with or without the retail dispensing, sale, or offering for sale of motor fuels, lubricants, and tires, or indoor car washing, minor motor adjustment, and flat tire repair when such operations are incidental to the storage of motor-driven vehicles.
22. **Garage, Private:** An accessory building, land, or portion thereof designed or used for storage of vehicles only, not to exceed four (4) storage spaces, which shall not be occupied by any vehicles other than motor-driven vehicles or uncovered trailers that are not used for living or sleeping purposes, the latter to be limited to one-ton capacity; and provided further that not more than two (2) said storage spaces may be rented to persons not occupants of the main building of the lot upon which the private garage is located.
23. **Garage, Repair:** A building, land, or portion thereof other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, or storing motor-driven vehicles.
24. **Garage, Storage:** A building, land, or portion thereof designed or used for storage only of five (5) or more motor-driven vehicles pursuant to previous arrangement and not to transients, and at which automobile fuels and oils are not sold and motor-driven vehicles are not equipped, repaired, hired, or sold.
25. **Grade:** The elevation of the ground at a building or building site as established by the City Engineer.
26. **Home Occupation:** A professional occupation customarily conducted in dwellings and apartments, including that of a physician, surgeon, dentist, lawyer, clergyman, or other similar professional person; and dressmaking or tailoring; provided no person shall engage in such professional occupation, dressmaking, or tailoring, other than those who reside on the premises; and provided further that in no case shall more than fifteen percent (15%) of the floor area of any apartment in a dwelling, exclusive of any accessory building, be used for any one or more of the said occupations; and provided further that no home occupation shall be permitted in an accessory building; and provided further that no windows or other display or sign be used to advertise such occupancy other than a single sign not more than four inches (4") in width and eighteen inches (18") in length.
27. **Hospital:** A building or portion thereof designed or used for therapeutic treatment of bed-patients who are physically or mentally ill.
28. **Hotel:** A building used as an abiding place of more than twenty (20) persons who for compensation are lodged with or without meals and in which no provision is made for cooking in any individual room or suite and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours.
29. **Hotel, Apartment:** See Apartment Hotel.
30. **Institution:** A building or group of buildings designed or used for the non-profit, charitable, or correctional purposes of providing board, lodging, and health care

DEFINITIONS (Article III, Continued):

for persons aged, indigent, delinquent, or infirm; or a building or group of buildings for the purpose of performing educational or religious services and offering board and lodging to persons enrolled or confined for training.

31. **Laundromat:** A business that provides home-type washing, drying, and/or ironing machines for hire to be used by customers on the premises.
32. **Lodging House:** A building containing not more than fifteen (15) rooms with sleeping facilities where lodging only is provided for compensation and by previous arrangement to three (3) or more persons but not exceeding twenty (20) persons.
33. **Lot:** A parcel of land occupied or which may be hereafter occupied by a building and its accessory buildings, together with such open spaces and parking spaces or area as are required under this Ordinance, and having its principal frontage upon an officially approved street or place, or upon a park or parkway provided such parcel of land abuts also on a street or place.
34. **Lot, Corner:** A lot abutting upon two (2) or more streets at their intersection.
35. **Lot, Depth of:** The average horizontal distance between the front and rear lot lines.
36. **Lot, Width:** The average horizontal distance between the side lot lines.
37. **Lot, Through:** A lot having a frontage on two (2) approximately parallel streets or places.
38. **Lot, Interior:** A lot other than a corner lot.
39. **Lot Lines:** The lines bounding a lot.
40. **Lot of Record:** A lot which is part of a subdivision, the map of which has been recorded in the office of the Registrar of Conveyances or of the Clerk of the Civil District Court of the Parish of Orleans; or a parcel of land which became legally established and defined by deed or Act of Sale on or before May 4, 1950.
41. **Non-Conforming Use:** A building or land which does not conform with the height, area, or use regulations of the district in which it is located.
42. **Nursing or Convalescent Home:** A building designed or used in whole or in part for the care of ill, senile, or otherwise infirm persons residing on the premises.
43. **Parking Lot:** An open area which is used for the temporary parking of automobiles but is not a required off-street parking facility.
- 43a. **Parking Area:** A required off-street parking facility, enclosed or unenclosed; parking area includes parking spaces and access drives.
44. **Parking Space:** An area, enclosed in the main building or in an accessory building or unenclosed, having a rectangular area of not less than one hundred sixty (160) square feet, with a minimum width of eight (8) feet when unenclosed, or one hundred eighty (180) square feet with a minimum width of nine (9) feet when individually enclosed on two or more sides, exclusive of driveways, per-

DEFINITIONS (Article III, Continued):

manently reserved for the temporary storage of one automobile and connected with a street, place, or alley by a driveway at least eight (8) feet in width which affords unobstructed ingress and egress for automobiles.

45. **Place:** An open, unoccupied space other than a street or alley permanently reserved as the principal means of access to abutting property.
- 45a. **Restaurant:** An establishment principally offering food for consumption on the premises, and permitting no dancing by proprietors, patrons or employees.
46. **Rooming House:** See Lodging House.
- 46a. **School, Trade or Industrial:** An establishment, public or private, for the purpose of training students in skills required for the practice of trades or industries.
47. **Stable, Private:** An accessory building for the housing of not more than two (2) horses or mules owned by a person or persons living on the premises and which horses or mules are not for hire or sale.
48. **Stable, Public:** A stable with a capacity for more than two (2) horses or mules which stable may be operated for remuneration, hire, sale, or stabling.
- 48a. **Sign:** A structure or display that is arranged, intended, designed, or used as an advertisement, announcement, description, or direction. Signs include bulletin boards, display signs, screens, paintings, billboards, sky or roof signs, and advertising devices or displays of every kind, other than signs erected by a governmental agency in furtherance of the public safety.
49. **Street:** A public or private thoroughfare which affords the principal means of access to abutting property.
50. **Street Line:** A dividing line separating a lot, tract, or parcel of land and a contiguous street.
51. **Structure:** Anything constructed or erected, in excess of four (4) feet above grade, the use of which requires more or less permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards, backstops for tennis courts, and pergolas.
52. **Structural Alteration:** Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls, excepting such repair as may be required for the safety of the building.
53. **Tourist Court:** A group of attached or detached buildings designed, constructed, or under construction or alteration for guest rooms or dwelling units intended primarily for automobile transients, each unit having a separate entrance opening out-of-doors or into a foyer, with parking space appropriately located on the lot for use by guests of the court, operation of such court to be supervised by a person in charge at all hours. Tourist courts include auto courts, motels, motor courts, motor hotels, and motor inns.

DEFINITIONS (Article III, Continued):

54. **Tourist Home:** A building containing not more than fifteen (15) rooms with sleeping facilities where lodging or lodging and meals are provided and offered to the public for compensation for one (1) or more but not exceeding twenty (20) persons, and open to transient guests. A tourist home shall be considered as a dwelling use.
55. **Trailer Park:** An area providing spaces where one (1) or more auto trailers can be or are intended to be parked, with flush toilet and bathing facilities provided on the site.
56. **Trailer:** Any vehicle, covered or uncovered, used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses, or skirtings and which is, has been, or reasonably may be equipped with wheels or other devices for transporting the vehicle from place to place, whether by motive power or other means. The term "trailer" shall include camp car and house car.
- 56a. **Welfare Agency:** An organization, public or private, which offers professional social work services to individuals or groups.
57. **Yard:** An open space at existing ground level between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. For the purpose of determining yard measurements, the least horizontal distance between the lot line and the maximum permissible main building shall be used.
58. **Yard, Front:** A yard extending across the front of a lot between the side lot lines, and being the required minimum horizontal distance between the street or place line and the maximum permissible main building. On corner lots the front yard shall be provided facing the street upon which the lot has its lesser dimension.
59. **Yard, Rear:** A yard extending across the rear of a lot between the side lot lines, and being the required minimum horizontal distance between the rear lot line and the rear of the maximum permissible main building. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.
60. **Yard, Side:** A yard between the main building and the side lot lines and extending from the required front yard to the required rear yard, and being the required minimum horizontal distance between a side lot line and the side of the maximum permissible main building.

ARTICLE IV — Districts and General Regulations Thereof

SECTION 1. Establishment of Districts:

In order to regulate and restrict the location and use of building and land for trade, industry, residence, and other purposes; to regulate and restrict the height and size of buildings hereafter erected or structurally altered, the size of yard and other open spaces

DISTRICTS AND GENERAL REGULATIONS (Article IV, Continued):

and the density of population, the City of New Orleans is hereby divided into districts of which there shall be sixteen (16) in number known as:

- A - Single-Family District
- B - Two-Family District
- C - Four-Family District
- M-1 Medical Service District
- D - Multiple Family District
- M-2 Medical Service District
- E - Neighborhood Shopping District
- F - Heavy Commercial District
- G - Eight-Story Commercial District
- H-1 Vieux Carre Residential District
- H-2 Vieux Carre Commercial District
- H-3 Vieux Carre Industrial District
- J - Light Industrial District
- K - Central Business District
- L - Heavy Industrial District
- U - Unrestricted District

SECTION 2. Boundaries of Districts:

The boundaries of the districts are shown on the maps entitled "Lot-Line Zoning District Maps, City of New Orleans." These district maps together with all the notations, references and other information shown thereon, together with the "Lot-Line Zoning District Maps, City of New Orleans" which show the relationship of lot lines with the boundaries of the zoning districts, are made a part of this Ordinance, the originals of which are properly attested and are on file with the Clerk of the City Council, and are attached hereto and made a part hereof.

The district boundaries are either streets, alleys, or lot-lines unless otherwise shown, and where the districts designated on the Lot-Line Zoning District Maps are bounded approximately by street or alley lines, the street, alley, or lot-line shall be construed to be the boundary of the district.

Where the district boundaries as shown on the Lot-Line Zoning District Maps approximately coincide with lot lines, the lot lines shall be construed to be the district boundary line unless otherwise indicated.

DISTRICTS AND GENERAL REGULATIONS (Article IV, Continued):

In cases where district boundaries as shown on the Lot-Line Zoning District Maps do not coincide or approximately coincide with street lines, alley lines or lot lines, and no dimensions are shown, the location of such district boundary lines shall be determined by the use of the scale appearing on the map.

SECTION 3. Classification of Annexed Territory:

All territory which may hereafter be annexed to the City of New Orleans, Louisiana, shall be automatically classified as a temporary A - Single Family District until otherwise changed by ordinance, after public hearing.

SECTION 4. Regulation of Areas Under Water:

All areas within the corporate limits of the City of New Orleans, which are under water and not shown as included within any district, shall be subject to all of the regulations of the district adjacent to the water area. If the water area adjoins two or more districts, the boundaries of each district shall be construed to extend into the water area in a straight line until they intersect.

SECTION 5. Vacation of Streets:

Whenever any street, alley, or other public way is vacated by official action of the City Council of the City of New Orleans, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of same, and all area included therein shall then and henceforth be subject to all appropriate regulations of the extended districts.

ARTICLE V — General Provisions

SECTION 1. Zoning Affects Every Building and Use:

1. No building or land shall hereafter be used, and no building or part thereof shall be erected, reconstructed, converted, moved, or structurally altered unless in conformity with the regulations as set forth in this ordinance; with the exception of buildings legally non-conforming as to use that are destroyed by fire, storms, or other Acts of God or the public enemy, provided the restoration is accomplished with no increase in cubical content and no increase in floor area over the building existing immediately prior to damage. (See Article XXIV of this ordinance, and Articles 1605, 1606, and 1607 of the Building Code.)
2. Every building hereafter erected, reconstructed, converted, moved, or structurally altered shall be located on a lot of record and in no case shall there be more than one (1) main building on one (1) lot unless otherwise provided for in this Ordinance.
3. No lot shall be reduced in area so that yards, lot area per family, or other open space requirements of this Ordinance are not maintained. Minimum yards, parking, and other open spaces, including lot area per family required for a permitted use, shall not be considered as yard or open space requirements for any use occupying another lot.

ARTICLE VI — Off-Street Parking Requirements

Off-street automobile parking space or area shall be provided on any lot on which any of the following listed uses are hereafter established within the districts designated. Parking space or area may be located on any portion of a lot except in the required front yard.*

(Uses listed alphabetically)

Uses Permitted	When Located in Following Districts
Apartment Hotels: One parking space for each five (5) single rooms or for each four (4) dwelling units.	D - Multiple Family E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial U - Unrestricted
Auditoriums, Arenas, Assembly Halls, Gymnasiums, and Visual-aid Rooms, whether used separately or in conjunction with a main building: Parking area equal to three (3) times the floor area, including balconies but exclusive of foyers, accessory rooms, and outer corridors, of such auditorium or arena; or one (1) parking space for each sixteen (16) fixed seats therein; or a combination of the two methods of calculation if not all the seats in such auditorium or arena are fixed in position.	J - Light Industrial L - Heavy Industrial U - Unrestricted
Boarding and Lodging Houses: One parking space for each five (5) guests for whom accommodations are provided, plus one parking space for the owner or manager if residing on the premises.	C - Four Family M-1 Medical Service D - Multiple Family M-2 Medical Service E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial U - Unrestricted

*Where off-street automobile parking space or area cannot be reasonably provided on the same lot on which the principal use is conducted, required parking space or area may be provided on other off-street property if such space or area lies within three hundred (300) feet of the main building and the zoning classification of such land is the same as, or less restrictive than, the classification of the lot upon which the main use is located. Such parking space or area shall be established by a recorded covenant or agreement as parking space to be used in conjunction with the principal use and shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space or area, such encumbrance to be valid for the total period the use or uses for which the parking is needed are in existence. Such agreement or covenant shall be duly recorded in the office of the Registrar of Conveyances and certificate furnished Director of Safety and Permits.

OFF-STREET PARKING REQUIREMENTS (Article VI, Continued):

Uses Permitted	When Located in Following Districts
Clinics: Parking area equal to the gross floor area of such clinic.	M-1 Medical Service M-2 Medical Service E - Neighborhood Shopping
Parking area equal to one-half (½) the gross floor area of such clinic.	F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted
Clubs and Lodges: One parking space for each three (3) members of such club or lodge at the time of construction or structural alteration.	C - Four Family M-1 Medical Service D - Multiple Family M-2 Medical Service E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial U - Unrestricted

OFF-STREET PARKING REQUIREMENTS (Article VI, Continued):

Uses Permitted	When Located in Following Districts
Dwellings: Parking area must be provided on the same lot as the main building.	A - Single Family
a. Buildings containing not more than four (4) dwelling units: one parking space for each dwelling unit.	B - Two Family
	C - Four Family
	M-1 Medical Service
<hr/>	
a. Buildings containing not more than four (4) dwelling units: one parking space for each dwelling unit.	D - Multiple Family
	M-2 Medical Service
b. Buildings containing more than four (4) dwelling units but not in excess of twelve (12) dwelling units: one additional parking space for each two (2) dwelling units in excess of four (4) units.	E - Neighborhood Shopping
	F - Heavy Commercial
	G - Eight Story Commercial
	J - Light Industrial
	U - Unrestricted
c. Buildings containing more than twelve (12) dwelling units: one additional parking space for each three (3) dwelling units in excess of twelve (12) units.	
<hr/>	
Fraternities and Sororities: One parking space for each five (5) active members at the time of construction or structural alteration, plus one parking space for a housemother or custodian.	C - Four Family
	M-1 Medical Service
	D - Multiple Family
	M-2 Medical Service
	E - Neighborhood Shopping
	F - Heavy Commercial
	G - Eight Story Commercial
	J - Light Industrial
	U - Unrestricted

OFF-STREET PARKING REQUIREMENTS (Article VI, Continued):

Uses Permitted	When Located in Following Districts
<hr/> Hospitals: One parking space for each eight (8) beds in such hospital or institution.	C - Four Family M-1 Medical Service D - Multiple Family M-2 Medical Service E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted
<hr/> Hotels: One parking space for each three (3) guest rooms or suites offered for occupancy by such hotel.	F - Heavy Commercial G - Eight Story Commercial J - Light Industrial U - Unrestricted
<hr/> Institutions: One parking space for each eight (8) beds in such institution.	C - Four Family D - Multiple Family E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted
<hr/> Kennels and Animal Hospitals: Parking area equal to thirty (30) per cent of the total area either enclosed or covered in such kennel.	F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted

OFF-STREET PARKING REQUIREMENTS (Article VI, Continued):

Uses Permitted	When Located in Following Districts
Libraries and Museums: Parking area equal to fifty (50) per cent of that portion of the floor area which is open to the public.	A - Single Family B - Two Family C - Four Family M-1 Medical Service D - Multiple Family M-2 Medical Service E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted
Mausoleums: Parking area equal to the ground floor area of such mausoleum.	C - Four Family M-1 Medical Service D - Multiple Family M-2 Medical Service E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted
Nursing and Convalescent Homes: One parking space for each eight (8) beds in such nursing or convalescent home.	C - Four Family D - Multiple Family M-1 Medical Service M-2 Medical Service E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial U - Unrestricted

OFF-STREET PARKING REQUIREMENTS (Article VI, Continued):

Uses Permitted	When Located in Following Districts
Office and Professional Buildings: Parking area equal to the gross floor area of such office, professional or public building.	M-1 Medical Service M-2 Medical Service E - Neighborhood Shopping
Parking area equal to one-half (½) the gross floor area of such office, professional or public building.	F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted
Public Buildings and Welfare Agencies: Parking area equal to the gross floor area of such buildings.	A - Single Family B - Two Family C - Four Family M-1 Medical Service D - Multiple Family M-2 Medical Service E - Neighborhood Shopping
Parking area equal to one-half (½) the gross floor area of such building.	F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted
Riding Stables: Parking area equal to fifty (50) per cent of the covered area of such stable.	J - Light Industrial L - Heavy Industrial U - Unrestricted

OFF-STREET PARKING REQUIREMENTS (Article VI, Continued):

Uses Permitted	When Located in Following Districts
<p>Roadside Stands: Five (5) parking spaces for each establishment.</p>	<p>J - Light Industrial L - Heavy Industrial U - Unrestricted</p>
<p>Schools, Public and Private: Elementary and junior high schools, one parking space per classroom, laboratory or manual training shop; high schools, two (2) parking spaces per classroom, laboratory or manual training shop; colleges, universities, trade, industrial and business schools, three (3) parking spaces per classroom, laboratory or other teaching room.</p>	<p>A - Single Family B - Two Family C - Four Family M-1 Medical Service D - Multiple Family M-2 Medical Service E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial K - Central Business U - Unrestricted</p>
<p>Stores and Shops for Services and Trades including Restaurants and Barrooms: Parking area equal to twice the ground floor area of such store or shop.</p>	<p>E - Neighborhood Shopping</p>
<p>Parking area equal to the ground floor area of such store or shop.</p>	<p>M-2 Medical Service F - Heavy Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted</p>
<p>Parking area equal to one-half (½) the ground floor area of such store or shop.</p>	<p>G - Eight Story Commercial</p>

OFF-STREET PARKING REQUIREMENTS (Article VI, Continued):

Uses Permitted	When Located in Following Districts
Theatres: One parking space for each eight (8) seats in such theatre.	E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial U - Unrestricted
Tourist Courts: One parking space for each room or indivisible suite of rooms available for tourists.	F - Heavy Commercial G - Eight Story Commercial J - Light Industrial U - Unrestricted
Tourist Homes: One parking space for each room available for tourists.	M-1 Medical Service D - Multiple Family M-2 Medical Service E - Neighborhood Shopping F - Heavy Commercial G - Eight Story Commercial J - Light Industrial U - Unrestricted
Undertaking Establishments: Parking area equal to twice the ground floor area of the establishment.	F - Heavy Commercial G - Eight Story Commercial J - Light Industrial L - Heavy Industrial

ARTICLE VII — S-Suburban District Regulations

Article VII repealed by Section 3 to Ordinance 902 M. C. S.

ARTICLE VIII — A-Single Family District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the A-Single Family Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land shall be used only for the following purposes:

1. Single-family dwellings.
2. Public parks, parkways and playgrounds including uses accessory or incidental to their operation.
3. Public libraries and museums.
4. Public schools, elementary and high, or private schools, having a curriculum essentially the same as ordinarily given in a public elementary school or public high school, and public or private nursery schools or kindergartens.
5. Private recreational uses such as tennis courts, swimming pools, golf courses, operated exclusively for private use and not for commercial purposes.
6. Churches and temples, including recreational buildings located on the same lot as the main use.
7. Private gardens, truck gardens and nurseries for the propagation and cultivation of plants, only when said plants, flowers, or produce are not offered for sale.
8. Home occupations.
9. Accessory buildings including private garages, and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of a business.
10. Bulletin boards for churches, temples, institutions, or public buildings only and signs not exceeding twelve (12) square feet in area, pertaining to the rental, lease, or sale of a building or land; provided, however, that not more than one sign of the above character shall be permitted on any lot.
11. Police and fire stations.
12. Farming, including the usual farm buildings and structures, and animal raising, trapping, and fishing, on sites of five (5) acres or more.
13. Public and private forests, wildlife reservations, and similar conservation projects.
14. Public buildings or land uses whose sole purpose is to maintain the National defense.

A-SINGLE FAMILY DISTRICT REGULATIONS (Article VIII, Continued):

SECTION 3. Height Regulations:

No building shall exceed thirty-five (35) feet in height.

SECTION 4. Area Regulations:

1. Front Yard:

- a. There shall be a front yard having a depth of not less than twenty (20) feet unless forty (40) per cent or more of the frontage on the same side of the street between two intersecting streets is improved with buildings that have observed a front yard line having a variation in depth of not more than six (6) feet, in which case no building shall project beyond the average front yard so established, provided, further, that in no case shall the front yard between the street line and the building be less than ten (10) feet and need not exceed twenty (20) feet.
- b. On through lots the required front yard shall be provided on both streets.

2. Side Yard:

- a. There shall be two (2) side yards, one on each side of the building, having a combined width of not less than twenty-five (25) per cent of the width of the lot; provided, that in no case shall either side yard be less than three (3) feet; and provided, further, that the combined width of the two (2) side yards need not exceed twenty-one (21) feet.
- b. On corner lots the side yard on that side of the lot abutting the side street shall not be less than twelve and one-half (12½) feet. However, this regulation shall not be so interpreted as to reduce the buildable width, after providing the required interior side yard, of a corner lot existing before the adoption of this Ordinance, to less than twenty-four (24) feet.

3. Rear Yard:

There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided, however, that the depth of the required rear yard shall not be less than fifteen (15) feet and shall not exceed twenty-five (25) feet.

4. Lot Area Per Family:

Every lot shall contain an area of not less than five thousand (5,000) square feet per family.

SECTION 5. Parking Regulations:

All uses permitted in an A-Single Family District, except churches and temples, shall provide off-street parking as set forth in Article VI.

ARTICLE IX — B-Two Family District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the B-Two Family Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land shall be used only for the following purposes:

1. Any use permitted in the A-Single Family District.
2. Two-family dwellings.
3. Accessory buildings, including private garages, and uses customarily incidental to any of the above listed uses when located on the same lot and not involving the conduct of a business.
4. Home occupations provided that any professional persons engaging in such home occupation may employ not more than two (2) assistants.

SECTION 3. Height Regulations:

No building shall exceed thirty-five (35) feet in height.

SECTION 4. Area Regulations:

1. Front Yard:

- a. There shall be a front yard having a depth of not less than twenty (20) feet unless forty (40) per cent or more of the frontage on the same side of the street between two intersecting streets is improved with buildings that have observed a front yard line having a variation in depth of not more than six (6) feet, in which case no building shall project beyond the average front yard so established, provided, further, that in no case shall the front yard between the street line and the building be less than ten (10) feet and need not exceed twenty (20) feet.
- b. On through lots the required front yard shall be provided on both streets.

2. Side Yard:

- a. There shall be two (2) side yards, one on each side of the building, having a combined width of not less than twenty (20) per cent of the width of the lot, provided, that in no case shall either side yard be less than three (3) feet and provided further that the combined widths of the two (2) side yards need not exceed twelve (12) feet.
- b. On corner lots the side yard on that side of the lot abutting the side street shall be not less than ten (10) feet. However, this regulation shall not be so interpreted as to reduce the buildable width, after providing the required interior side yard, of a corner lot existing before the adoption of this Ordinance, to less than twenty-four (24) feet.

B-TWO FAMILY DISTRICT REGULATIONS (Article IX, Continued):

3. Rear Yard:

There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided, however, that the depth of the required rear yard shall not be less than fifteen (15) feet and shall not exceed twenty-five (25) feet.

4. Lot Area Per Family:

Every dwelling hereafter erected, enlarged, relocated, reconstructed, or structurally altered shall be located upon lots containing the following areas:

- a. A lot occupied by a single-family dwelling shall contain an area of not less than forty-four hundred (4,400) square feet per family.
- b. A lot occupied by a two-family dwelling shall contain an area of not less than twenty-five hundred (2,500) square feet per family.

SECTION 5. Parking Regulations:

Uses permitted in a B-Two Family District, except churches and temples, shall provide off-street parking as set forth in Article VI.

ARTICLE X — C-Four Family District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations of the C-Four Family Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land shall be used only for the following purposes:

1. Any use permitted in the B-Two Family Districts.
2. Multiple-family dwellings accommodating not more than four (4) families.
3. Institutions of a religious, educational, correctional, eleemosynary, or philanthropic nature, but not penal or mental institutions designed, built or used for the incarceration of adults.
4. Boarding and lodging houses.
5. Fraternities, sororities, private clubs, and lodges, excepting those the chief activity of which is a service customarily carried on as a business.
6. Accessory buildings and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of a business, including storage garages, where the lot is occupied by a multiple-family dwelling, club, or institutional building.

C-FOUR FAMILY DISTRICT REGULATIONS (Article X. Continued):

7. Signs not exceeding two (2) square feet in area, of a permanent character and pertaining to the offering for rent of rooms in the main building.
8. Hospitals.
9. Public health centers.
10. Welfare agencies.
11. Cemeteries and mausoleums.
12. Nursing and convalescent homes.

SECTION 3. Height Regulations:

No building shall exceed thirty-five (35) feet in height.

SECTION 4. Area Regulations:

1. Front Yard:

- a. There shall be a front yard having a depth of not less than twenty (20) feet unless forty (40) per cent or more of the frontage on the same side of the street between two intersecting streets is improved with buildings that have observed a front yard line having a variation in depth of not more than six (6) feet, in which case no building shall project beyond the average front yard so established, provided, further, that in no case shall the front yard, between the street line and the building be less than ten (10) feet and need not exceed twenty (20) feet.
- b. On through lots the required front yard shall be provided on both streets.

2. Side Yard:

- a. There shall be two (2) side yards, one on each side of the building, having a combined width of not less than twenty (20) per cent of the width of the lot, provided, that in no case shall either side yard be less than three (3) feet and provided further that the combined widths of the two (2) side yards need not exceed twelve (12) feet.
- b. On corner lots the side yard on that side of the lot abutting the side street shall be not less than five (5) feet. However, this regulation shall not be construed to reduce the buildable width, after providing the required interior side yard, of a corner lot existing before the adoption of this Ordinance to less than twenty-four (24) feet.

3. Rear Yard:

There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided, however, that the depth of the required rear yard shall not be less than fifteen (15) feet and shall not exceed twenty-five (25) feet.

C-FOUR FAMILY DISTRICT REGULATIONS (Article X, Continued):

4. Lot Area Per Family:

Every dwelling hereafter erected, enlarged, relocated, reconstructed, or structurally altered shall be located upon lots containing the following areas:

- a. A lot occupied by a single-family dwelling shall contain a lot area of not less than thirty-one hundred and twenty-five (3,125) square feet per family.
- b. A lot occupied by a two-family dwelling shall contain a lot area of not less than seventeen hundred and fifty (1,750) square feet per family.
- c. A lot occupied by a three or four family dwelling shall contain an area of not less than fifteen hundred (1,500) square feet per family, except that this regulation shall not apply to rooming or boarding houses, dormitories, fraternities, and sororities where no cooking is done in individual rooms or apartments.

SECTION 5. Parking Regulations:

All uses permitted in a C-Four Family District, except churches and temples, shall provide off-street parking as set forth in Article VI.

ARTICLE XI — M-1 Medical Service District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations of the M-1 Medical Service Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land shall be used only for the following purposes:

1. Any use permitted in the C-Four Family Districts.
2. Clinics.
3. Hospitals.
4. Nursing and convalescent homes.
5. Offices of physicians, surgeons, dentists, psychiatrists, physiotherapists, or practitioners in related specialties.
6. Parking lots.
7. Signs designating type of service offered and name of practitioner, provided that such sign be no larger than four (4) square feet and not be projected at an angle from any wall.
8. Tourist homes.
9. Accessory buildings and uses customarily incidental to any of the above uses, when located on the same lot.

M-1 MEDICAL SERVICE DISTRICT REGULATIONS (Article XI, Continued):

SECTION 3. Height Regulations:

No building shall exceed thirty-five (35) feet in height.

SECTION 4. Area Regulations:

1. Front Yard:

The front yard regulations for all buildings are the same as those in the C-Four Family Districts.

2. Side Yard:

The side yard regulations for all buildings are the same as those in the C-Four Family Districts.

3. Rear Yard:

The rear yard regulations for all buildings are the same as those in the C-Four Family Districts.

4. Lot Area Per Family:

The lot-area-per-family regulations for dwellings are the same as those in the C-Four Family Districts.

SECTION 5. Parking Regulations:

All uses permitted in an M-1 Medical Service District, except churches and temples, shall provide off-street parking as set forth in Article VI.

ARTICLE XII — D-Multiple Family District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the D-Multiple Family Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land shall be used only for the following purposes:

1. Any use permitted in the C-Four Family Districts.
2. Multiple-family dwellings.
3. Apartment hotels.
4. Tourist homes.
5. Nursing and convalescent homes.

D-MULTIPLE FAMILY DISTRICT REGULATIONS (Article XII, Continued):

6. Private schools offering instruction in accounting, secretarial work, business administration, the fine or illustrative arts, and similar subjects, except that no dancing, music, or trade schools shall be permitted.
7. Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot and not involving the conduct of a business, including storage garages where the lot is occupied by a multiple dwelling, apartment hotel, club, hospital, or institutional building.

SECTION 3. Height Regulations:

No building shall exceed a height equal to the width of the right-of-way of the street upon which the building fronts, provided that in no case shall the height of any building exceed seventy-five (75) feet.

SECTION 4. Area Regulations:

1. Front Yard:

- a. There shall be a front yard having a depth of not less than twenty (20) feet unless forty (40) per cent or more of the frontage on the same side of the street between two intersecting streets is improved with buildings that have observed a front yard line having a variation in depth of not more than six (6) feet, in which case no building shall project beyond the average front yard so established, provided, further, that in no case shall the front yard between the street line and the building be less than ten (10) feet and need not exceed twenty (20) feet.
- b. On through lots the required front yard shall be provided on both streets.

2. Side Yard:

- a. For buildings not exceeding thirty-five (35) feet in height there shall be two (2) side yards, one on each side of the building, having a combined width of not less than twenty (20) per cent of the width of the lot, provided, that in no case shall either side yard be less than three (3) feet and provided further that the combined widths of the two (2) side yards need not exceed twelve (12) feet.
- b. For buildings more than thirty-five (35) feet in height but not exceeding forty-five (45) feet in height there shall be a side yard on each side of the building, each of which side yards shall have a width of not less than six (6) feet.
- c. For buildings exceeding forty-five (45) feet in height there shall be a side yard on each side of the building, each of which yards shall have a width of not less than six (6) feet, the width of each side yard to be increased by three (3) inches for each foot of building height in excess of forty-five (45) feet.
- d. On corner lots where the building is not over thirty-five (35) feet in height the side yard on that side of the lot abutting the side street shall be not less than five (5) feet. However, this regulation shall not be construed to reduce the buildable width, after providing the required interior side yard, of a corner lot existing before the adoption of this Ordinance to less than twenty-four (24) feet.

D-MULTIPLE FAMILY DISTRICT REGULATIONS (Article XII, Continued):

3. Rear Yard:

There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided, however, that the depth of the required rear yard shall not be less than fifteen (15) feet and shall not exceed twenty-five (25) feet.

4. Lot Area Per Family:

Every dwelling hereafter erected, enlarged, relocated, reconstructed or structurally altered shall be located upon lots containing the following areas:

- a. A lot occupied by a single-family dwelling shall contain an area of not less than thirty-one hundred twenty-five (3,125) square feet per family.
- b. A lot occupied by a two-family dwelling shall contain an area of not less than seventeen hundred fifty (1,750) square feet per family.
- c. A lot occupied by a three-family dwelling shall contain an area of not less than twelve hundred (1,200) square feet per family.
- d. A lot occupied by a four-family dwelling shall contain an area of not less than one thousand (1,000) square feet per family.
- e. A lot occupied by a multiple-family dwelling or an apartment hotel shall contain an area as follows:
 - 5 through 11 apartments — 800 square feet per family.
 - 12 through 16 apartments — 9,600 square feet total lot area.
 - 17 apartments or more — 600 square feet per family.

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This regulation shall not apply to dormitories, fraternities, sororities, or to the units of an apartment hotel for which no culinary facilities are provided.

SECTION 5. Parking Regulations:

All uses permitted in a D-Multiple Family District, except churches and temples, shall provide off-street parking as set forth in Article VI.

ARTICLE XIII — M-2 Medical Service District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations of the M-2 Medical Service Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land shall be used only for the following purposes:

- 1. Any use permitted in the D-Multiple Family Districts.
- 2. Clinics.

M-2 MEDICAL SERVICE DISTRICT REGULATIONS (Article XIII, Continued):

3. Hospitals.
4. Nursing and convalescent homes.
5. Offices of physicians, surgeons, dentists, psychiatrists, physiotherapists, or practitioners in related specialties.
6. Parking lots and parking garages.
7. Pharmacies, drug stores, restaurants, flower shops, and retail shops dispensing ocular or surgical supplies, provided that such store or shop be operated incidental to, and in the same building with, professional offices as described above, and provided further that such use not be advertised by signs projecting at an angle from any wall.
8. Tourist homes.
9. Accessory buildings and uses customarily incidental to any of the above uses, when located on the same lot.

SECTION 3. Height Regulations:

No building shall exceed seventy-five (75) feet in height.

SECTION 4. Area Regulations:

1. Front Yard:

The front yard regulations for all buildings are the same as those in the D-Multiple Family Districts.

2. Side Yard:

The side yard regulations for all buildings are the same as those in the D-Multiple Family Districts.

3. Rear Yard:

The rear yard regulations for all buildings are the same as those in the D-Multiple Family Districts.

4. Lot Area Per Family:

The lot-area-per-family regulations for dwellings are the same as those in the D-Multiple Family Districts.

SECTION 5. Parking Regulations:

All uses permitted in an M-2 Medical Service District, except churches and temples, shall provide off-street parking as set forth in Article VI.

ARTICLE XIV — E-Neighborhood Shopping District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the E-Neighborhood Shopping Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land shall be used only for the following purposes:

1. Any use permitted in the D-Multiple Family Districts or M-2 Medical Service Districts.
2. Amusement places or theatres, except open-air drive-in theatres.
3. Banks.
4. Bakeries employing not more than five (5) persons only when products are sold at retail on the premises (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
5. Barber shops, beauty parlors, chiropody, massage, or similar personal service shops.
6. Bicycle sales and repair shops.
7. Catering and delicatessen business.
8. Custom dressmaking, millinery, tailoring, or similar retail trades, employing not more than five (5) persons on the premises.
9. Dancing or music academies, or similar non-industrial training schools.
10. Dry-cleaning shops employing not more than five (5) persons (exclusive of drivers or other employees who spend the greater part of their working time away from the premises) and using no cleaning fluid whose base is petroleum or one of its derivatives.
11. Filling stations.
- 11a. Flower shops and greenhouses incidental thereto.
12. Garages, parking.
13. Garages, storage.
14. Laundromats.
15. Laundries employing not more than five (5) persons (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
16. Laundry and dry-cleaning establishments (combined operation) employing not more than ten (10) persons (exclusive of drivers or other employees who spend the greater part of their working time away from the premises) and using no cleaning fluid whose base is petroleum or one of its derivatives.
17. Locksmith shops.
18. Medical and dental clinics for human patients only.

E-NEIGHBORHOOD SHOPPING DISTRICT REGULATIONS (Article XIV, Continued):

19. Messenger and telegraph service stations.
20. Offices.
21. Parking lots, parking spaces and parking areas, other than automobile sales or storage lots.
22. Photographers' studios.
23. Restaurants.
24. Shoe repairing shops, employing not more than five (5) persons on the premises (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
25. Shops for the repair of electrical and radio equipment, and other similar commodities, employing not more than five (5) persons on the premises (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
26. Stores or shops for the conduct of a retail business.
27. Accessory buildings and uses customarily incidental to the above listed uses, including a sign or bulletin board relating only to services, articles and products offered within the building or on the premises to which the sign is attached. No such sign shall exceed one hundred and twenty (120) square feet gross area.

Any building used primarily for any of the above enumerated purposes may have not more than twenty-five (25) per cent of the floor area devoted to storage purposes incidental to such primary use.

SECTION 3. Height Regulations:

No building shall exceed thirty-five (35) feet in height.

SECTION 4. Area Regulations:

1. Front Yard:

Where all the frontage on one side of a street between two (2) intersecting streets is located in an E-Neighborhood Shopping District, no front yard shall be required. Where the frontage on one side of a street between two (2) intersecting streets is located partly in the E-Neighborhood Shopping District and partly in a dwelling district, the front yard requirements of the dwelling district shall apply to the E-Neighborhood Shopping District.

2. Side Yard:

The side yard regulations for dwellings are the same as those in the C-Four Family Districts. In all other cases a side yard is not required except on the side of a lot abutting on a dwelling district, in which case there shall be a side yard of not less than five (5) feet, provided, however, that a corner lot whose rear line abuts on a dwelling district shall have a side yard on the street side, not less than ten (10) feet in width. However, where a side yard is provided but not required such side yard shall be not less than three (3) feet in width.

E-NEIGHBORHOOD SHOPPING DISTRICT REGULATIONS (Article XIV, Continued):

3. Rear Yard:

The rear yard regulations for dwellings are the same as in the C-Four Family Districts. In all other cases a rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than twenty (20) feet in depth. However, where a rear yard is provided but not required such rear yard shall be not less than three (3) feet in depth.

4. Lot Area Per Family:

When a lot is improved with a single-family dwelling, two-family dwelling, or a multiple-family dwelling, or when living facilities are erected above other uses, the lot-area-per-family regulations are the same as those in the D-Multiple Family District.

SECTION 5. Parking Regulations:

All uses permitted in an E-Neighborhood Shopping District, except churches and temples, shall provide off-street parking as set forth in Article VI.

SECTION 6. Loading and Unloading Regulations:

Any commercial building shall provide one space with minimum dimensions of ten (10) feet by twenty-five (25) feet, for the loading and unloading of trucks or trailers, either within the building or upon the lot for every building containing ten thousand (10,000) square feet or less of gross floor area. One additional loading space shall be provided for each additional ten thousand (10,000) square feet of gross floor area or fraction thereof.

ARTICLE XV — F-Heavy Commercial District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the F-Heavy Commercial Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land shall be used only for the following purposes:

1. Any use permitted in the E-Neighborhood Shopping Districts.
2. Advertising signs and bulletin boards.
3. Bakeries employing not more than ten (10) persons on the premises (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
- 3a. Boathouses and wharves.

F-HEAVY COMMERCIAL DISTRICT REGULATIONS (Article XV, Continued):

4. Dry-cleaning shops employing not more than ten (10) persons (exclusive of drivers or other employees who spend the greater part of their working time away from the premises) and using no cleaning fluid whose base is petroleum or one of its derivatives.
5. Garages, repair.
6. Garages, storage.
7. Hospitals or clinics for animals, except that no open kennels shall be maintained on the premises.
8. Hotels.
9. Laundries employing not more than ten (10) persons (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
10. Laundry and dry-cleaning establishments (combined operation) employing not more than twenty-five (25) persons (exclusive of drivers or other employees who spend the greater part of their working time away from the premises) and using no cleaning fluid whose base is petroleum or one of its derivatives.
11. Milk distributing stations but not involving any bottling on the premises.
12. Plumbing shops employing not more than ten (10) persons on the premises (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
13. Printing shops employing not more than ten (10) persons on the premises (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
14. Repair garages and automobile sales rooms.
15. Radio broadcasting and telecasting stations, studios and offices.
16. Tinsmithing shops employing not more than ten (10) persons on the premises (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).
17. Tourist courts and trailer parks.
18. Undertaking establishments.
19. Used car sales or storage lots.
20. Industrial training or trade schools.
21. General retail service and repair establishments similar in character to those enumerated in this Article but employing not more than ten (10) persons on the premises (exclusive of drivers or other employees who spend the greater part of their working time away from the premises).

F-HEAVY COMMERCIAL DISTRICT REGULATIONS (Article XV, Continued):

SECTION 3. Height Regulations:

No building shall exceed fifty (50) feet in height.

SECTION 4. Area Regulations:

1. Front Yard:

No front yard is required except where the frontage on one side of a street between two intersecting streets is partly in the F-Heavy Commercial District and partly in a dwelling district, in which event the front yard regulations of the dwelling district shall apply.

2. Side Yard:

The side yard regulations for dwelling uses are the same as those in the D-Multiple Family District. In all other cases a side yard is not required except on the side of a lot abutting on a dwelling district, in which case there shall be a side yard of not less than five (5) feet, provided, however, that a corner lot whose rear line abuts on a dwelling district shall have a side yard, on the street side, not less than ten (10) feet in width. However, where a side yard is provided but not required such side yard shall be not less than three (3) feet in width.

3. Rear Yard:

The rear yard regulations for dwellings are the same as in the D-Multiple Family Districts. In all other cases a rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet. However, where a rear yard is provided but not required such rear yard shall be not less than three (3) feet in depth.

4. Lot Area Per Family:

When a lot is improved with a single-family dwelling, two-family dwelling, or a multiple-family dwelling, the lot-area-per-family regulations are the same as those required in the D-Multiple Family Districts.

SECTION 5. Parking Regulations:

All uses permitted in an F-Heavy Commercial District, except churches and temples, shall provide off-street parking as set forth in Article VI.

SECTION 6. Loading and Unloading Regulations:

Any commercial building shall provide one space with minimum dimensions of ten (10) feet by twenty-five (25) feet for the loading and unloading of trucks or trailers either within the building or upon the lot for every building containing ten thousand (10,000) square feet or less of gross floor area. One additional loading space shall be provided for each additional ten thousand (10,000) square feet of gross floor area or fraction thereof.

ARTICLE XVI — G-Eight Story Commercial District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the G-Eight Story Commercial Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

The use regulations are the same as those in the F-Heavy Commercial Districts.

SECTION 3. Height Regulations:

No building shall exceed one hundred (100) feet in height.

SECTION 4. Area Regulations:

1. Front Yard:

No front yard is required except where the frontage on one side of a street between two intersecting streets is partly in the G-Eight Story Commercial District and partly in a dwelling district, in which event the front yard regulations of the dwelling district shall apply.

2. Side Yard:

- a. For dwellings not exceeding forty-five (45) feet in height there shall be two (2) side yards, one on each side of the building, having a combined width of not less than twenty (20) per cent of the width of the lot, provided, that in no case shall either side yard be less than three (3) feet and provided further that the combined widths of the two (2) side yards need not exceed twelve (12) feet except that on the side of a lot adjoining a dwelling district there shall be a side yard not less than five (5) feet in width.
- b. For dwellings more than forty-five (45) feet in height, there shall be a side yard on each side of the building, each of which side yards shall have a width of not less than six (6) feet. The width of each side yard shall be increased by three (3) inches for each foot of building height in excess of forty-five (45) feet.
- c. No side yard is required for any of the other uses permitted in this district except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard not less than five (5) feet in width, provided, however, that a corner lot whose rear line abuts on a dwelling district shall have a side yard, on the street side, not less than ten (10) feet in width. However, where a side yard is provided but not required such side yard shall be not less than three (3) feet in width.

3. Rear Yard:

The rear yard regulations for dwellings are the same as in the D-Multiple Family Districts. In all other cases a rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard not less than ten (10) feet in depth. However, where a rear yard is provided but not required such rear yard shall be not less than three (3) feet in depth.

G-EIGHT STORY COMMERCIAL DISTRICT REGULATIONS (Article XVI, Continued):

4. Lot Area Per Family:

- a. When a lot is improved with a single-family, two-family, three-family, or four-family dwelling, the lot-area-per-family regulations are the same as those in the D-Multiple Family Districts.
- b. Every building or portion thereof hereafter erected or structurally altered for multiple family dwelling purposes shall provide a lot area of not less than four hundred (400) square feet per family, provided, however, that this regulation shall not apply to hotels or apartment hotels where no cooking is done in any room, suite or apartment.

SECTION 5. Parking Regulations:

All uses permitted in a G-Eight Story Commercial District, except churches and temples, shall provide off-street parking as set forth in Article VI.

SECTION 6. Loading and Unloading Regulations:

Any commercial building shall provide one space with minimum dimensions of ten (10) feet by twenty-five (25) feet for the loading and unloading of trucks or trailers either within the building or upon the lot for every building containing ten thousand (10,000) square feet or less of gross floor area. One additional loading space shall be provided for each additional ten thousand (10,000) square feet of gross floor area or fraction thereof.

ARTICLE XVII — H-1 Vieux Carre Residential District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the H-1 Vieux Carre Residential Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

No occupancy permit shall be issued by the Director, Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been issued by the Vieux Carre Commission, except that where no change of exterior appearance is contemplated, such permit by the Vieux Carre Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carre Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in this District, subject to the following conditions and safeguards:

- a. The historic character of the Vieux Carre shall not be injuriously affected.
- b. Signs which are garish or otherwise out of keeping with the character of the Vieux Carre shall not be permitted.

H-1 VIEUX CARRE RESIDENTIAL DISTRICT REGULATIONS (Article XVII, Cont.):

- c. Building designs shall be in harmony with the traditional architectural character of the Vieux Carre.
- d. The value of the Vieux Carre as a place of unique interest and character shall not be impaired.

Subject to a special permit issued by the Vieux Carre Commission for any change in use as hereinbefore provided, a building or land shall be used only for the following purposes:

- a. Any use permitted in the C-Four Family Districts.
- b. Multiple-family dwellings.
- c. Apartment hotels.
- d. Tourist homes.
- d-1. Enclosed storage garages.
- e. Accessory buildings and uses customarily incidental to any of the above uses.

SECTION 3. Height Regulations:

No building shall exceed fifty (50) feet in height.

SECTION 4. Area Regulations:

1. Open Space:

Every building hereafter erected or structurally altered shall have an open and unoccupied space of not less than thirty (30) per cent of the area of the lot for interior lots and not less than twenty (20) per cent of the area for corner lots. In computing the above area, all yards and courts may be included as open space.

2. Lot Area Per Family:

- a. When a lot is improved with a single-family dwelling or a two-family dwelling, the lot-area-per-family regulations are the same as those in the C-Four Family Districts.
- b. Every building or portion thereof hereafter erected or structurally altered for multiple-family dwelling purposes shall provide a lot area of not less than four hundred (400) square feet per family, provided, however, that this regulation shall not apply to hotels or apartment hotels.

ARTICLE XVIII — H-2 Vieux Carre Commercial District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the H-2 Vieux Carre Commercial Districts. (See Article XXVI.)

H-2 VIEUX CARRE COMMERCIAL DISTRICT REGULATIONS (Article XVIII, Cont.):

SECTION 2. Use Regulations:

No occupancy permit shall be issued by the Director, Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been issued by the Vieux Carre Commission, except that where no change of exterior appearance is contemplated, such permit by the Vieux Carre Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carre Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in this District, subject to the following conditions and safeguards:

- a. The historic character of the Vieux Carre shall not be injuriously affected.
- b. Signs which are garish or otherwise out of keeping with the character of the Vieux Carre shall not be permitted.
- c. Building designs shall be in harmony with the traditional architectural character of the Vieux Carre.
- d. The value of the Vieux Carre as a place of unique interest and character shall not be impaired.

Subject to special permit issued by the Vieux Carre Commission for any change in use as hereinbefore provided, a building or land may be used for any purpose **except** the following:

1. Advertising signs or bulletin boards which do not relate to services, articles, and products offered within the building to which the sign is attached, or which project more than one foot from buildings, or which are less than eight (8) feet above the sidewalk grade, or which are more than fourteen (14) feet above the sidewalk grade.
2. Automobile salesroom.
3. Building material storage yard.
4. Dry-cleaning establishment employing more than fifteen (15) persons on the premises.
5. Filling station.
6. Hospital or clinic for animals.
7. Ice plant or ice storage house of more than five (5) ton capacity, per day or twenty-four (24) hours.
8. Laundry employing more than fifteen (15) persons on the premises.
9. Public stable.
10. Lumber yard.
11. Machine shop.
12. Mental or penal institutions.
13. Milk distributing station other than a retail business conducted on the premises.
14. Night club or barroom.
15. Plumbing shop.

H-2 VIEUX CARRE COMMERCIAL DISTRICT REGULATIONS (Article XVIII, Cont.):

16. Printing shop.
17. Repair garage.
18. Stone monumental works.
19. Tinsmithing shop.
20. Undertaking establishment.
21. Used car sales or storage lots.
22. Wholesale business.
23. Warehouse.
24. General service and repair establishments similar in character to those enumerated in this Article.
25. All uses excluded from the J-Light Industrial Districts.
26. Any kind of manufacture or treatment other than the manufacture or treatment of products clearly incidental to the conduct of a retail business conducted on the premises and which manufacture or treatment occupies not more than twenty (20) per cent of the total usable floor area.

SECTION 3. Height Regulations:

No building shall exceed fifty (50) feet in height.

SECTION 4. Area Regulations:

1. Open Space:

Every building hereafter erected or structurally altered shall have an open and unoccupied space of not less than thirty (30) per cent of the area of the lot for interior lots, and not less than twenty (20) per cent of the area of the lot for corner lots. In computing the above area, all yards and courts may be included as open space.

2. Lot Area Per Family:

The lot-area-per-family regulations for dwellings are the same as those in the H-1 Vieux Carre Residential District.

ARTICLE XIX — H-3 Vieux Carre Industrial District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the H-3 Vieux Carre Industrial Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

No occupancy permit shall be issued by the Director, Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been

H-3 VIEUX CARRE INDUSTRIAL DISTRICT REGULATIONS (Article XIX, Cont.):

issued by the Vieux Carre Commission, except that where no change of exterior appearance is contemplated, such permit by the Vieux Carre Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carre Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in this District, subject to the following conditions and safeguards:

- a. The historic character of the Vieux Carre shall not be injuriously affected.
- b. Signs which are garish or otherwise out of keeping with the character of the Vieux Carre shall not be permitted.
- c. Building designs shall be in harmony with the traditional architectural character of the Vieux Carre.
- d. The value of the Vieux Carre as a place of unique interest and character shall not be impaired.

Subject to special permit issued by the Vieux Carre Commission for any change in use as hereinabove provided, a building or land may be used for any purpose **except** the following:

Uses excluded from the J-Light Industrial Districts.

SECTION 3. Height Regulations:

No building shall exceed fifty (50) feet in height.

SECTION 4. Area Regulations:

1. Open Space:

The open space requirements are the same as for the H-2 Vieux Carre Commercial District.

2. Lot Area Per Family:

The lot-area-per-family regulations for dwellings are the same as those in the H-1 Vieux Carre Residential District.

SECTION 5. Parking Regulations:

For commercial or industrial uses, located in the H-3 Vieux Carre District, parking area shall be provided on the lot, or in a building on the lot, in a ratio of not less than one parking space for each five (5) persons employed or intended to be employed on such lot. In addition there shall be provided one parking space for each vehicle used directly in the conduct of such commercial or industrial use.

SECTION 6. Loading and Unloading Regulations:

Any commercial or industrial building shall provide one space with minimum dimensions of ten (10) feet by twenty-five (25) feet for the loading and unloading of trucks or trailers either within the building or upon the lot for every building containing ten thousand (10,000) square feet or less of gross floor area. One additional loading space shall be provided for each additional ten thousand (10,000) square feet of gross floor area or fraction thereof.

ARTICLE XX — J-Light Industrial District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the J-Light Industrial Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land may be used for any purpose **except** the following:

1. Acetylene gas or other similar explosives and inflammables, manufacture or storage, except dissolved acetylene in cylinders as specified by the Interstate Commerce Commission.
2. Acid manufacture.
3. Alcohol manufacture.
4. Ammonia, bleaching powder, or chlorine manufacture.
5. Arsenal.
6. Asphalt manufacture or refining.
7. Bag cleaning.
8. Blast furnace.
9. Boiler works.
10. Brick, tile, or terra cotta manufacture, provided, however, that the manufacture of vitreous products is not prohibited.
11. Candle manufacture.
12. Celluloid manufacture.
13. Cement, lime, gypsum, or plaster of paris manufacture.
14. Coke ovens.
15. Cotton gin.
16. Creosote treatment or manufacture.
17. Disinfectants manufacture.
18. Distillation of bones, coal or wood.
19. Dyestuff manufacture.
20. Explosives, manufacture or storage.
21. Exterminator and insect poison manufacture.
22. Emery cloth and sandpaper manufacture.
23. Fat rendering.
24. Fertilizer manufacture.

J-LIGHT INDUSTRIAL DISTRICT REGULATIONS (Article XX, Continued):

25. Fireworks or explosives, manufacture or storage.
26. Fish smoking and curing.
27. Forge plant.
28. Garbage, offal or dead animals, reduction or dumping, except garbage incinerators as now required by the Building Code, Municipal Incinerators, and Municipal Sanitary Landfill operations.
29. Gas (illuminating or heating), manufacture or storage.
30. Glue, size, or gelatin manufacture.
31. Gunpowder, manufacture or storage.
32. Iron, steel, brass, aluminum, or copper foundry or fabrication plant.
33. Lamp black manufacture.
34. Match manufacture.
35. Oilcloth or linoleum manufacture.
36. Oiled or rubber goods manufacture.
37. Ore reduction.
38. Paint, oil, shellac, turpentine, or varnish manufacture.
39. Paper and pulp manufacture.
40. Petroleum products, refining or wholesale storage of petroleum.
41. Potash works.
42. Printing ink manufacture.
43. Pyroxylin manufacture.
44. Rayon or cellophane manufacture.
45. Rock crusher.
46. Rolling mill.
47. Rubber or gutta-percha manufacture or treatment.
48. Salt works.
49. Shoe polish manufacture.
50. Smelting of tin, copper, zinc, or iron ores.
51. Soap (bar) manufacture.
52. Soda and compound manufacture.
53. Stock yards or slaughter of animals.
54. Stone mill or quarry.

J-LIGHT INDUSTRIAL DISTRICT REGULATIONS (Article XX, Continued):

55. Storage or baling of rags, paper, iron, or junk.
56. Stove polish manufacture.
57. Tallow, grease, or lard manufacture or refining from animal fat.
58. Tanning, curing, or storage of raw hides or skins.
59. Tar distillation or manufacture.
60. Tar roofing or water-proofing manufacture.
61. Tobacco (chewing) manufacture or treatment.
62. Vinegar, pickle, or sauerkraut manufacture.
63. Wool pulling or scouring.
64. Except when wholly carried on within a fully enclosed building, the wrecking, dismantling, or junking of automobiles and/or other vehicles, the storage of automobiles and/or other vehicles for wrecking, dismantling, or junking, or the salvaging or selling of parts therefrom.
65. Yeast plant.
66. And in general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, excessive glare, light, or noise or vibration.

SECTION 3. Height Regulations:

No building shall exceed one hundred (100) feet in height, except that whenever any building in the J-Light Industrial District adjoins or abuts upon a dwelling or residence district, it shall not exceed forty-five (45) feet in height, unless it is set back from all yard lines required in the following Section 4 one (1) foot for each foot of additional height above forty-five (45) feet.

SECTION 4. Area Regulations:

1. Front Yard:

Where all the frontage on one side of the street between two (2) intersecting streets is located in the J-Light Industrial District, no front yard shall be required. Where the frontage on one (1) side of the street between two (2) intersecting streets is located partly in the J-Light Industrial District and partly in a dwelling district, the front yard requirements of the dwelling district shall apply to the J-Light Industrial District.

2. Side Yard:

- a. The side yard regulations for dwellings are the same as those in the G-Eight Story Commercial Districts.
- b. No side yard is required for any of the other uses permitted in this district except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard not less than five (5) feet in width, provided, however, that a corner lot whose rear line abuts on a dwelling district shall have a side yard, on the street side, not less than ten (10) feet in width. However, where a side yard is provided but not required such side yard shall be not less than three (3) feet in width.

J-LIGHT INDUSTRIAL DISTRICT REGULATIONS (Article XX, Continued):

3. Rear Yard:

The rear yard regulations for dwellings are the same as in the D-Multiple Dwelling Districts. In all other cases a rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet. However, where a rear yard is provided but not required such rear yard shall be not less than three (3) feet in depth.

4. Lot Area Per Family:

The lot-area-per-family regulations for dwellings are the same as those in the D-Multiple Family Districts.

SECTION 5. Parking Regulations:

All uses permitted in a J-Light Industrial District, except churches and temples, shall provide off-street parking as required in Article VI. Commercial or industrial uses not listed in Article VI shall provide parking area on the lot or in a building on the lot in a ratio of not less than one parking space for each five (5) persons employed or intended to be employed on such lot. In addition there shall be provided one parking space for each vehicle used directly in the conduct of such commercial or industrial use.

SECTION 6. Loading and Unloading Regulations:

Any commercial or industrial building shall provide one space with minimum dimensions of ten (10) feet by twenty-five (25) feet for the loading or unloading of trucks or trailers either within the building or upon the lot for every building containing ten thousand (10,000) square feet or less gross floor area. One additional loading space shall be provided for each additional ten thousand (10,000) square feet of gross floor area or fraction thereof.

ARTICLE XXI — K-Central Business District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the K-Central Business Districts. (See Article XXVI.)

SECTION 2. Use Regulations:

The use regulations are the same as those in the J-Light Industrial Districts.

SECTION 3. Height Regulations:

Where buildings front on two (2) or more streets, no building shall be hereafter erected or structurally altered to exceed a height on any street line of two and one-half (2½) times the **computed** average width of all streets upon which the building faces. Such average width shall be computed as follows:

- a. Multiply the lineal feet of each frontage of the building by the width of the street right-of-way on which the frontage abuts.

K-CENTRAL BUSINESS DISTRICT REGULATIONS (Article XXI, Continued):

- b. Add all the products thus obtained and divide this sum by the total of all building frontages.

Where a building has frontage on only one street, no building shall be hereafter erected or structurally altered to exceed a height on the street line of more than two and one-half (2½) times the width of the street on which it fronts.

In so computing the maximum height of the building at any street line the width of any street wider than one hundred (100) feet or narrower than fifty (50) feet shall be computed as having a width of one hundred twenty (120) and fifty (50) feet respectively. In addition to the height at the street line, as thus computed, five (5) feet may be added to the height of the building for each foot that the building or such portion thereof is set back from the street line.

SECTION 4. Area Regulations:

1. Front Yard:

No front yard is required for any building in the K-Central Business District.

2. Side Yard:

The side yard regulations for dwellings are the same as those in the G-Eight Story Commercial Districts. In all other cases a side yard is not required.

3. Rear Yard:

The rear yard regulations for dwellings are the same as those in the D-Multiple Dwelling Districts. In all other cases a rear yard is not required.

4. Lot Area Per Family:

The lot-area-per-family regulations are the same as those in the G-Eight Story Commercial Districts.

SECTION 5. Loading and Unloading Regulations:

Any building erected or converted for any of the commercial or industrial uses permitted in this district shall provide one space with minimum dimensions of ten (10) feet by twenty-five (25) feet for the loading or unloading of trucks either within the building or upon the lot for every building containing ten thousand (10,000) square feet or less ground floor area. One additional loading space shall be provided for each additional ten thousand (10,000) square feet of ground floor area or fraction thereof.

ARTICLE XXII — L-Heavy Industrial District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the L-Heavy Industrial Districts. (See Article XXVI.)

L-HEAVY INDUSTRIAL DISTRICT REGULATIONS (Article XXII, Continued):

SECTION 2. Use Regulations:

In the L-Heavy Industrial District **no building shall be converted or erected for dwelling purposes;** provided, however, that dwelling quarters may be established in connection with any industrial establishment for watchmen and caretakers employed upon the premises. Any building or premises may be used for any other purpose not in conflict with any ordinance of the City of New Orleans regulating nuisances; provided, however, that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the City Council after report by the Chief of the Fire Department, the Superintendent of Public Health, and the Director of Safety and Permits.

1. Acid manufacture.
2. Cement, lime, gypsum, or plaster of paris manufacture.
3. Distillation of bones.
4. Explosives, manufacture or storage.
5. Fat rendering.
6. Fertilizer manufacture.
7. Gas manufacture.
8. Garbage, offal or dead animals, reduction or dumping, except garbage incinerators as required by the Building Code, Municipal Incinerators, and Municipal Sanitary Landfills.
9. Glue manufacture.
10. Petroleum or its products, refining of.
11. Smelting of tin, copper, zinc, or iron ores.
12. Stockyards or slaughter of animals.
13. Wholesale storage of gasoline.
14. Any other similar objectionable use.

SECTION 3. Height Regulations:

Unlimited.

SECTION 4. Area Regulations:

1. Front Yard:

Where all the frontage on one side of a street between two (2) intersecting streets is located in the L-Heavy Industrial District, no front yard shall be required. Where the frontage on one side of the street between two (2) intersecting streets is located partly in the L-Heavy Industrial District and partly in a dwelling district, the front yard requirements of the dwelling district shall apply to the L-Heavy Industrial District.

L-HEAVY INDUSTRIAL DISTRICT REGULATIONS (Article XXII, Continued):

2. Side Yard:

The side yard regulations are the same as in the J-Light Industrial District.

3. Rear Yard:

The rear yard regulations are the same as in the J-Light Industrial District.

SECTION 5. Parking Regulations:

All uses permitted in an L-Heavy Industrial District, except churches and temples, shall provide off-street parking as set forth in Article VI. Commercial or industrial uses not listed in Article VI shall provide parking area on the lot or in a building on the lot in a ratio of not less than one parking space for each five (5) persons employed or intended to be employed on such lot. In addition there shall be provided one parking space for each vehicle used directly in the conduct of such commercial or industrial use.

SECTION 6. Loading and Unloading Regulations:

Any commercial or industrial building shall provide one space with minimum dimensions of ten (10) feet by twenty-five (25) feet for the loading or unloading of trucks or trailers or any other loading or unloading equipment either within the building or upon the lot for every building containing ten thousand (10,000) square feet or less gross floor area. One additional loading space shall be provided for each additional ten thousand (10,000) square feet of gross floor area or fraction thereof.

ARTICLE XXIII — U-Unrestricted District Regulations

SECTION 1. The regulations set forth in this Article are the district regulations in the U-Unrestricted District. (See Article XXVI.)

SECTION 2. Use Regulations:

A building or land may be used for any purpose whatsoever not in conflict with any ordinance of the City of New Orleans pertaining to nuisances, provided, however, that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the City Council.

1. Acid manufacture.
2. Cement, lime, gypsum, or plaster of paris manufacture.
3. Distillation of bones, coal, or wood.
4. Explosives, manufacture or storage.
5. Fat rendering.

U-UNRESTRICTED DISTRICT REGULATIONS (Article XXIII, Continued):

6. Fertilizer manufacture.
7. Garbage, offal or dead animals, reduction or dumping, except garbage incinerators as required by the Building Code, Municipal Incinerators, and Municipal Sanitary Landfills.
8. Gas manufacture.
9. Glue manufacture.
10. Petroleum, refining and wholesale storage.
11. Smelting of tin, copper, zinc, or iron ores.
12. Stock yards or slaughter of animals.
13. Wholesale storage of gasoline.
14. Any other similar objectionable use.

SECTION 3. Height Regulations:

Unlimited, provided, however, that buildings erected or structurally altered exclusively for dwelling purposes shall comply with the height regulations of the D-Multiple Family District.

SECTION 4. Area Regulations:

1. Front Yard:

Buildings erected or structurally altered for residential use of more than one-half ($\frac{1}{2}$) the gross floor area of such building shall provide a front yard at least twenty (20) feet in depth.

2. Side Yard:

- a. The side yard regulations for dwellings are the same as those in the D-Multiple Family Districts.
- b. No side yard is required for any other use in this district except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard not less than five (5) feet in width, provided, however, that a corner lot whose rear line abuts on a dwelling district shall have a side yard, on the street side, not less than ten (10) feet in width. Where a side yard is provided but not required, such side yard shall be not less than three (3) feet in width.

3. Rear Yard:

The rear yard regulations for dwellings are the same as those in the D-Multiple Family Districts. In all other cases a rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet.

U-UNRESTRICTED DISTRICT REGULATIONS (Article XXIII, Continued):

4. Lot Area Per Family:

The lot-area-per-family regulations for dwellings are the same as those in the D-Multiple Family Districts.

SECTION 5. Parking Regulations:

All uses permitted in a U-Unrestricted District, except churches and temples, shall provide off-street parking as set forth in Article VI. Commercial or industrial uses not listed in Article VI shall provide parking area on the lot or in a building on the lot in a ratio of not less than one parking space for each five (5) persons employed or intended to be employed on such lot. In addition, there shall be provided one parking space for each vehicle used directly in the conduct of such commercial or industrial use.

SECTION 6. Loading and Unloading Regulations:

Any commercial or industrial building shall provide one (1) space with minimum dimensions of ten (10) feet by twenty-five (25) feet for the loading or unloading of trucks either within the building or upon the lot for every building containing ten thousand (10,000) square feet or less gross floor area. One additional loading space shall be provided for each additional ten thousand (10,000) square feet of gross floor area or fraction thereof.

ARTICLE XXIV — Non-Conforming Uses

A non-conforming use of a building or portion thereof or land, which use existed lawfully at the time of adoption of this Ordinance and which use remains non-conforming under this Ordinance, and any use which will become non-conforming at the time this Ordinance or any subsequent amendment thereto is adopted may be continued or changed subject to the following regulations:

1. Any building legally under construction which will become non-conforming at the time this Ordinance or an amendment thereto becomes effective may be established as a bona fide non-conforming use by the Board of Zoning Adjustments if the Board finds that such construction represents a substantial investment.
2. No building or portion thereof or land used in whole or in part for non-conforming purposes according to the provisions of this Ordinance, which hereafter becomes and remains vacant for a continuous period of six (6) calendar months shall again be used except in conformity with the regulations of the district in which such building or land is situated. Neither the intention of the owner nor that of anybody else to use a building or lot or part of either for any non-conforming use, nor the fact that said building or lot or part of either may have been used by a make-shift or pretended non-conforming use shall be taken into consideration in interpreting and construing the word "vacant" as used in this Ordinance; provided further that if the lessee of any building or place used or occupied for non-conforming purposes under a bona fide lease shall at any time before the expiration

NON-CONFORMING USES REGULATIONS (Article XXIV, Continued):

of said lease cease to occupy or use said building for non-conforming purposes, said building or land shall not be considered vacant until the owner of said building or place shall again obtain legal control of its occupancy and use; but this exemption shall not apply if the lessor for any reason be entitled legally to regain possession and does not by legal or other effective means attempt so to do; and provided further that in the event of bankruptcy a building or place used for non-conforming purposes shall not be considered vacant until said building or place is sold or possession thereof returned to the owner by order of court or otherwise in the bankruptcy proceedings; and provided, further, that any building or land used for non-conforming commercial or industrial purposes upon which a mortgage has been inscribed and recorded prior to the adoption of this Ordinance shall not be considered vacant after foreclosure proceedings have been instituted until mortgagee (the holder of the mortgage) or purchaser at foreclosure sale takes possession and ownership established by court procedure or until mortgagee gains possession of the property by a recorded legal transfer.

3. A non-conforming use of a building or a portion thereof, or of land or a portion thereof, shall not be extended or enlarged by the attachment of signs to the building, by the placement of signs or display materials on land outside of the building, or by the attachment of racks, balconies, or other projections from the building or in any other manner, except when required by law or ordinance, provided, however, that buildings which are used for neither commercial nor industrial purposes and are non-conforming only as to height, yard areas, or lot area per family may be structurally altered and their cubical content increased if such alteration or increase in cubical content does not further encroach upon any required yard space or off-street parking area.
4. A structure erected, converted, or structurally altered in violation of the provisions of the Ordinance which this Ordinance amends **shall not be validated** by the adoption of this Ordinance unless the zoning classification of the land upon which the zoning violation exists is changed to a classification wherein the uses permitted and the regulations of the district automatically eliminates the violation status of the use in question as of the effective date of adoption, provided, however, that all suits at law or in equity and/or all prosecutions resulting from the violation of any zoning ordinance heretofore in effect, which are now pending in any of the Courts of this State, or of the United States, shall not be abated or abandoned by reason of the adoption of this Ordinance but shall be prosecuted to their finality the same as if this Ordinance had not been adopted; and any and all violations of existing zoning ordinances, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this Ordinance shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending and/or which may have heretofore been instituted or prosecuted.
5. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restricted classification. Whenever a non-conforming use of a building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use.

ARTICLE XXV — Special Use Regulations

Article XXV repealed by Section 1 to Ordinance 951 M. C. S.

ARTICLE XXVI — Exceptions and Modifications

SECTION 1. The regulations hereinafter set forth in this Article qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Ordinance.

SECTION 2. Exceptions and Modifications to Lot-Area-Per-Family Requirements:

Where a lot has less area than the minimum requirements for the district within which the lot is located and was a lot of record in separate ownership from adjacent property at the time of passage of this Ordinance, that lot may be used only for single-family dwelling purposes or for any non-dwelling purpose permitted in the district within which such lot is located.

SECTION 3. Exceptions and Modifications of Height Limitations:

1. The height limitations of this Ordinance shall not apply to:

Church spires	Ornamental towers and spires
Belfries	Radio or television antenna or aerials
Monuments	Chimneys
Tanks	Elevator bulkheads
Water towers	Smoke stacks
Fire towers	Oil derricks
Stage towers or scenery lofts	Conveyors
Cooling towers	
	Flag poles

2. Public, semi-public, or public service buildings, institutions, or schools, when permitted in any dwelling district, E-Neighborhood Shopping District, or F-Heavy Commercial District, may be erected to a height not exceeding sixty (60) feet, and hospitals, churches, and temples, when permitted in any dwelling district, E-Neighborhood Shopping District, or F-Heavy Commercial District, may be erected to a height not exceeding seventy-five (75) feet when the required front, side, and rear yards are each increased by at least one (1) foot for each one (1) foot of additional building height above the height limit otherwise provided in the district in which the building is located.

SECTION 4. Exceptions and Modifications of Yard and Open Space Requirements:

1. Where 50% or less of a building's total floor area is occupied by dwelling units in commercial and industrial districts, no side yards are required except such side

EXCEPTIONS AND MODIFICATIONS (Article XXVI, Continued):

- yard as may be required in the district regulations for a commercial or industrial building on the side of a lot abutting on a dwelling district. Where a side yard is provided but not required, such yard shall be not less than three (3) feet in width. Where a rear yard is provided, but not required, such rear yard shall be not less than three (3) feet in depth.
2. More than one (1) main institutional, public or semi-public, commercial or industrial building may be located upon a lot or tract, provided no such building or portion thereof is located outside the buildable area of the lot.
 3. For the purpose of the side-yard regulations, a two-family, three-family, or four-family dwelling, a group of row houses, a multiple-family dwelling, electric substation, or gas pressure regulating and metering station for public utility purposes shall be considered as one (1) building occupying one (1) lot.
 4. Every part of a required yard area shall be open to the sky except where accessory buildings are permitted in a rear or side yard, provided, however, that a roof, gutter, eave, awning or canopy, attached to a building but having no other support, may project to an extent of five (5) feet into a required front, side, or rear yard, if a minimum distance of two (2) feet remains open to the sky between the farthest projection and the respective property lines; except that canopies may project more than five (5) feet in required side or front yards adjacent to streets on lots occupied by churches, schools, hospitals, clinics, undertaking establishments, public buildings, and institutions of a philanthropic, educational, religious or eleemosynary nature, in which cases canopies may extend to the front or side lot lines adjacent to streets and may be supported.
 5. A carport, attached to or detached from the main building, may be constructed in a required side yard and may be attached to an enclosed accessory building provided that no wall of such accessory building is less than sixty (60) feet from the front lot line nor less than three (3) feet from the side lot line; that every part of the projection of such carport is at least two (2) feet from the side lot line; that the combined length of such carport and accessory building does not exceed thirty (30) feet; and that the height of such carport or accessory building does not exceed thirteen (13) feet. A carport attached to the main building shall be unenclosed on the street side and on the side nearest the side lot line; a carport detached from the main building shall be unenclosed on the street side and on both sides approximately paralleling the side lot line.

Paragraph 6 repealed by Section 1 to Ordinance 951 M. C. S.

7. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard may be permitted by the Director, Safety and Permits, for a distance of not more than five (5) feet but only where the same are so placed as not to obstruct light and ventilation.

EXCEPTIONS AND MODIFICATIONS (Article XXVI, Continued):

Paragraph 8 repealed by Section 1 to Ordinance 951 M. C. S.

9. On lots whose front lines form not more than thirty (30) percent of the property line that coincides with a street right-of-way line between two intersecting streets—as distinct from lots whose side lines coincide with the right-of-way line—there shall be a front yard having a depth of not less than twelve and one-half (12½) feet in A-Single Family districts and ten (10) feet in all other districts where a front yard is required.

SECTION 5. Exceptions and Modifications to Use Regulations:

1. Power plants, heating or refrigerating plants or apparatus or machinery, which are accessory to permitted uses in the A-Single Family District, B-Two Family District, C-Four Family District, D-Multiple Family District, M-1 and M-2 Medical Service Districts, and in the H-1 Vieux Carre Residential District, shall be permitted in the above-named districts only if so placed and operated as to cause the least inconvenience to owners or tenants of adjoining lots and buildings; and provided that all of the above-mentioned activities comply with existing city ordinances and do not cause serious annoyance or injury to occupants of adjoining premises by reason of the emission of odors, fumes, or gases, dust, smoke, noise or vibration, light or glare, or other nuisances.
2. Existing railroads and utilities may continue to be operated and maintained in dwelling and commercial districts, but no new railroad or utility structure **other than** the usual poles, transformers and other similar appurtenances, wires, underground utilities, electric substations, and gas pressure regulating and metering stations shall be established in such districts except when so authorized by the Board of Zoning Adjustments.
3. Fences, not exceeding seven (7) feet in height, may be erected along the boundaries of a lot or yard area subject to the requirements of the Building Code; one segment of fence may be erected in each required side yard area, in an alignment approximately parallel to the front lot line and connecting the main building with a fence on or along a side lot line. *Ord 1759 M.C.S.*
4. Temporary buildings that are used in conjunction with construction work only may be permitted in any district during the period that the construction work is in progress, but such temporary buildings shall be removed upon completion of the construction work.

SECTION 6. Regulation of Accessory Buildings:

1. Except as hereinafter provided (for corner lots see paragraph 3 of this section), any accessory building may be built in a required side yard, providing such accessory building is not less than sixty (60) feet from the front lot line nor less than three (3) feet from the nearest interior side lot line. On through lots an accessory building may be built in a required side yard if no part of such accessory building is less than three (3) feet from the nearest interior side lot line and no portion of such building is located in either required front yard.

EXCEPTIONS AND MODIFICATIONS (Article XXVI, Continued):

2. Accessory buildings may be built in required rear yards, but such accessory buildings shall not occupy more than forty (40) per cent of the required rear yard, provided in any case where accessory buildings are not built on the side or rear lot lines, such accessory buildings shall not be located less than three (3) feet from either side or rear lot line.
3. On corner lots where a side yard is required there shall be a minimum distance between any accessory building and the side street line equivalent to the width of the required side yard on the side of the lot abutting the side street. Where a lot in the rear of the corner lot fronts on the side street, no part of any accessory building on the corner lot within twenty-five (25) feet of the common lot line shall project beyond the prolongation of the front yard line of the lot in the rear, provided, however, that this limitation shall not reduce the buildable length of an accessory building to less than twenty (20) feet.
4. Accessory buildings or structures permitted in a required rear or side yard by this Ordinance, shall not exceed thirteen (13) feet in height.
5. On a corner lot or an interior lot an accessory building may project from the required rear yard into a required side yard on or approximately parallel to an interior side lot line, provided no portion of the accessory building is located over twenty-five (25) feet from the rear property line.
6. The combined gross area of all accessory buildings or portions thereof located in required side and rear yards shall not exceed forty (40) per cent of the required rear yard area, nor shall more than one accessory building cover any part of a required side yard.

SECTION 7. Community Unit Plan:

An authorized agency of the Municipal, Parish, State, or Federal Government or the private owner or owners of any tract of land comprising an area of not less than ten (10) acres may submit to the City Council of the City of New Orleans a plan for the use and development of all of the tract of land for residential and allied purposes. The development plan shall be referred to the City Planning Commission for study and report and for public hearings. Notice and publication of such public hearings shall conform to the procedure prescribed in Article XXXII, Section 2, for hearings on changes and amendments. After consideration by the Commission, these plans shall be submitted to the City Council for consideration and action. The recommendations of the Commission shall be accompanied by a report stating the reasons for its action. If the Commission gives approval, it shall submit specific evidence and facts showing that the proposed community unit plan meets with the following conditions:

1. The property adjacent to the area included in the plan will not be adversely affected.
2. The plan is consistent with the intent and purposes of this Ordinance to promote public health, safety, morals, and general welfare.

EXCEPTIONS AND MODIFICATIONS (Article XXVI, Continued):

3. That the buildings shall be used only for single-family dwellings, two-family dwellings, or multiple dwellings, and the usual accessory uses such as private or storage garage, parking area, and for non-commercial community activities such as libraries, schools, and other similar uses.
4. That the average lot area per family contained in the site, exclusive of the area occupied by streets, will not be less than the lot area per family required in the district in which the development is located.

If the City Council approves such a plan, building permits and certificates of occupancy may be issued even though the use of land and the location and height of buildings to be erected in the area and the yards and open space contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.

For Additional Exceptions, See Article XXVII.

ARTICLE XXVII — Board of Zoning Adjustments

SECTION 1. A Board of Zoning Adjustments is hereby created and established. The word "Board" when used in this Article shall be construed to mean the Board of Zoning Adjustments. The Board shall consist of five (5) members who shall be residents, owners of real property, and qualified voters. The first Board shall be composed of the present members of the Zoning Board of Appeal and Adjustments as established by and operating under the provisions of Ordinance No. 13,649 C. C. S. and each of said members shall serve for the duration of his present unexpired term. Thereafter members shall be appointed for terms of five (5) years each. The said members constituting said Board shall be appointed by the Mayor with the consent and approval of the City Council. All members shall be removable for cause by the appointing authority upon written charges and after public hearings. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. The Board shall elect its own chairman, who shall serve for one (1) year.

SECTION 2. The Board shall adopt rules of procedure not in conflict with any State Act or City Ordinance. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. Such chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating that fact and shall keep records of its examinations and other official actions, all of which shall be filed immediately in the office of the Board and shall be public record. All testimony, objections thereto, and rulings thereon shall be taken down by a reporter employed by the Board for the purpose.

BOARD OF ZONING ADJUSTMENTS (Article XXVII, Continued):

SECTION 3. Appeals to the Board may be taken by any party aggrieved, or by any officer, department, commission, board, bureau, or any other agency of the City of New Orleans affected by any decision of the Director, Safety and Permits. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Director, Safety and Permits, and with the Board, a notice of appeal specifying the grounds thereof. The Director shall produce all papers, correspondence, and records requested by the Board of Zoning Adjustments for any hearing or meeting held by the Board. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Director, Safety and Permits, certifies to the Board of Zoning Adjustments, after the notice of appeal shall have been filed with him, by reason of facts stated in the certificate, that a stay would, in his opinion, cause imminent peril of life or property. In such cases proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by the Civil District Court of the Parish of Orleans on application to the Board or to the Civil District Court, and notice to the Director, Safety and Permits, and on due cause shown. The Board of Zoning Adjustments shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the interested parties, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

SECTION 4. The Board of Zoning Adjustments shall have the following powers and it shall be its duty:

1. To hear and decide appeals where it is alleged there is error of law in any order, requirement, decision, or determination made by the Director, Safety and Permits, in the enforcement of this Ordinance.
2. In hearing and deciding appeals the Board shall have the power to **grant an exception** in the following instances:
 - a. Where the boundary line of a district divides a lot held in a single ownership at the time of the passage of this Ordinance, permit the extension of the district to include the entire lot.
 - b. Interpret the provisions of this Ordinance in such a way as to carry out the intent and purposes of the plan, as shown upon the map fixing the several districts, accompanying and made a part of this Ordinance, where the street layout actually on the ground varies from the street layout as shown on the map aforesaid.
 - c. Permit the erection and use of a building or the use of land for railroads or public utility purposes.
 - d. Permit land within three hundred (300) feet of a multiple dwelling to be improved for the parking spaces required in connection with a multiple dwelling, but only when there is positive assurance that such land will be used for such purpose during the existence of the multiple dwelling.

BOARD OF ZONING ADJUSTMENTS (Article XXVII, Continued):

3. The Board shall have the authority to grant the following variances:

- a. Permit a variance in the yard requirements, height restrictions, or lot-area-per-family requirements of any district, but only where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical, or other physical conditions, provided such variance will not seriously affect any adjoining property or the general welfare.
- b. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this Ordinance relating to the use, construction, or alteration of buildings or structures or the use of land will impose upon him unusual and practical difficulties or particular hardship, such variances of the strict application of the terms of this Ordinance as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a deviation from the comprehensive plan as established by this Ordinance, and at the same time, the surrounding property will be properly protected.
- c. Waive or reduce the parking and loading requirements in the D-Multiple Family, commercial, or industrial districts whenever the use of a building or land is so extraordinary as to make unnecessary the full provision of parking or loading facilities, or whenever it can be shown that provision of required off-street parking space or area within three hundred (300) feet of the main building is not feasible and would impose an unreasonable hardship as contrasted with merely granting an advantage or a convenience.

In consideration of all appeals and all proposed exceptions or variances under the terms of this Ordinance the Board shall, before making any exceptions or variances from the Ordinance in a specific case, first determine that it will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of New Orleans.

SECTION 5. In exercising the above mentioned powers, the Board may reverse or affirm wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the Director, Safety and Permits. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the Director, Safety and Permits, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance, or to effect any variance of such ordinance.

SECTION 6. Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or severally aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil Dis-

BOARD OF ZONING ADJUSTMENTS (Article XXVII, Continued):

tract Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

SECTION 7. The Board shall have the power and authority to appoint a Secretary, who shall not necessarily be a member of the Board, in which event the salary of such Secretary shall be fixed by the Board.

It shall be the duty of the Secretary to keep a true and correct record of all proceedings had at meetings, both general and special of said Board, in a book or books to be kept specially for that purpose. Certified copies of the minutes of all such proceedings shall be furnished the Director, Safety and Permits, and the Director of the City Planning Commission.

SECTION 8. A fee of Fifteen dollars (\$15.00) shall be paid to the Director, Safety and Permits, at the time the notice on appeal is filed, which the Director shall forthwith pay over to the City Treasurer to the credit of the general revenue fund of the City of New Orleans.

SECTION 9. The Board shall fix the salary of its Secretary and of such other employees as are necessary to perform its functions. Members of the Board shall receive a fee or salary of not more than Forty dollars (\$40.00) per month for serving as Members of the Board, provided, however, that the salaries, fees, and other expenses of the Board shall not exceed the amounts appropriated for its use by the City Council.

**ARTICLE XXVIII — Certificate of Use or Occupancy and Compliance;
Fees**

SECTION 1. Land and New Buildings.

No building hereafter erected, nor any land, shall be used or occupied in whole or in part until the Certificate of Use or Occupancy and Compliance shall have been issued by the Director, Safety and Permits.

SECTION 1a. Buildings Hereafter Altered.

No building or structure hereafter enlarged, extended or altered in whole or in part, for which a Certificate of Use or Occupancy and Compliance has not been heretofore issued, shall be occupied or used until the Certificate shall have been issued by the Director, Safety and Permits. Such certificate shall affirm that the work has been completed in accordance with the provisions of the approved building permit.

SECTION 2. No permit for excavation for or the erection or alteration of any building shall be issued before the application has been made and approved for a certificate of use or occupancy and compliance, and no building or premises shall be occupied until that certificate and permit are issued.

CERTIFICATE OF USE OR OCCUPANCY AND COMPLIANCE; FEES
(Article XXVIII, Continued):

SECTION 3. Temporary Occupancy.

Upon request of a holder of a permit, the Director, Safety and Permits may issue a temporary Certificate of Use or Occupancy and Compliance for a building, structure, land, or part thereof. Such Certificate shall remain in force not more than six months, during the completion of alterations or during partial occupancy of a building pending its completion.

No temporary Certificate shall be construed as in any way altering the respective rights, duties, or obligations of the owners or of the City relating to the use or occupancy of the premises or any other matter covered by this ordinance, and such temporary Certificates shall not be issued except under such restrictions and provisions as will adequately insure the safety of the occupants.

SECTION 3a. Changes in Use and Occupancy.

After a change of use or occupancy to a more restrictive use has been made in a building or land, the re-establishment of a prior use that would not be permitted in a new building on the lot is prohibited unless all the applicable provisions of this Ordinance are complied with.

SECTION 4. When making application for certificate of use or occupancy, the following investigation and compliance fees shall be paid:

Accessory buildings, home occupations, private garages, roadside stands.....	\$3.00
Single-family dwellings; schools, universities; libraries; institutions of a philanthropic nature; boat houses and docks; and any change in business, commercial, or industrial use without necessitating repairs, alterations, or additions by owners or tenants of building, land, or portions thereof, less than 1000 square feet and when otherwise not listed	5.00
Two- and three-family dwellings.....	6.00
Four-family dwellings	8.00
Multiple-family dwellings; clinics; hospitals, apartment buildings; hotels, offices; stores; shops; storage and repair garages; trades or professions; all private or commercial uses and occupations not to exceed seven (7) stories; and any change in business, commercial, or industrial uses without necessitating repairs, alterations, or additions by owners or tenants of buildings, land, or portion thereof, 1000 square feet or more.....	10.00
All industrial uses and occupancies permitted in H-3, J, and K Districts and G-Eight Story Commercial District.....	15.00
All industrial uses not permitted in the H-3, J, and K Districts.....	25.00
Repairs, alterations, and/or additions not exceeding \$1000.00.....	3.00
Over \$1000.00 but not exceeding \$10,000.00	5.00
Over \$10,000.00.....	8.00

CERTIFICATE OF USE OR OCCUPANCY AND COMPLIANCE: FEES
(Article XXVIII, Continued):

Signs:

Not exceeding 12 square feet — no certificate needed.	
Over 12 square feet but not exceeding 50 square feet.....	5.00
Over 50 square feet but not exceeding 120 square feet.....	8.00
Over 120 square feet.....	10.00

SECTION 5. Contents of Certificate.

When a building or structure satisfies the requirements of this Ordinance and of the Building Code, the Director, Safety and Permits shall issue a Certificate of Use or Occupancy and Compliance within thirty (30) days upon written request of the applicant. The Certificate shall certify compliance with the provisions of this Ordinance and the Building Code, and the purpose for which the land, building, or structure may be used in its several parts. The Certificate shall specify the zoning classification and the intended specific use or uses for occupancy of the land, building, structure, or any part thereof, in accordance with the provisions of this Ordinance and any special stipulations and conditions of the building permit.

SECTION 6. Posting of Certificates.

The Certificate of Use or Occupancy and Compliance shall be posted in a conspicuous place within the building or structure or elsewhere on the premises and shall not be removed except by the Director, Safety and Permits; except that no such posting is required for one-, two-, three-, or four- family dwellings.

SECTION 7. This Article shall in no case be construed as requiring the owner, owners, or authorized agents of property for which a Certificate of Use or Occupancy and Compliance has been issued, in the event of a change in ownership or tenancy only, without a change in use or intended use, to obtain a Certificate for any existing building, provided that no repairs, alterations, or additions are proposed for such building.

ARTICLE XXIX — Plats

SECTION 1. All applications for building permits shall be accompanied by a plat of the building site in triplicate drawn to scale, showing the actual dimensions of the lot to be built upon, the size, height, and location of the building or buildings to be erected, converted, enlarged, reconstructed, or structurally altered or relocated, the size and location of any existing building on the lot and such other information as may be necessary to provide for the enforcement of these regulations. All required parking areas and access driveways must be shown and the individual car stalls clearly indicated. A careful record of such applications and plats shall be kept in the office of the Director, Safety and Permits.

ARTICLE XXX — Interpretation, Purpose and Conflict

SECTION 1. In interpreting and applying the provisions of this Ordinance, these shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity, and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any ordinance, rules, regulations, or permits previously adopted or issued, and not in conflict with any of the provisions of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or land or upon the height of buildings, or requires larger open spaces or larger lot areas than are imposed or required by such ordinances or agreements, the provisions of this Ordinance shall control.

ARTICLE XXXI — Enforcement, Violation and Penalty

SECTION 1. Enforcement:

It shall be the duty of the Director, Safety and Permits, to enforce this Ordinance. It shall also be the duty of all officers and employees of the City, and especially of all members of the Police Department, to assist the Director by reporting to him upon new construction, reconstruction, or land uses, or upon seeming violations.

Appeal from the decision of the Director, Safety and Permits, may be made to the Board of Adjustments as provided in Article XXVII.

SECTION 2. Violation:

In case any building or structure is erected, structurally altered, or maintained, or any building, structure, or land is used in violation of this Ordinance, any proper City officials or their duly authorized representatives, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, structural alteration, maintenance, use, or other violations, to restrain, correct, or abate such violation, to prevent the occupancy of such building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises. Each day such violation continues shall constitute a separate violation. The Director, Safety and Permits, may call upon the Superintendent of Police to furnish him with the necessary police personnel to carry out his orders.

SECTION 3. Penalty:

The owner or general agent of a building or premises where a violation of any provision of this regulation has been committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the owner, general agent, lessee, or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general

ENFORCEMENT, VIOLATION AND PENALTY (Article XXXI, Continued):

agent, architect, builder, contractor, or any other person, who commits, takes part in, or who assists in any such violation or who maintains any building or premises in which any such violation shall exist shall be guilty of a misdemeanor punishable either by a fine of not less than Twenty dollars (\$20.00) and not more than One Hundred dollars (\$100.00) or not more than ninety (90) days' jail sentence, or both, for each and every day that such a violation continues.

ARTICLE XXXII — Changes and Amendments

SECTION 1. Initiation of Change:

The City Council may, from time to time, amend, supplement, or change the regulations, restrictions, or boundaries herein or subsequently established. Such amendment, supplement, or change may be initiated:

1. By action of the City Council itself by introduction of an ordinance or by adoption of a motion or
2. On petition by property owners, by filing with the Council through the City Planning Commission an attested petition in writing which conforms to the standards and requirements of said City Planning Commission for petitions to amend or change the Comprehensive Zoning Law, provided that no petition for a change in the classification of property shall be considered or acted upon unless such petition is duly signed and acknowledged by the owners or authorized agents of not less than fifty (50) per cent of the area of the land for which a change of classification is requested, provided, however, that where any lot located in the aforesaid area is owned in indivision, all co-owners must sign the petition for that lot to be included in the fifty (50) per cent area provision.

SECTION 2. Procedure:

No amendment, supplement, or change of the Zoning Ordinance or district map shall become effective unless and until:

1. There shall have been held a public hearing in relation thereto before the City Planning Commission at which parties in interest and citizens shall have had an opportunity to be fully heard.
2. Notice of the proposed change and of the time and place of the hearing shall have been published once a week for three (3) different weeks in the official journal of the City of New Orleans. At least twenty (20) days shall elapse between the first publication and the date of the hearing.
3. A printed notice in bold type shall have been posted for not less than twenty (20) consecutive days prior to the hearing before the City Planning Commission, on signs not less than one and one-half (1½) square feet in area, prepared, furnished, and placed by The Department of Safety and Permits on each block on each

CHANGES AND AMENDMENTS (Article XXXII, Continued):

street adjoining the area proposed for a change in zoning classification. Said signs shall contain an accurate statement of the proposed change and also the time and place of the zoning public hearing.

4. After the public hearing as provided above, the City Planning Commission shall have submitted its report and recommendations upon the proposed change and amendment to the Clerk of the City Council. The City Council shall not take official action upon the change and amendment until the report of the City Planning Commission has been received, provided, however, that if the report has not been filed within forty-five (45) days after the date of the public hearing, the City Council may then take official action upon the change or amendment.
5. A final ye and nay vote shall have been taken on the proposal by the City Council within one hundred twenty (120) days dated from the introduction of an ordinance in correct form or the adoption of a motion in correct form by the City Council, as set forth in Section 1 of this Article, or from the final filing of the petition of property owners or owner in correct form.
6. The provisions of this section do not apply in cases where there is a proposal to enact an entire new ordinance to change the text as a whole or to change all of the official zoning maps of the City or both, in which event the procedure set out in Act 240 of 1926 (Revised Statutes of 1950, Title 33: Sections 4721 through 4730) shall be followed.

SECTION 3. Fee:

Before any action shall be taken as provided in this Article, the party or parties proposing or recommending a change in the district regulations or district boundaries shall deposit with the City Treasurer the sum of Twenty-Five Dollars (\$25.00) for each text change not involving acreage or Five Dollars (\$5.00) for each acre of land or portion thereof for which a change of classification is proposed or recommended to cover the approximate cost of this procedure; however, the minimum fee shall not be less than Twenty-Five Dollars (\$25.00) regardless of acreage, and the maximum fee shall not exceed Two Hundred Dollars (\$200.00) which shall apply for all areas of forty (40) or more acres; and under no conditions shall said sum or any part thereof be refunded for failure of said change to be adopted by the Council.

SECTION 4. Two-Year Limitation:

Whenever a petition is filed requesting or proposing a change in or amendment to this Ordinance, and said petition has been finally acted upon by the City Council in accordance with the above procedure or when said petition has received no action on the part of the City Council within one hundred and twenty (120) days, or when said petition has been officially advertised for public hearing but has subsequently been withdrawn either before or after said public hearing has been held, then the City Council shall not consider any further petition requesting or proposing such change or amendments for the same property within a period of two calendar years from the date of the City Council's final legal action on said petition, or from the expiration of the aforesaid one hundred and twenty (120) day period in case no action

CHANGES AND AMENDMENTS (Article XXXII, Continued):

has been taken by City Council, or from the date of withdrawal of said petition, providing, however, that said petition has been officially advertised.

The provisions of this section do not apply in cases where the City Council wishes to consider a comprehensive zoning revision of an area larger than twenty (20) acres.

ARTICLE XXXIII — Validity

SECTION 1. If any section, sub-section, paragraph, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be unconstitutional by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance which shall continue in full force and effect.

ARTICLE XXXIV — Repeal of Conflicting Ordinances

SECTION 1. All zoning ordinances or parts of zoning ordinances in conflict herewith are hereby repealed, provided, however, that all suits at law or in equity and/or all prosecutions resulting from the violation of any zoning ordinance heretofore in effect, which are now pending in any of the Courts of this State or of the United States, shall not be abated or abandoned by reason of the adoption of this Ordinance but shall be prosecuted to their finality the same as if this Ordinance had not been adopted; and any and all violations of existing zoning ordinances, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this Ordinance shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted.

PUBLIC BUILDINGS

Airport	A	Library	A
Amphitheatres	A	Lighthouses	A
Armory	A	Market Building	E
Asylums (except mental)	C	Materials, Storage Yards	J
Auditoriums	J	Military Installations	A
Band Shells, Stands	A	Museums	A
Civil Defense Buildings	A	Office Buildings	E
Colleges	C	Orphanages	C
Concert Hall	J	Parks & Playgrounds	A
Correctional Institutions (except penal)	C	Police Facilities	A
County Homes	C	Pools	A
Court House	E	Port Facilities	L
Custom House	E	Post Office	E
Detention Home	C	Power Plant	J
Dock	F	Prison	J
Electric Plant	A	Pumping Station	A
Exhibition Building	J	Purification Plant	J
Fairground Building	J	Recreational Building	A
Federal Office Buildings	E	Reformatories	C
Ferry Docks & Buildings	F	Repair Shops	F
Fire Protection Facilities	A	Research Laboratories	F
Fish Hatcheries	A	Schools (except Trade or Training)	A
Galleries (art)	A	Schools, Trade	F
Garages	F	Schools, Training (non-industrial)	E
Gas Works	L	Sewage Disposal Plants	L
Health Clinics	C	Stadiums	A
Highway Dept. Depots	J	Terminal Building (railroad, freight).....	J
Hospitals (except mental)	C	University	C
Incinerators	J	War Memorials	A
Jails	J	Water Tanks, Towers	A
Juvenile Detention Home	C	Yacht Harbor	J
		Zoos	A

NOTE: The above are buildings or decorative or monumental structures which do not include structures such as aqueducts, bridges, toll gates, fountains, etc., which form part of a road, utility distribution, or a public park system.

ZONING CLASSIFICATIONS OF LAND USES

Abattoirs	L	Animal Raising (5 or more acres)	A
Abrasives Mfg.	L	Apartment Hotels	D
Academy, Dancing or Music	E	Apartments	C
Academy, Riding	F	Appliance Store	F
Acetylene Mfg. or Storage	L	Aquarium, Commercial	E
Acid Mfg.	L	Armory	A
Acoustical Material Mfg. or Storage ...	J	Army & Navy Installations	A
Advertising Display Mfg.	J	Arsenal	L
Advertising Signs, Outdoor	F	Art Gallery, Commercial Sales	E
Agricultural Implements, Mfg.	L	Art Museum - Public	A
Agricultural Operations (5 or more acres)	A	Art School, Commercial	D
Air Conditioning Equipment, Mfg.	L	Artificial Limbs Mfg.	F
Air Products Mfg.	L	Artificial Limbs Sales & Service	E
Airplane (See Airports also)		Artists, Commercial & Display	E
Manufacture	L	Asbestos, Mfg.	L
Repair & Storage	J	Asbestos & Asbestos Products, Storage....	J
Sales & Display	F	Asphalt & Asphalt Products, Processing or Refining	L
Airplane Ground Schools	F	Asphalt Siding, Shingles, Roofing, Storage	J
Airplane Parts Sales	F	Assembly Halls	C
Airports - Private	J	Associations, Clubs & Lodges - Private	C
Airports - Public	A	Asylums - Excluding Mental	C
Alcohol, Mfg.	L	Asylums - Mental	J
Aluminum Foundry or Fabrication Plant	L	Athletic Clubs	C
Ammonia Mfg. or Storage	L	Athletic Fields	A
Ammunition Mfg. or Storage	L	Auditorium - Public	J
Amphitheatre - Commercial	E	Auto Courts	F
Amphitheatre - Public	A	Automobiles	
Amusement Arcades	E	Accessories, Sale only	E
Amusement Parks or Places	E	Assembly	L
Aniline Color or Dye Mfg.	L	Bodies, Sales (new)	F
Animal Boarding & Hospitals	F	Bodies, Sales (used)	L

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Automobiles (Continued):		Bath House, Commercial	E
Filling Stations	E	Baths, Turkish	E
Garages, Repair	F	Battery Service	E
Laundry	F	Beach - Private Commercial	E
Manufacture	L	Beach - Public	A
Outdoor Sales Lots	F	Bearings (see Balls & Bearings)	
Parking Garage	M-2	Beauty Culture Schools	E
Parking Lot	M-1	Beauty Shops	E
Rentals (garage)	F	Beer, Brewing	J
Repair - Brakes, Electrical, Painting, Radiators, Upholstering, etc.	F	Beer Parlors	E
Sales	F	Belting Mfg.	J
Salvage	L	Beverage Mfg.	J
Service Station	E	Beverages, Bottling	J
Showrooms	F	Bicycles, Sales & Repair	E
Storage	F	Bill Boards	E
Top Mfg., Fabric	F	Billiard Parlors	E
Truck Service	F	Biologics (see Drugs)	
Bag Cleaning	L	Blacksmiths	L
Baggage Transfer, Storage, Whse.	J	Blast Furnaces	L
Bags, Burlap or Paper, Mfg.	J	Bleacheries, Cloth Processing	L
Bakeries	E	Bleaching Compound or Powder, Mfg.	L
Ball Park - Commercial	E	Blooming Mill	L
Ball Park - Public or Private	A	Blower & Blower Systems (See Air Conditioning)	
Ball Rooms	E	Blue Printing	F
Balls & Bearings, Mfg.	L	Blueing Mfg.	L
Band Shell - Public	A	Boarding Houses	C
Banks & Trust Companies	E	Boat, Pleasure, Storage	F
Barbers	E	Boat Mfg.	J
Barge, Gasoline, Retail Sales	J	Boathouses	F
Barge Terminal - Private (see industry it serves)		Boiler Works	L
Barge Terminal - Public	L	Bolts & Nuts, Mfg.	L
Barrel Mfg.	L		
Bars	E		
Baseball Park - Commercial	F		
Baseball Park - Public or Private	A		

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Bones - Reduction or Distillation	L	Cap & Hat Mfg.	J
Bottle Mfg.	J	Car Barns	J
Bottled Gas, Mfg. or Storage	L	Car Mfg. (see Automobiles)	
Bowling Alleys	E	Carbide Mfg., Sales & Distribution	L
Boxes, Paper or Wood, Mfg.	J	Carbonic Gas, Mfg., Sales & Storage	L
Boxes, Metal Mfg.	L	Carbonic Ice Bulk Sales & Distribution	J
Braces, Orthopedic, Sales	E	Carbonic Ice Mfg.	L
Brakes (see Automobiles)		Carborundum Mfg.	L
Brass Foundry or Fabrication Plant	L	Carpenters' Shops & Power Wood-working	J
Breweries	J	Carpet Mfg.	J
Brick Kilns	L	Cartage (see Freight)	
Brick Storage	J	Carton Mfg.	J
Broadcasting Station or Studio	F	Casein Mfg.	L
Bronze Mfg.	L	Caskets, Metal Mfg.	L
Brooms or Brushes, Mfg.	J	Caskets, Wood Mfg.	J
Building Contractors, Equipment & Material Storage	J	Cast Iron Pipe Mfg.	L
Building Materials, Wholesale & Storage	J	Casting Foundry	L
Buildings, Office	M-2	Cat & Dog Hospital	F
Bulletin Board, Outdoor Advertising	F	Caterers	E
Burlap Processing	J	Caustic Soda Mfg.	L
Business College	D	Cellophane Mfg.	L
Butane Mfg., Sales & Storage	L	Celluloid Mfg. & Storage	L
Butcher Shops	E	Cellulose Mfg.	L
Cabinet Makers	F	Cement & Cement Products, Mfg.	L
Cafes or Cafeterias	E	Cement Storage	J
Calcimine Mfg.	L	Cemeteries	C
Candle Mfg.	L	Chalk Mfg.	L
Candy, Mfg.	J	Charcoal Mfg. & Pulverizing	L
Cannery	L	Charitable Institution	C
Canvas Goods, Mfg. or Fabrication	J	Cheese Mfg.	J
Caoutchouc Mfg.	L		

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Chemicals & Drugs Mfg.	J	Coffee Roasting	J
Chemists, Analytical & Consulting	E	Coin Vending Machines, Mfg.	L
Chewing Tobacco, Mfg.	L	Coin Vending Machines, Rental & Service	F
Chicken Farm (5 or more acres)	A	Coke Ovens, Mfg.	L
Child Care Center & Playschool	A	Cold Storage Warehouse	J
Chiropractors	M-1, E	College	C
Chlorine Mfg.	L	Community Centers	A
Chocolate & Cocoa Products, Mfg.	J	Concrete & Concrete Products, Mfg.	L
Churches	A	Concrete Storage Yards	J
Cider & Vinegar, Mfg.	L	Concrete Mixing	J
Cigar Stores	E	Conservatory, Musical	E
Cigar Mfg. & Storage	J	Contractors' Equipment & Supplies, Storage	J
Cigarette Mfg.	J	Convalescent Home	C
Cigarette Service	F	Convention Building (for private display & rental)	J
Citrus Groves & Ranches (5 or more acres)	A	Convents	A
City Buildings (see Public Buildings, attached list)		Coolers (see Air Conditioning)	
Clay Products, Mfg.	J	Cooperage Works	L
Cleaners, Dry	E	Copper Foundry or Fabrication Plant....	L
Cleaning Compounds, Mfg.	L	Cordage Mill	J
Cleaning & Dyeing Processing	E	Correctional Institution	C
Clinics, Animal	F	Corrugated Metal Mfg.	L
Clinics, Private	M-1 & 2	Cosmetics, Mfg.	J
Clinics, Public	C	Costumes, Rental	E
Cloth, Weaving & Spinning	J	Cotton Baling, Storage, & Ginning	L
Clothing, Mfg.	J	Cotton Seed Products, Mfg.	L
Clothing, Retail	E	Cotton Seed Products, Storage	J
Clubs, Private, Social, or Fraternal	C	Cotton Spinning & Weaving	J
Clubs, Supper & Amusement	E	Country Clubs	C
Coal & Coke Yards	L	Courthouse (see Public Buildings, attached list)	
Coal Tar Distillates or Products	L	Creameries (see Dairy)	
Cocktail Lounges	E		

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Crematories	L	Dressmakers, Custom Home Occ.,	E
Creosote Treatment or Mfg.	L	Drilling Company Equipment Yards ...	J
Crockery Mfg.	J	Drive-In Restaurants	E
Crop Dusting Equipment Yards	J	Drive-In Theatres	J
Custom Tailor..... Home Occ.,	E	Driving Range, Golf (non-commercial)	A
Cylinder Reboring & Regrinding	L	Driving Schools, Auto	F
Dairy Farm (5 or more acres)	A	Drugs, Mfg.	J
Dairy Products, Processing	J	Dry Cleaning	E
Dance Hall	E	Dry Cleaning, Bulk Processing	F
Dancing Instruction	E	Dry Goods and Notion Store	E
Dead Livestock Collectors	L	Dry Ice Mfg.	J
Delicatessens	E	Dumps	L
Dental Clinics	M-1	Dwellings	
Dentists Home Occ.,	M-1	Single-Family	A
Department Stores	F	Two-Family	B
Detention Home, Juvenile	C	Three- & Four-Family	C
Diesel Engines, Mfg.	L	Multiple	D
Diesel Engines, Service, Equipment & Supplies (not mfg.)	F	Dyeing, Commercial, Bulk	L
Disinfectants, Mfg.	L	Dyestuffs, Mfg.	L
Disinfectants, Storage & Wholesale	J	Eggs, Poultry Farms (5 or more acres)	A
Dispensary, Private Clinic	M-1	Electric Contractors' Shops	F
Dispensary, Public	C	Electric Equipment, Mfg. (casting & molding)	L
Disposal Plants (sewage)	J	Electric Light & Power Companies, Yards	J
Distillation of Coal, Wood, Bones	L	Electric Plating	F
Distillers	J	Electric Power Plants	J
Dock, Serving an Industry (see industry it serves)		Electric Refrigeration Lockers	F
Doctors' Offices Home Occ.,	M-1	Electrical Appliances, Mfg.	L
Dog & Cat Hospitals	F	Electrical Appliances, Repairs	E
Dog Pound	J	Electrical Sign Mfg.	J
Doors, Metal Mfg.	L	Eleemosynary Building	C
Doors, Sash & Trim, Wood Mfg.	J	Elevators, Grain	L

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Elevators, Mfg.	L	Fire Station	A
Embalming Establishment	F	Fireproofing, Mfg.	L
Emery Cloth & Sandpaper, Mfg.	L	Fireworks or Explosives, Mfg. or Storage	L
Enameling & Painting, Bulk Production	J	Fishing (5 or more acres)	A
Enameling & Painting, Custom	F	Fish Curing or Smoking	L
Engine Mfg.	L	Fish Hatchery, State	A
Engravers	F	Fish Markets	E
Excelsior, Mfg., Storage & Distribution	J	Fish Packings or Storage	J
Explosives, Mfg., Storage & Distribution	L	Flats (see Apartments)	
Exterminating & Fumigating, Commercial Shops	E	Floor Materials (linoleums), Mfg.	L
Exterminator & Insect Poison Mfg.	L	Floor Polish & Wax Mfg.	L
Extrusion of Metals	L	Flower Shops	E
Fabrics, Synthetic, Mfg.	L	Flour & Grain Storage & Elevators	L
Fabrics, Weaving & Spinning	J	Flour Mills	L
Fairgrounds	J	Food Products, Mfg. & Processing	J
Farm Implements & Machinery, Assembly	L	Food Products, Warehouse	J
Farmland (5 or more acres)	A	Forest Land	A
Fat Rendering	L	Forge Plants	L
Feed (grains), Mfg. & Processing	L	Fort	A
Felt, Building, Insulation, Mfg.	J	Foundries	L
Felt, Fabric Mfg.	J	Fraternity Houses	C
Fences, Metal, Mfg. or Fabrication	L	Freight Depot, Railroad	J
Fences, Metal, Wholesale & Storage....	J	Frozen Foods, Processing, Wholesale Storage & Distribution	J
Ferry Docks, Passenger	F	Fuel, Gasoline, Mfg., Storage, Distribution	L
Ferry Docks, Railroad	L	Funeral Establishments	F
Fertilizers, Mfg.	L	Fur Farms (5 or more acres)	A
Fertilizers, Natural, Storage	L	Fur Preparation (tanning)	L
Fertilizers, Processed, Storage only.....	J	Fur Warehouse	J
Filling Station, Gasoline	E	Furnace, Mfg.	L
Fire Clay Products Mfg.	L	Furniture, Bulk Mfg.	L
		Furniture, Repairing & Refinishing	F

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Furs, Custom Cleaning, Remodeling, Repairing & Storage	E	Gunsmiths, Repairs	E
Furs, Mfg., Cutting & Assembly	J	Gutta Percha, Mfg.	L
Game Preserves	A	Gymnasiums, Commercial	E
Garage, Parking	M-2	Gymnasiums, Public	A
Garage, Repair	F	Gypsum or Plaster of Paris, Mfg.	L
Garage, Storage	E	Hair Products Factory	L
Garbage, Reduction, Dumping, Scavenging	L	Hairdressing	E
Garment Factory	J	Halls, Commercial	E
Gas, Illuminating or Heating, Mfg. & Storage	L	Halls, Lodges	C
Gas Stations	E	Hat Mfg.	J
Gas Wells, Natural	A	Health Center	C
Gasoline, Refineries	L	Heating & Ventilating Supplies & Appliances, Mfg.	L
Gelatin Mfg.	L	Heavy Castings, Mfg.	L
Glass Mfg.	J	Hide & Tallow Mfg.	L
Glucose Mfg.	L	Home Occupations	A
Glue & Fertilizer, Mfg.	L	Homes, Charitable Institutions	C
Golf, Miniature	E	Horse, Dog & Cat Hospital	F
Golf Clubs or Courses (non-commercial)	A	Horseshoeing	F
Golf Practice Driving Range	E	Hospitals	C
Government Buildings (see Public Buildings, attached list)		Hospitals, Animal	F
Grain Elevator	L	Hotels, Apartment	D
Graphite Mfg.	L	Hotels, Commercial	F
Gravel Pits	A	House of Correction, Juvenile	C
Grease & Tallow Mfg.	L	House Movers & Wreckers, Equipment & Storage Yards	J
Greenhouses	J	Ice, Mfg.	J
Grocers, Retail	E	Ice Cream, Mfg.	J
Guest Homes	C	Ice Cream Shops	E
Gums, Wholesale Processing	L	Ice Skating Rink	E
Gunpowder, Mfg. or Storage	L	Ice Storage, Retail Distributor	J
		Incinerators, Municipal	J
		Industrial Training or Trade School	F

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Industrial Truck Body Mfg.	L	Light & Power Substations	A
Infirmary	C	Lime, Mfg. & Storage	L
Inflammables, Mfg. or Storage	L	Linen Supply Laundry Service	F
Insane Asylum	J	Linoleum, Mfg.	L
Insecticides, Mfg.	L	Linseed Oil, Mfg.	L
Institutional Bldg. (except Penal or Mental)	C	Liquor, Dispensing Bar	E
Insulation Materials, Mfg. & Storage...	J	Liquor, Distilleries	J
Interior Decorators, Display, Sales, & Workshops	E	Livery Stables	F
Iron Foundry or Fabrication Plant	L	Livestock, Sales, Shipping, Slaughter	L
Jails	J	Lockers, Food Storage	F
Japanning & Shellacking Works	J	Locksmiths' Repair Shops	E
Jewelers, Bulk Mfg.	J	Locomotive Mfg.	L
Junk Dealers, Yards	L	Lodge Halls	C
Jute Mills	L	Lodging House	C
Kalsomine Mfg.	L	Lubricating Compounds and Oil, Mfg.	L
Kennels	J	Lumber, Bulk Processing or Mill	L
Kerosene Mfg. or Storage	L	Lumber, Cabinet Working	F
Kindergartens	A	Lumber, Storage Yard	J
Laboratories, Analytical, Clinical, Dental	E	Lunch Rooms	E
Laboratories, Experimental & Research	F	Machine Shops	F
Lampblack Mfg.	L	Machine Tools, Mfg.	L
Landfill, Municipal Sanitary	J	Machine Tools, Storage	J
Lard Mfg.	L	Machinery, Mfg.	L
Laundries & Laundromats	E	Malleable Casting Mfg.	L
Lead Mfg.	L	Malt Extracts, Mfg.	J
Lead (white) & Oil Mfg.	L	Manufacturing, Metal Products	L
Leather Goods, Mfg., Tanning	L	Massage	E
Libraries, Private, Rental	E	Matches, Mfg.	L
Libraries, Public	A	Maternity Homes, Private	C
Light & Power Plants	J	Mattresses, Mfg.	L
		Mausoleums	C

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Meat Packers	J	Movers	J
Medical Clinics, Private	M-1	Moving Picture House	E
Medical Clinics, Public	C	Museums	A
Medicines, Mfg.	J	Music Instruction, Commercial	E
Membership Clubs (except Supper Clubs)	C	National Defense Installations	A
Messenger Service	E	News Dealers	E
Metal Polish Mfg.	L	Newspaper Printing	J
Metals, Mfg. & Processing	L	Newspaper Substation	E
Milk Bars (refreshment stands)	E	Night Clubs	E
Milk Bottling Plant	J	Nitrating of Cotton or Other Materials	L
Milk Distributing Stations	F	Nurseries, non-commercial	A
Milk Pasteurization	J	Nursery Schools (child)	A
Millinery	E	Nursing Homes	C
Mills, Flour & Grain	L	Ocular Supplies	E
Mills, Jute	L	Offal, Reduction or Dumping	L
Millwork (woodworking), Mfg.	F	Offices	E
Mineral Water, Distillation & Bottling	J	Office Service (stenographic service, letter preparation, addressing & mailing, duplicating, multigraph- ing, mimeographing, machine tabulation, research and statistical)	E
Mining	A	Oil, Mfg. and Storage	L
Mirrors, Bulk Mfg.	J	Oil Vegetable, Processing	L
Mirrors, Resilvering, Custom Work	F	Oil Burners, Mfg.	L
Missions, Religious	A	Oil & Gas Stations	E
Molasses Mfg.	J	Oil Refinery	L
Monastery	A	Oil Wells	A
Monuments, Mfg.	L	Oilcloth Mfg.	L
Mortar, Bulk Preparation	L	Oiled, Rubber or Synthetic Leather Goods Mfg.	L
Mortuary	F	Old People's Home	C
Motels	F	Opera House	J
Motion Picture Studios	F	Ordnance Mfg.	L
Motion Picture Theatres	E	Ore Dumps & Elevators	L
Motor Freight Terminals	J		
Motorcycle, Mfg.	L		

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Ore Reduction	L	Physicians' & Surgeons' Offices, (individual) Home Occ.,	M-1
Ornamental Metal Work, Custom Hand Fabrication	F	Physchiatrists' Home Occ.,	M-1
Ornamental Metal Work, Mass Production	L	Pickles, Processing	L
Orphan Asylum	C	Pipe, Concrete, Mfg.	L
Orthopedic Appliances, Sales	E	Pipe, Concrete, Storage	J
Outdoor Theatres, Commercial	J	Pipe, Metal, Mfg.	L
Oxygen Production	J	Pipe, Metal, Storage	J
Oyster Shucking, Bulk	F	Planing Mill	J
Packing & Crating Service, Fabrication	J	Plaster, Mfg.	L
Packing Plants (meat)	J	Plastic & Plastic Products, Mfg.	L
Paint Shops, Automobile	J	Plating Works, Bulk (galvanizing)	L
Paint & Varnish, Mfg.	L	Plating Works, Precious Metals	J
Paper Mfg., Storage, Baling	L	Playgrounds, Public	A
Paper Products, Mfg. (cartons, containers)	J	Plumbers' Shops	F
Parking Garage	M-2	Police Station	A
Parking Lots	M-1	Pool - Swimming, Commercial	E
Parks, Amusement, Private	E	Pool - Swimming, Public or Private.....	A
Parks, Public	A	Pool Hall	E
Parochial Schools	A	Poorhouse	C
Pawnbroker	E	Post Office	E
Penitentiary	J	Potash Works	L
Penny Arcades	E	Poultry Feed Mfg.	J
Pet Shops (sales only)	E	Poultry Raising (5 or more acres)	A
Petroleum & Petroleum Products, Refining & Storage	L	Pressing Shops	E
Petroleum Wells	A	Printers	F
Pharmaceutical Products, Mfg.	J	Printers' Ink, Mfg.	L
Pharmacy	E	Prison	J
Photo-Engraving Co.	F	Produce Warehouse	J
Photographers, Commercial, Studios.....	E	Public Buildings (see specific uses; also attached list)	
Physical Therapy Clinic	M-1	Pulp Mfg.	L
		Pumice Mfg.	L

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Pyroxylin Mfg.	L	Retail Stores & Shops (more than 5 employees)	F
Quarries	A	Rice Cleaning & Polishing	J
Quick Freeze Plant	J	Riding Academies	F
Racetracks, Private, Commercial	E	Rock Crushing	L
Radiator Repair	F	Roller Skating Rink	E
Radio (See Electric)		Rolling Mills	L
Radio Broadcasting	F	Rooming House	C
Radio Repair Shop	E	Rope Mfg., Rope Walk	J
Rags, Bulk Collection, Processing, Storage	L	Round House	L
Railroads, Service & Repair Yard	L	Rowing Club	C
Raw Hides & Skins, Treatment & Storage	L	Rubber Products, Mfg. or Salvage	L
Rayon Mfg.	L	Rug Cleaners	F
Recreation Centers, Commercial	E	Rug Mfg.	J
Recreation Centers, Public or Private	A	Saddle Factory	J
Reduction of Ore	L	Safes, Opening & Repairing	E
Reduction of Garbage, Offal, etc.	L	Sail Loft, Fabrication	J
Refreshment Stands	E	Saloon	E
Refrigerator Mfg.	L	Salt Works	L
Refuse Dump	L	Salvage Companies, Equipment & Storage Yard (except garbage, rubbish, rags, or putrescible material. See Junk Dealers, Yards, and Scavenger)	J
Rendering Works	L	Salvation Army	C
Repair Garages	F	Sanatoriums	C
Research Laboratories	F	Sand & Gravel, Extraction	A
Reservoirs	A	Sand & Gravel, Processing & Storage	L
Residence, one-family	A	Sandpaper Mfg.	L
Residence, over four families	D	Sauerkraut, Mfg.	L
Residence, three & four families	C	Sausage Casing Mfg.	L
Residence, two-family	B	Sawdust Mfg.	J
Resort Hotels	F	Sawmill	L
Rest Homes, Private	C	Scavenger, Equipment, Storage Yard.....	L
Restaurants	E		
Retail Stores & Shops (not more than 5 employees)	E		

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Schools		Shipyard	L
Art, Commercial	D	Shoe Polish Mfg.	L
Art, Institute	D	Shoe Repairing	E
Aviation - Ground	F	Shoes, Mfg., Bulk	J
Beauty	E	Shoes, Rubber, Mfg.	L
Business & Commercial	D	Shooting Gallery	E
Correctional	C	Ship Storage Yard	L
Dancing	E	Shipping Company, Docks	L
Flight Instruction	J	Sightseeing Tours, Passenger Depots.....	F
Health, Gymnastic, Private	E	Sign Painters, Shops	E
Music	E	Signboards	F
Nursery	A	Signs, Maintenance Service Shop	E
Parochial	A	Signs, Neon & Metal Fabrication	L
Physically Handicapped	A	Size Mfg.	L
Private, Academic	A	Skating Rink	E
Public	A	Slag Pile	L
Training, Non-Industrial	E	Slate Quarry	A
Trade	F	Slaughterhouses	L
Universities & Colleges	C	Smelting or Refining of Metals	L
Scrap Iron Storage Yard	L	Snuff Mfg.	J
Scrap Metal (junk), Processing & Storage	L	Soaps, Mfg.	L
Screens, Doors & Windows, Mfg.	L	Soda Ash Mfg.	L
Screw & Bolt, Mfg.	L	Soda Compound Mfg.	L
Secretarial Schools	D	Soda Water Mfg.	J
Seed Treatment, Processing, Ex- traction of Oil	L	Sorority Houses	C
Self-Service Laundry	E	Soy Bean Oil Mfg.	L
Septic Tanks, Servicing & Cleaning, Equipment Yard	L	Spinning Mill	J
Service Stations	E	Springs, Metal, Mfg.	L
Sewage Disposal Systems	L	Stables (5 or more acres)	A
Sewer Pipe Mfg.	L	Stadium, Private	F
Sewer Pipe Storage	J	Starch Mfg.	L
Sheet Metal Work, Custom Fabrication	L		
Shell Grinding	L		
Shellac Mfg.	L		
Shingle Mfg.	J		

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Steam Baths, Private	E	Telephone Companies, Facilities & Offices, Exchanges	E
Steel Foundry or Fabrication Plant	L	Television Stations & Studios	F
Steel Mfg., Rolling Mills, etc.	L	Temples	A
Stock Yards (livestock)	L	Tennis Courts, Rental	E
Stone Crushing	L	Tennis Courts, Public or Private	A
Stone Cutting & Screening	L	Terra Cotta Mfg.	L
Stone Mill or Quarry	A	Textile Mills	J
Storage Garages	E	Theatres	E
Storage Yards & Warehouses	J	Theatres, Outdoor (Drive-In)	J
Stores, Retail	E	Tile Mfg., Decorative (vitreous)	J
Stove Polish, Mfg.	L	Tile Mfg., Structural	L
Street Railway Yards & Appurtenances	J	Tin Refining, Ore Reduction, Mfg.	L
Studios, Photography	E	Tinsmith	F
Studios, Broadcasting	F	Tire, Mfg.	L
Studios, Television	F	Tobacco, Chewing, Mfg. or Treatment	L
Substation Electric Power & Light Company	A	Tobacco, Cigarette, Mfg.	J
Sugar Refining	J	Tobacco, Curing	J
Surgical Supplies	E	Tombstone Mfg.	L
Swimming Pools, Commercial	E	Tool Mfg.	L
Swimming Pools, Public or Private	A	Tourist Courts	F
Synagogue	A	Tourist Homes	M-1
Tailors, Custom	E	Toys, Mfg. (See Wood, Metal, Plaster or Paper Mfg.)	
Tallow Rendering	L	Trade Schools, Industrial	F
Tanneries	L	Trade Schools, Non-Industrial	E
Tar or Tar Products, Mfg.	L	Trailer Courts & Parks	F
Tar Roofing or Water- proofing Mfg.	L	Trailers, Repairing & Sales	F
Taverns	E	Transfer Business & Storage	J
Taxicab Storage & Repair	F	Trapping (5 or more acres)	A
Tea Rooms	E	Truck Garden, Non-Commercial	A
Telegraph Companies, Branch Offices...	E	Trucks (Same as Automobiles)	

ZONING CLASSIFICATIONS OF LAND USES (Continued)

Turpentine Mfg.	L	Welding Shop	J
Two-Family Dwelling	B	Welfare Agency	C
Undertaking Establishments	F	Wharf, Serving an Industry (See Industry it serves)	
United States Government Offices (See list of Public Buildings)		White Lead Mfg.	L
Upholsterers, Custom	E	Wildlife Reservations	A
Upholstery Mfg.	J	Window Shades, Mfg.	J
Used Cars, Sales	F	Wines, Distillation	J
Varnish Mfg.	L	Wire & Wire Products, Mfg.	L
Venetian Blinds, Custom Mfg., Installation	F	Wood, Storage Yard	J
Veterinarians	F	Wood Preserving, Treatment	L
Vinegar Mfg.	L	Wood Products, Mfg., Bulk	J
Vocational School	F	Wood Pulp Mfg.	L
Wagon Mfg.	L	Woodworking, Cabinet & Custom Millwork	F
Wagon Shop, Repairs	F	Woodworking, Sawmill, Bulk, Processing	L
Wall Board, Mfg.	J	Wool Processing, Scouring & Pulling ...	L
Warehouses	J	Wool Spinning & Weaving	J
Washing Powder & Soda, Mfg.	L	Wrecking Contractors' Yards	L
Waste Paper Products, Mfg.	L	X-Ray Apparatus, Mfg.	L
Water, Distilled, Processing	J	X-Ray Laboratories	E
Water Coolers (drinking fountains), Repairs & Service	F	Yacht Club	C
Water Tank (reservoir), Public	A	Yacht Harbor	J
Waterproofing Materials, Storage	J	Yeast Cultivation, Bulk	L
Waterproofing Treatment & Mfg.	L	Zinc Refining & Mfg.	L
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APPLICATION OF HEIGHT REGULATIONS TO DIFFERENT BUILDING TYPES

1. GABLE ROOF 2. HIP ROOF 3. MANSARD ROOF 4. GAMBREL ROOF 5. FLAT ROOF

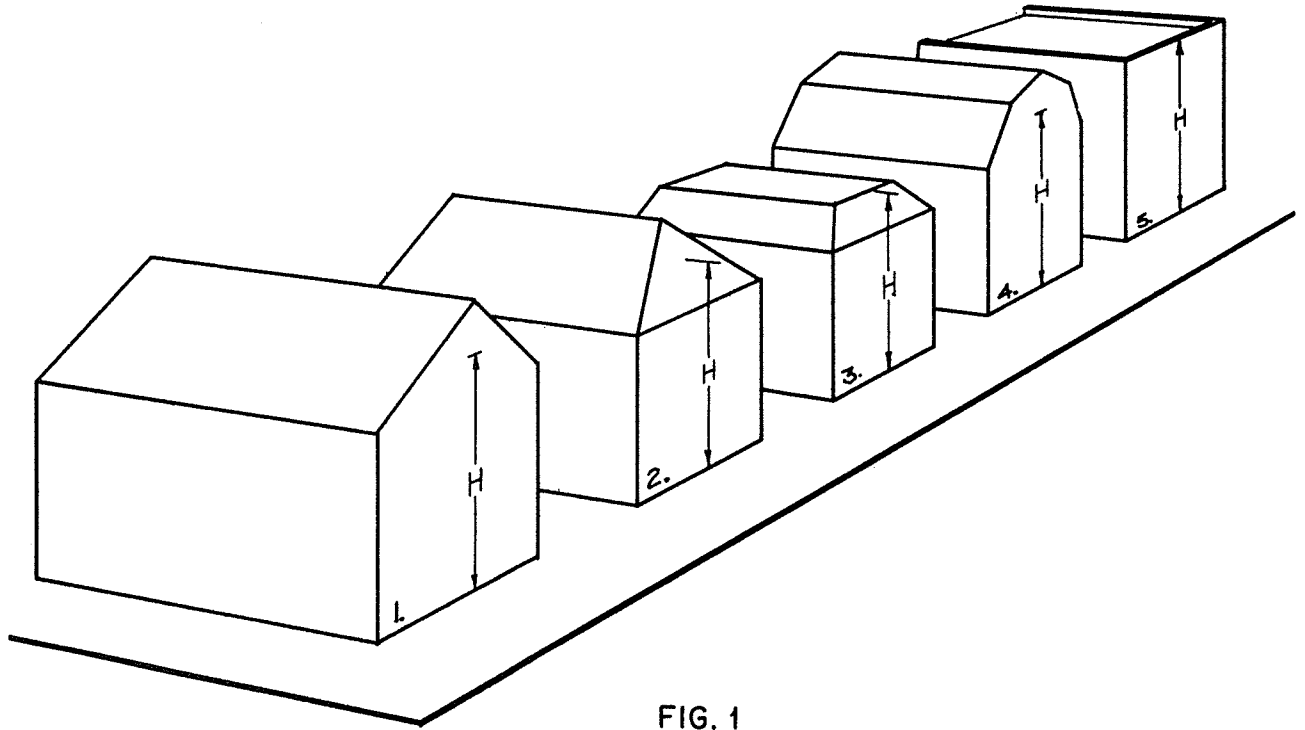


FIG. 1

A PLUS *B* MUST EQUAL 25% OF LOT WIDTH.
A MAY NOT BE LESS THAN 12 1/2' ON CORNER LOTS.
B MAY NOT BE LESS THAN 3'.

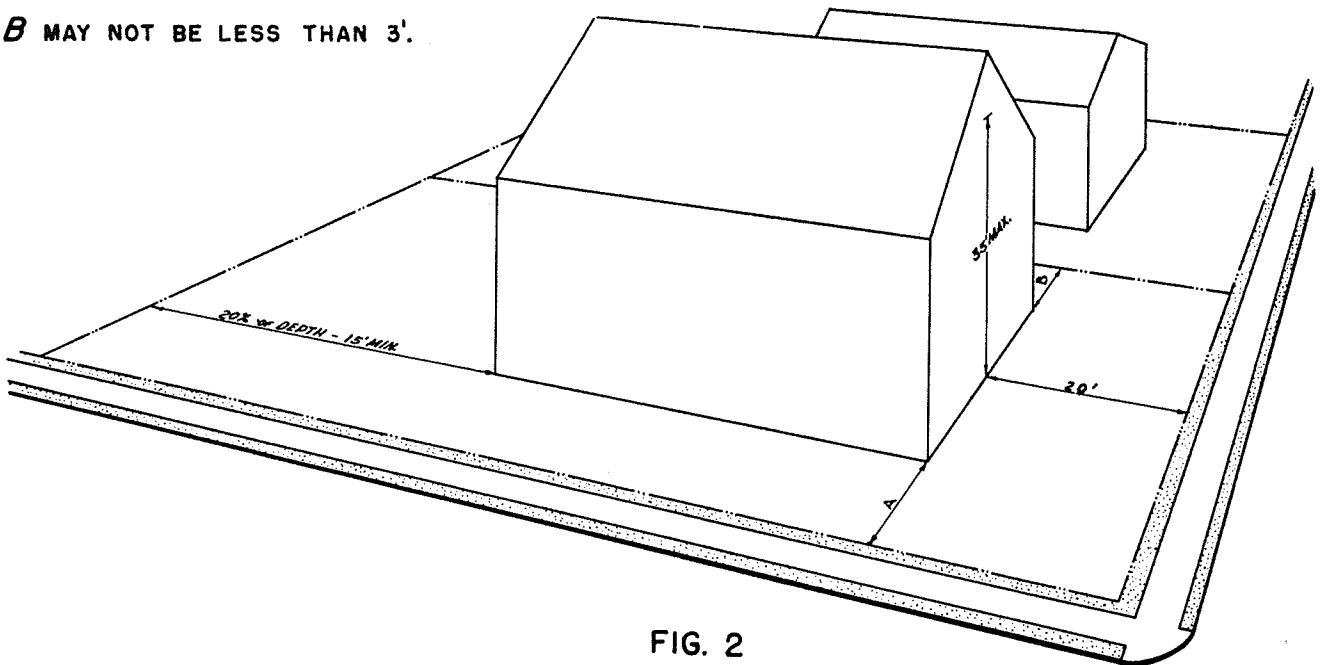


FIG. 2

A - SINGLE FAMILY DISTRICT

D - MULTIPLE FAMILY DISTRICT

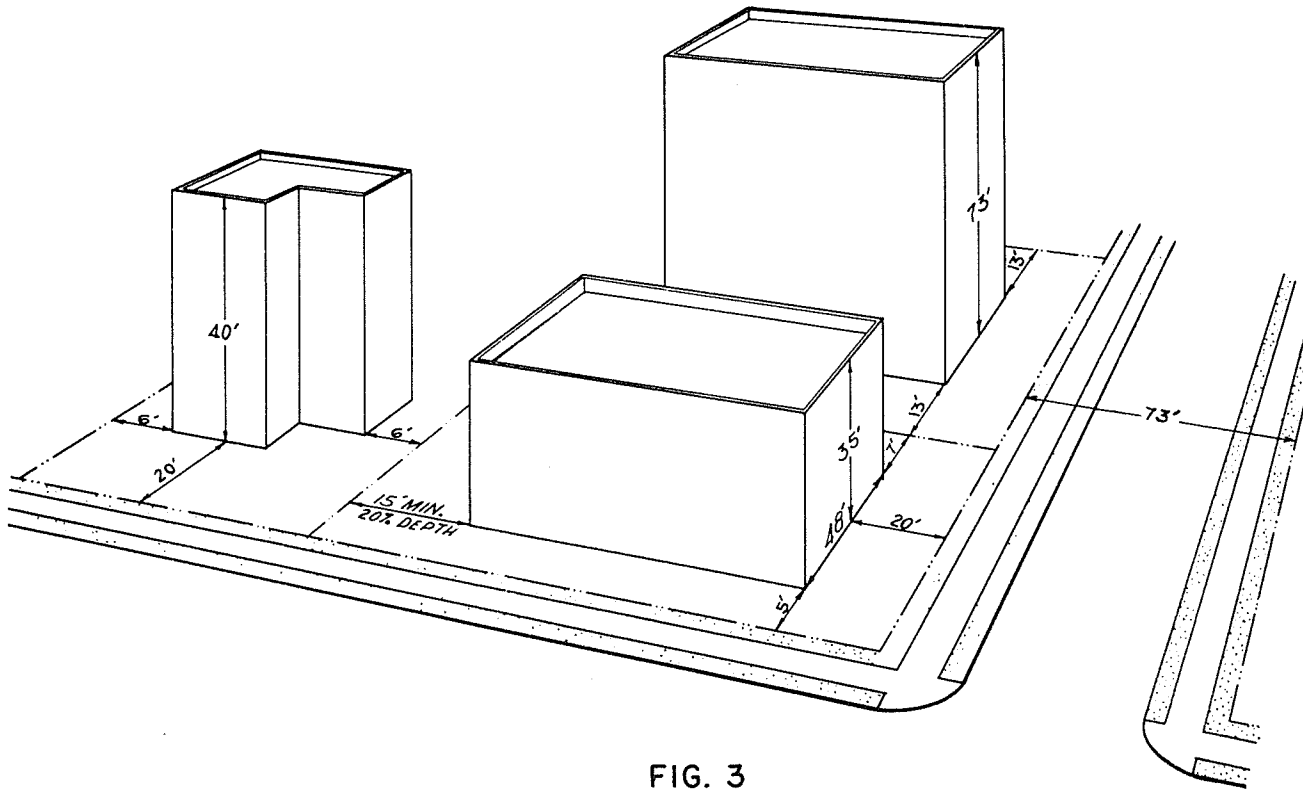


FIG. 3

STORES 1, 2, AND 3 MUST PROVIDE THE SAME FRONT YARD AS THE DWELLING DISTRICT.
 STORE 1 MUST PROVIDE A SIDE YARD, 5' MIN., AND A REAR YARD, 20' MIN., BECAUSE
 IT IMMEDIATELY ABUTS A DWELLING DISTRICT.

STORES 4 AND 5 REQUIRE NO FRONT, SIDE, OR REAR YARDS.

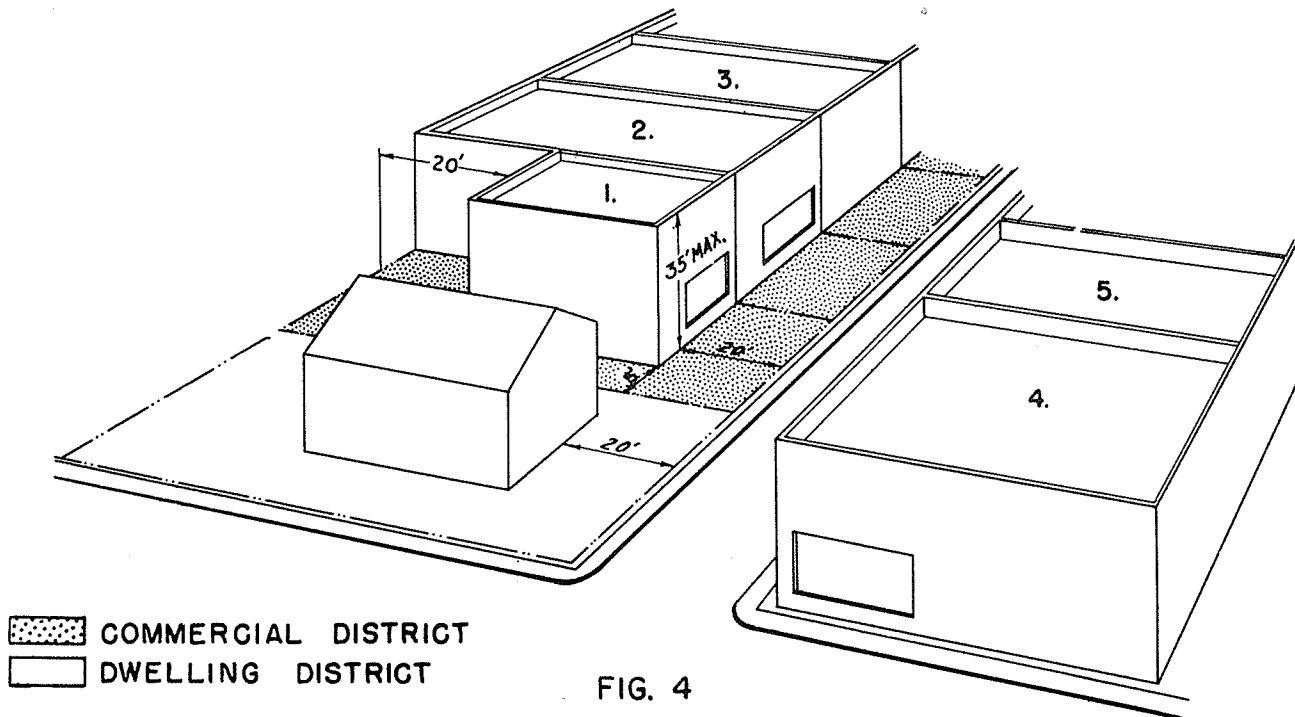


FIG. 4

 COMMERCIAL DISTRICT
 DWELLING DISTRICT

E - NEIGHBORHOOD SHOPPING DISTRICT

G - EIGHT STORY COMMERCIAL DISTRICT

BUILDINGS 3 & 4 MUST PROVIDE THE SAME FRONT YARD AS THE DWELLING DISTRICT.

COMMERCIAL BUILDING 3 MUST PROVIDE A SIDE YARD, 5' MIN., AND A REAR YARD, 10' MIN., BECAUSE IT IMMEDIATELY ABUTS A DWELLING DISTRICT.

RESIDENTIAL BUILDING 4 MUST PROVIDE TWO SIDE YARDS - DIMENSIONS DEPEND UPON BUILDING HEIGHT.

RESIDENTIAL BUILDING 2 REQUIRES NO FRONT YARD. REAR YARD MUST EQUAL 20% OF THE LOT DEPTH - 15' MINIMUM.

COMMERCIAL BUILDING 1 REQUIRES NO FRONT, SIDE, OR REAR YARD.

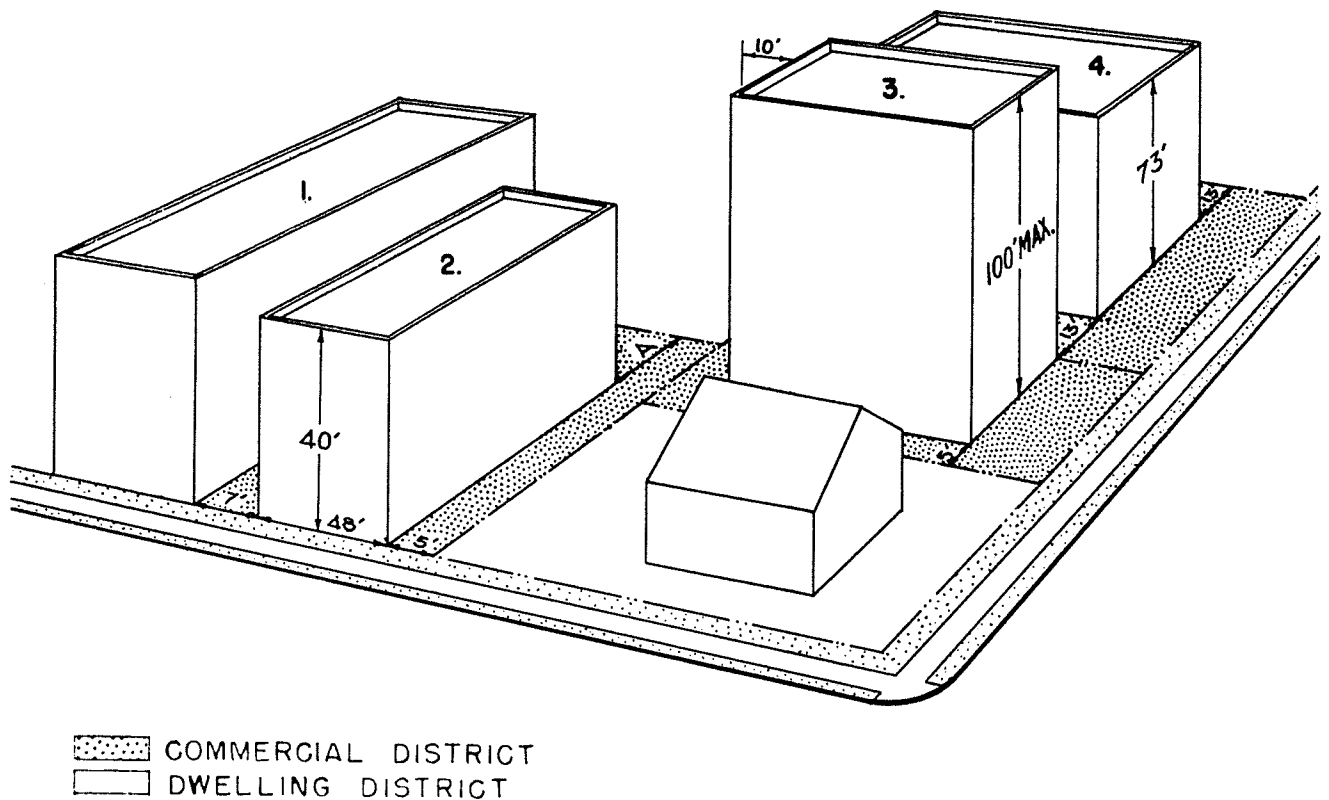


FIG. 5

K-CENTRAL BUSINESS DISTRICT

COMPUTATION OF MAXIMUM ALLOWABLE BUILDING HEIGHTS

BUILDING 1. $2\frac{1}{2} \times \frac{(100 \times 50) + (50 \times 120) + (20 \times 50)}{100 + 50 + 20} = 176.5'$

BUILDING 2. $2\frac{1}{2} \times \frac{(30 \times 120) + (50 \times 50)}{30 + 50} = 190.6'$

BUILDING 3. $2\frac{1}{2} \times 50 = 125'$

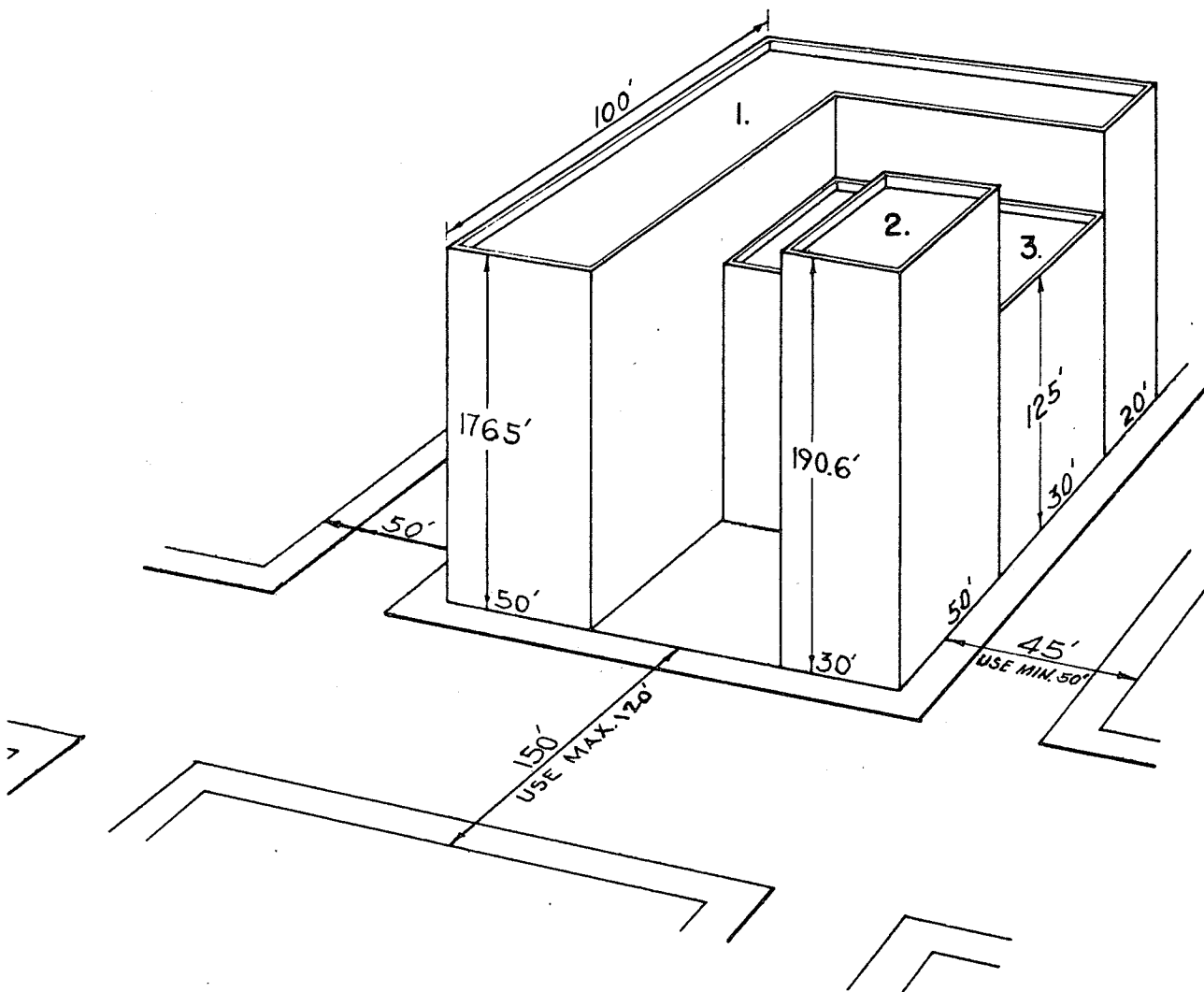


FIG. 6

REGULATION OF ACCESSORY BUILDINGS

AN OPEN CARPORT MAY BE ERECTED IN A SIDE YARD IF A MINIMUM OF 2' IS LEFT OPEN AND UNCOVERED BETWEEN CARPORT AND SIDE LOT LINE.

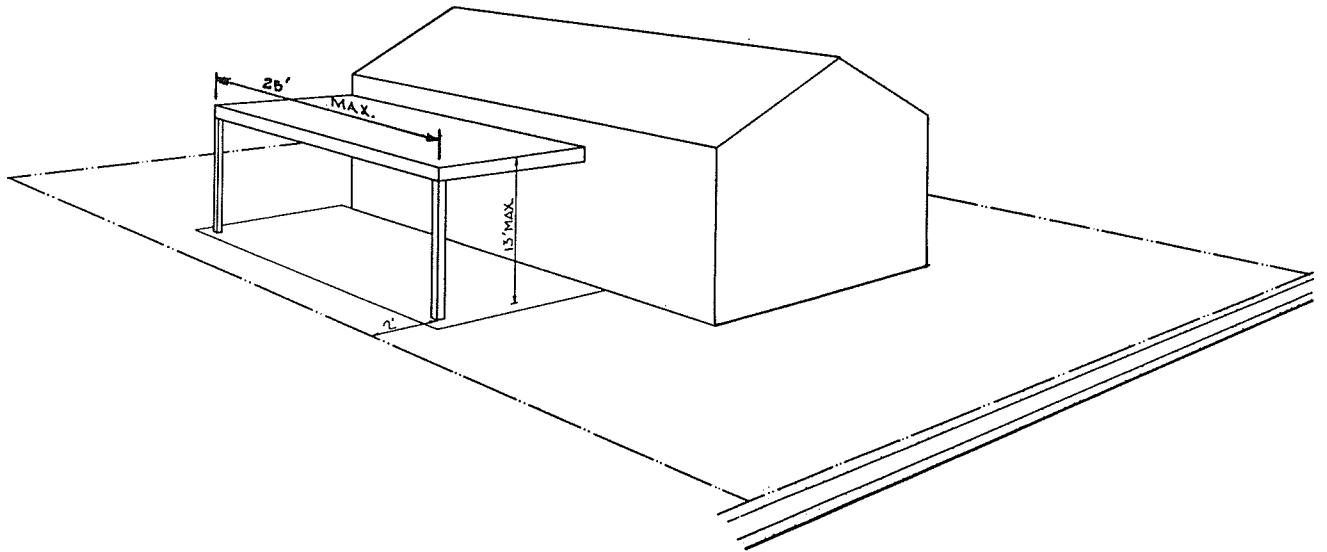


FIG. 7

ACCESSORY BUILDING 1 MAY BE BUILT IN A REQUIRED SIDE YARD, PROVIDED THAT IT IS NOT LESS THAN 60' FROM THE FRONT LOT LINE NOR LESS THAN 3' TO THE SIDE LOT LINE.

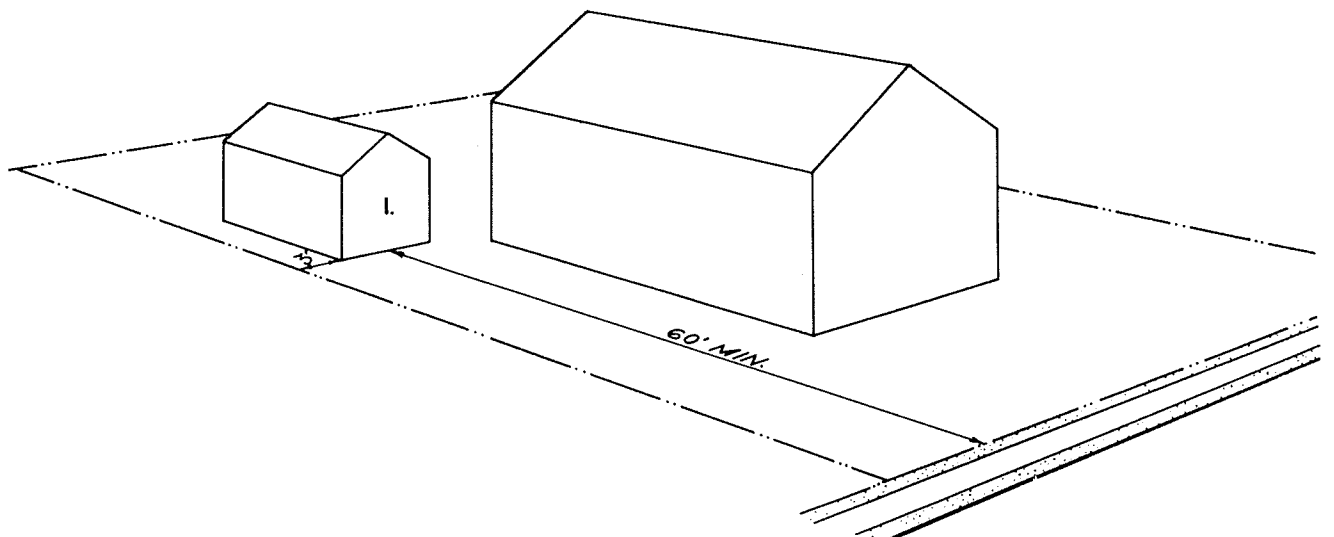


FIG. 8

REGULATION OF ACCESSORY BUILDINGS

ACCESSORY BUILDING 1 MAY NOT PROJECT BEYOND THE LINE ESTABLISHED BY A REQUIRED SIDE YARD OF A CORNER LOT.

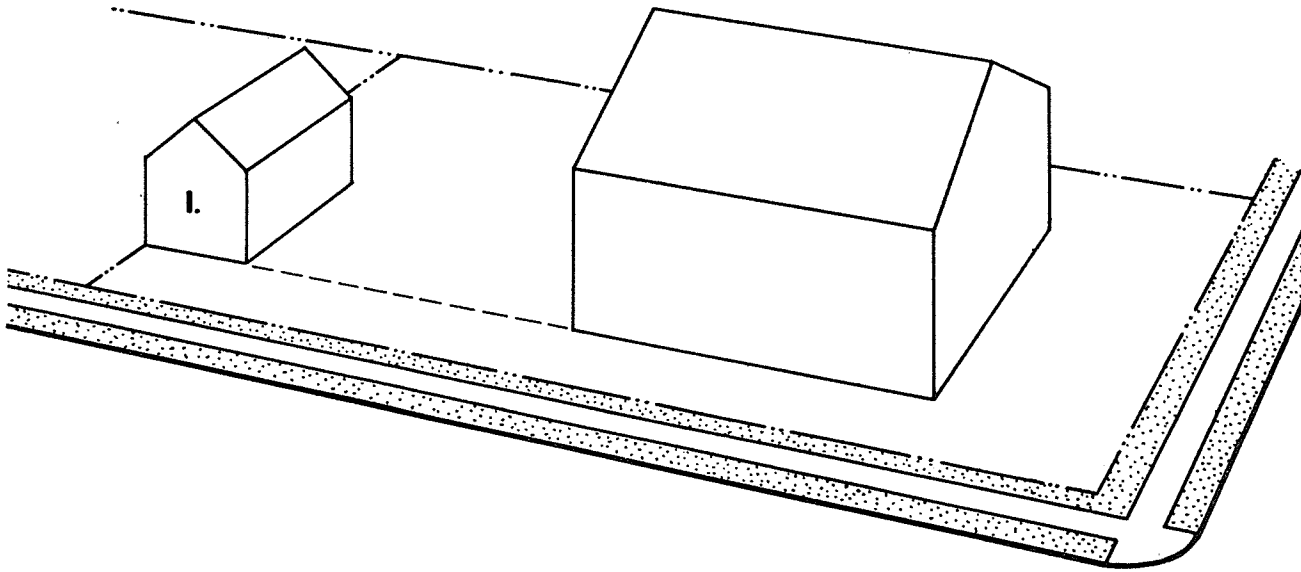


FIG. 9

ACCESSORY BUILDING 2 MAY NOT PROJECT BEYOND THE LINE ESTABLISHED BY THE REQUIRED FRONT YARD OF BUILDING 1 UNLESS LOCATED 25' OR MORE FROM THE COMMON LOT LINE.

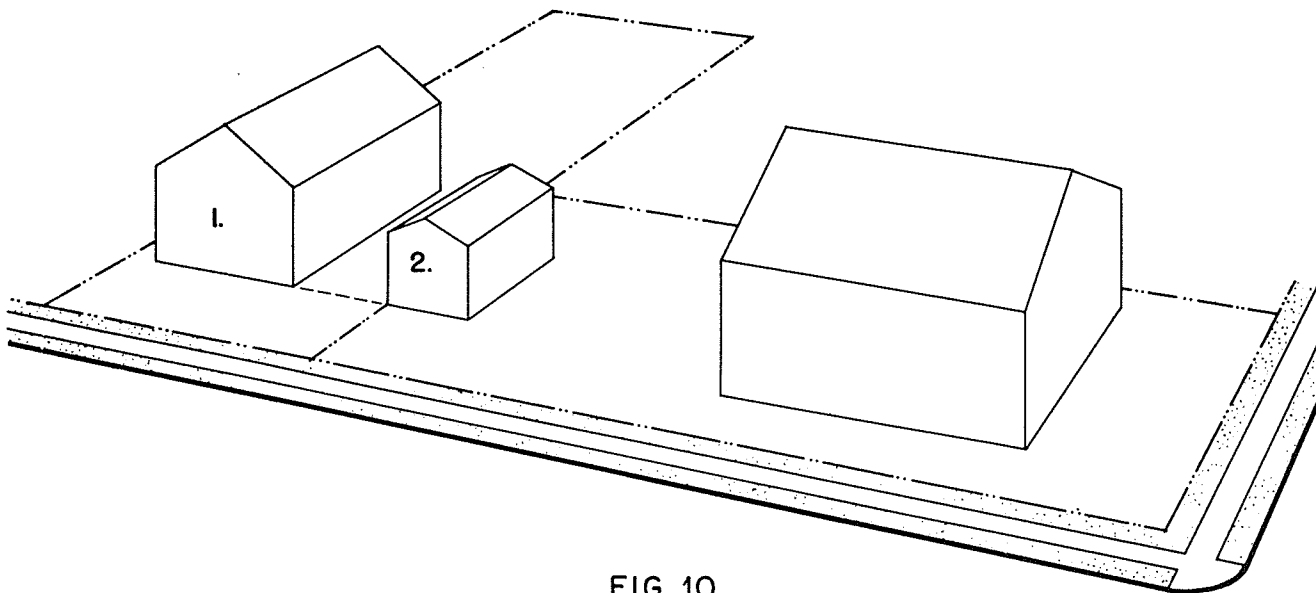


FIG. 10

ACCEPTABLE PARKING STANDARDS

90° PARKING

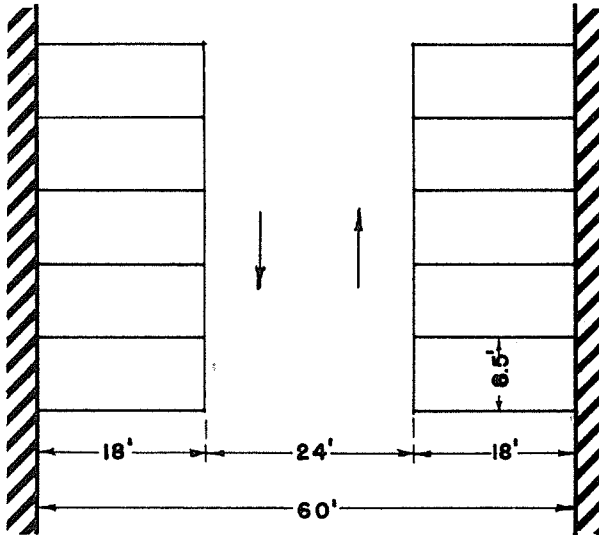


FIG. 11

60° PARKING

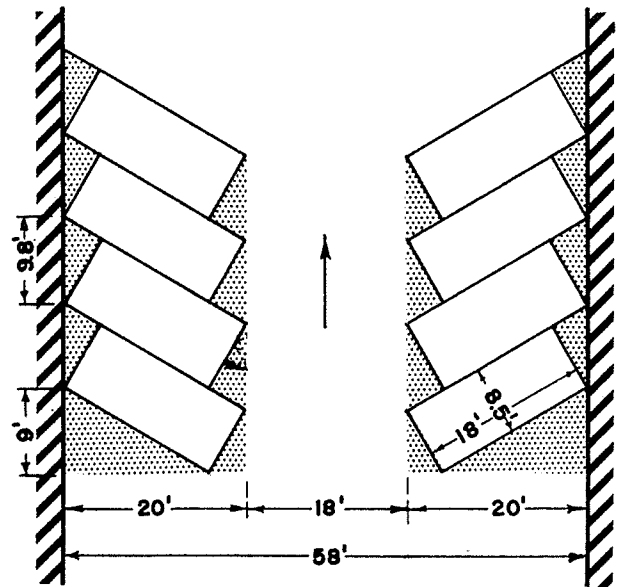


FIG. 12

45° PARKING

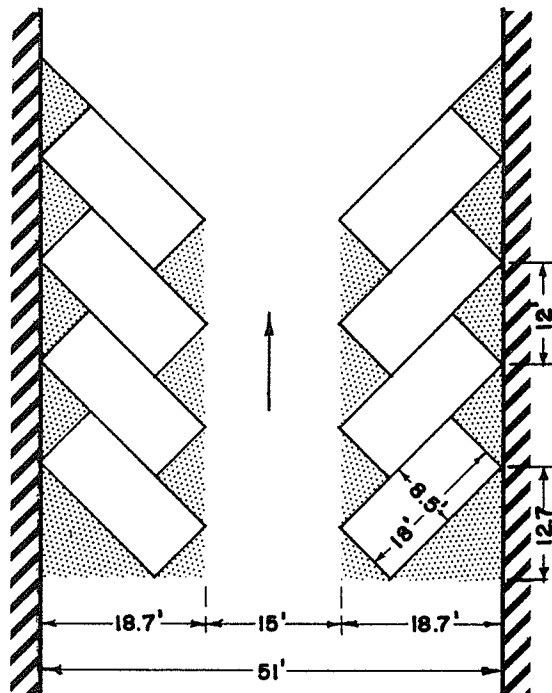


FIG. 13

30° PARKING

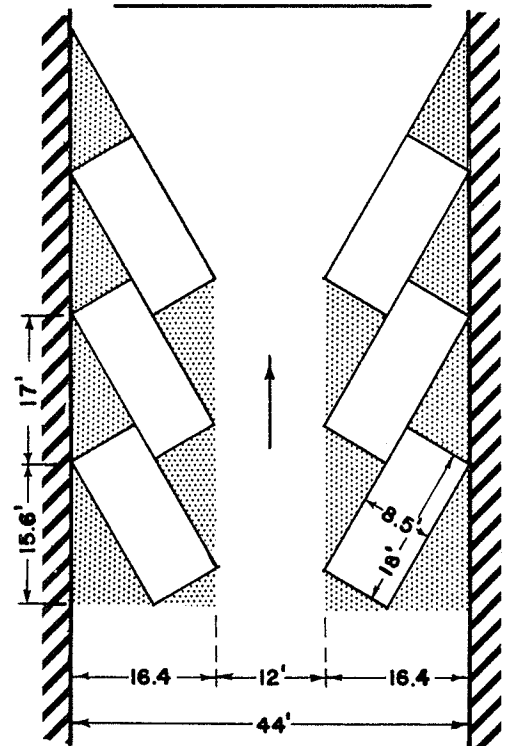
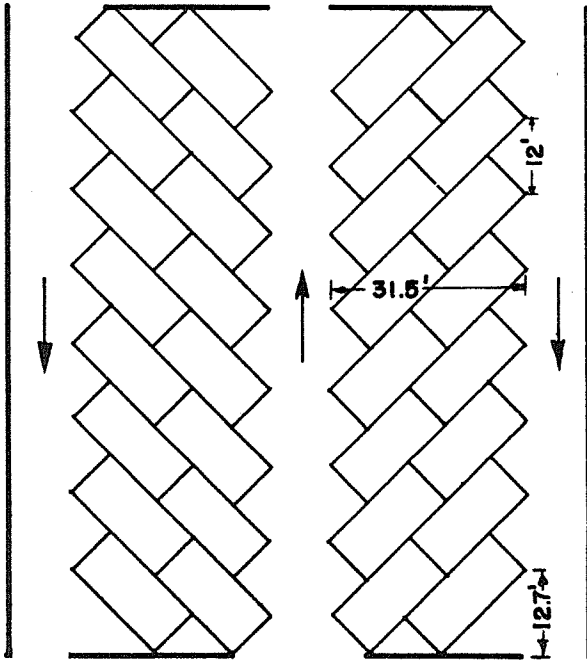


FIG. 14

 UNUSABLE SPACE

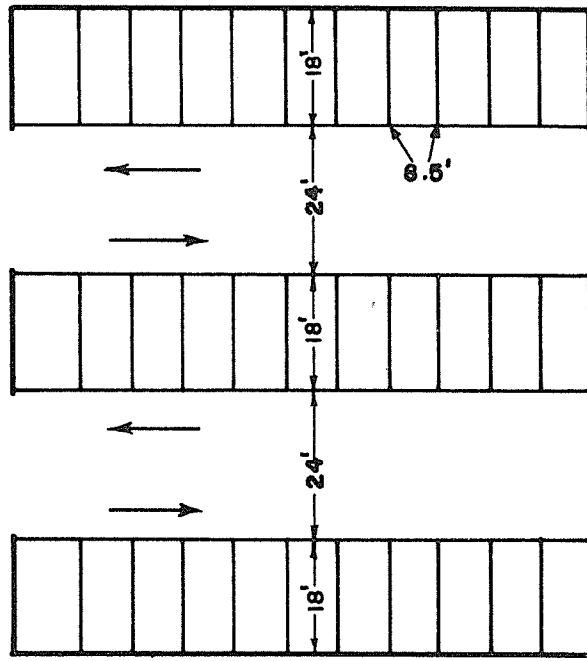
ACCEPTABLE PARKING STANDARDS

45° PARKING

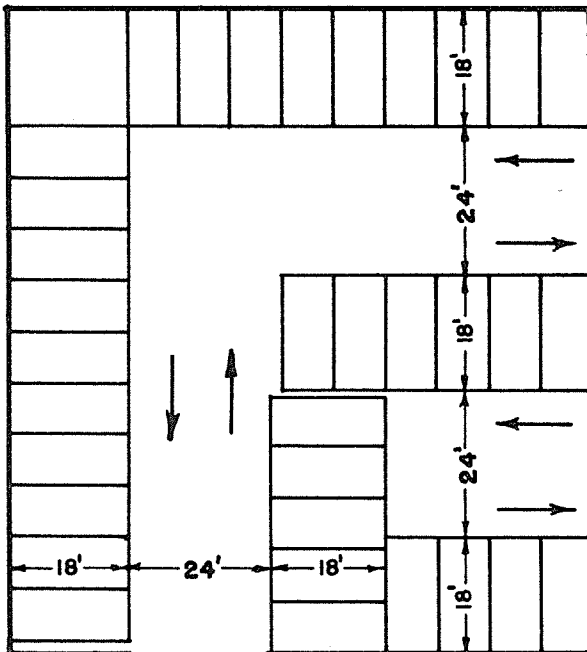


32 CARS PARKED

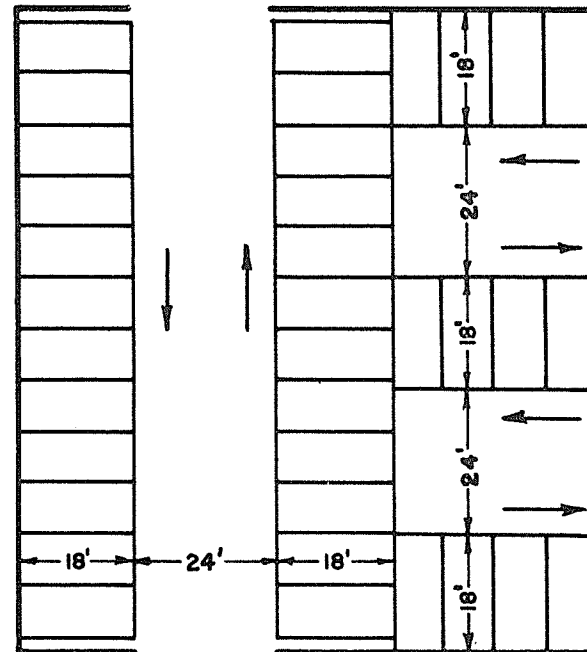
90° PARKING



33 CARS PARKED



34 CARS PARKED

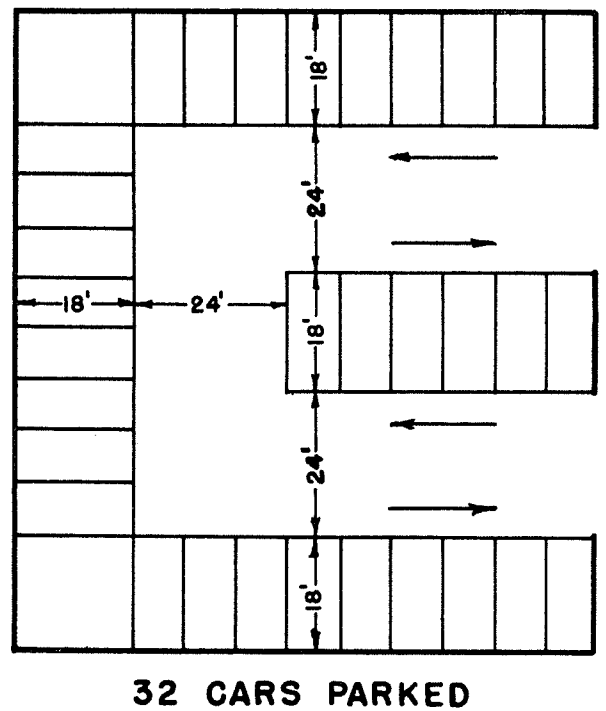
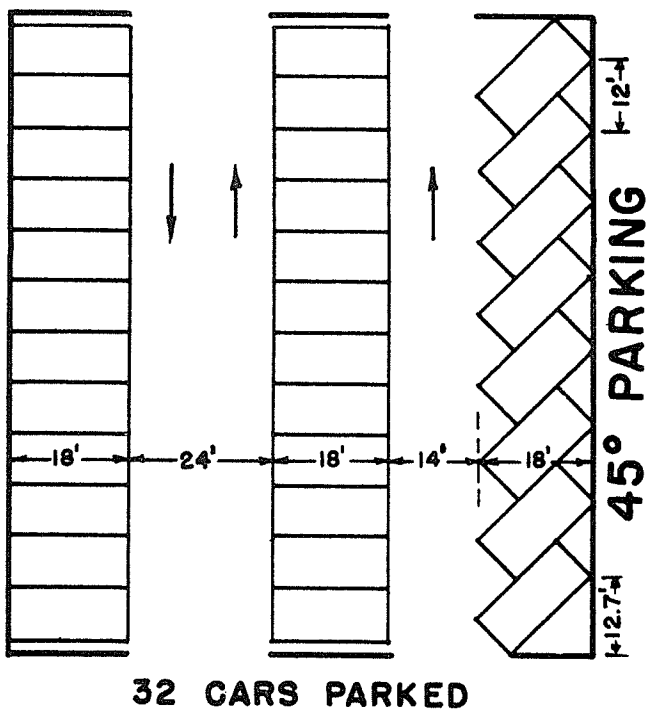
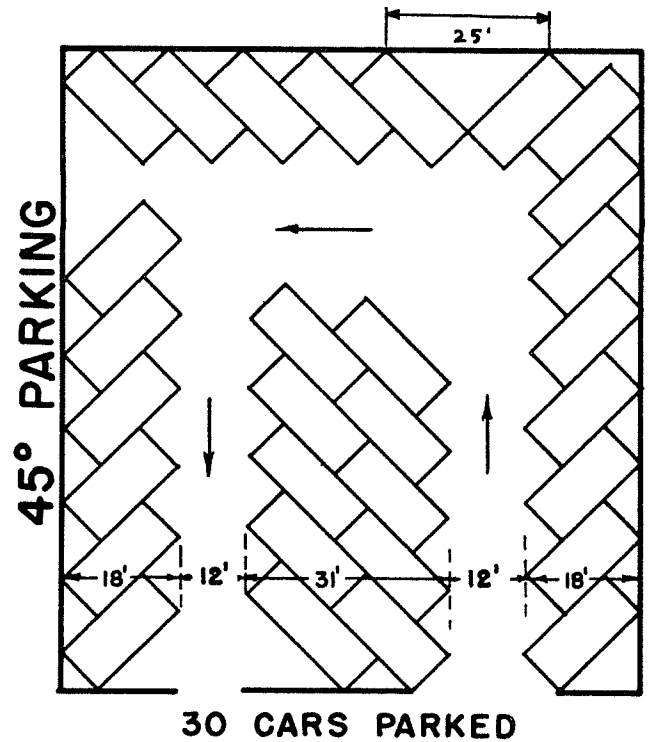
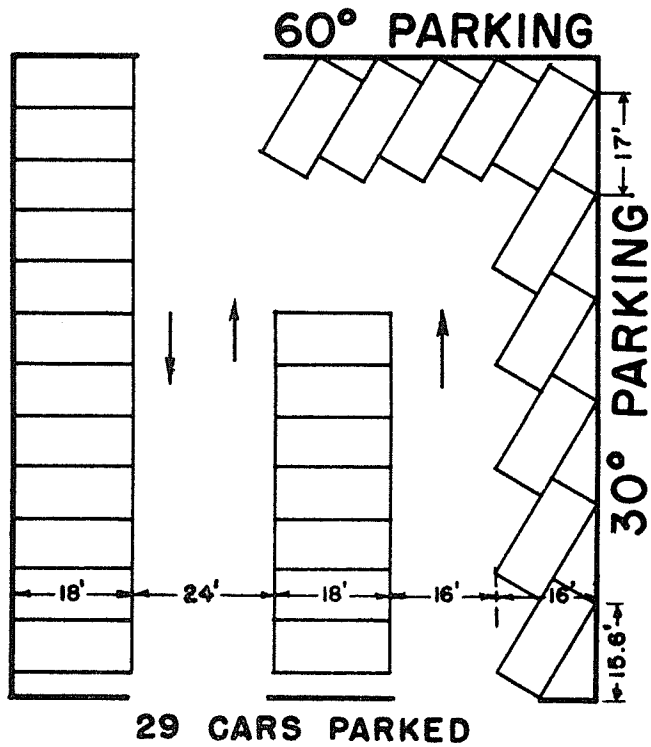


36 CARS PARKED

PARKING SPACES SHOWN 8.5 FT. IN WIDTH

FIG. 15

ACCEPTABLE PARKING STANDARDS



PARKING SPACES SHOWN 8.5 FT. IN WIDTH

FIG. 16

TEXT CHANGE - FENCES

(ORDINANCE 1757 - MCS)

Delete existing Paragraph 3 of Section 5,
Article XXVI and substitute in lieu thereof the
following:

"Fences not to exceed a height of seven (7) feet may be erected along lot lines or around required or existing yard areas (whichever is the lesser) of residential uses. One segment of fence not to exceed seven (7) feet in height may be erected in each required or existing side yard area (whichever is the lesser) of a residential use when placed in an alignment approximately parallel to the front lot line and connecting the main building with a fence on or along the side lot line."

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS SEPT. 17, 1959

Approved: Sept. 18, 1959

V. H. SCHIRO

ACTING MAYOR

ORDINANCE 18,565 C. C. S., AS AMENDED

Adopted July 3, 1953 — Effective July 13, 1953

By Mayor deLesseps S. Morrison and Commissioners Thomas M. Brahney, Walter M. Duffourc, A. Brown Moore, Glenn P. Clasen, Bernard J. McCloskey, Lionel G. Ott and Victor J. Schiro.

AN ORDINANCE, to amend and re-enact Ordinance 11,302 C. C. S. as amended, being "AN ORDINANCE prepared by authority of Act 240 of the Legislature of Louisiana, 1926, and Commission Council Ordinance No. 9613, passed February 25, 1927, to regulate and restrict the height, number of stories, and size of all buildings, and other structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence or other purposes and for said purposes divide the city into districts; to regulate and restrict the erection, structural alteration or use of buildings or land therein; to provide for the change of such regulations, restrictions and boundaries of zones; to provide for enforcement and to provide for the removal of non-conforming uses and to provide penalties for the violations of its provisions;" to amend said Ordinance 11,302 C. C. S. as amended, so as to change and amend the old regulations and districts and define and set up new regulations and districts in order to regulate and restrict the height, number of stories, and size of all buildings, and other structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence or other purposes and for said purposes divide the city into districts; to regulate and restrict the erection, structural alteration or use of buildings or land therein; to provide for the change of such regulations, restrictions and boundaries of zones; to provide for enforcement and to provide for the removal of non-conforming uses and to provide penalties for the violation of its provisions; all in accordance with and under the authority of the provision of the Revised Statutes of 1950, Title 33: Sections 4721 through 4730.

WHEREAS, Ordinance 11,302 C. C. S., the comprehensive law of the City of New Orleans was adopted by the Commission Council of the City of New Orleans on June 1, 1929, and

WHEREAS, said Ordinance 11,302 C. C. S. has been periodically amended from time to time, and

WHEREAS, the City of New Orleans has expanded and increased in size and new areas are building up with subdivisions and various developments, and new uses and modes of living have been introduced into our society, and

WHEREAS, it is advisable and necessary that Ordinance 11,302 C. C. S., as amended, be completely redrafted and amended to meet the needs of changing times, and

WHEREAS, the Commission Council of the City of New Orleans, Louisiana, deems it necessary in order to lessen congestion in the public streets, to secure safety from fire, to promote health, safety and morals and the general welfare, to provide adequate light and air; to avoid undue concentration of population; to facilitate adequate transportation, water supply, sewerage, schools, parks and other public requirements; to conserve the value of buildings and encourage the most appropriate use of land throughout the City in accordance with a comprehensive plan; now, therefore

CITY OF NEW ORLEANS
City Hall, April 9, 1959

Calendar No. 1792

NO. 1648, MAYOR COUNCIL SERIES
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SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY
ORDAINS That Ordinance No. 18,565 C.C.S., as amended, the Com-
prehensive Zoning Law of the City of New Orleans, is hereby
amended as follows:

Article XII, Paragraph 4, Sub-Paragraph "e":

"e" A lot occupied by a multi-family dwelling or an
apartment hotel shall contain an area as follows:

- 5 through 11 apartments -- 800 square feet per family;
- 12 through 16 apartments -- 9,600 square feet total lot area;
- 17 through 40 apartments -- 600 square feet per family;
- 40 apartments or more -- 400 square feet per family, provided
such structures have a minimum of two (2) stories."

SECTION 2. That Ordinance No. 18,565 C.C.S., as amended,
the Comprehensive Zoning Ordinance of the City of New Orleans,
be and it is hereby amended and re-enacted so as to change the
text thereof as hereinabove set forth and no further.

Adopted by the Council of the City of New Orleans May 7, 1959.

GLENN P. CLASEN,
President of Council

Delivered to the Mayor on May 7, 1959.

Approved May 8, 1959.
de LESSEPS S. MORRISON,
Mayor.

Returned by the Mayor on May 8, 1959 at 9:30 A.M.

M. H. FOTO,
Clark of Council.