



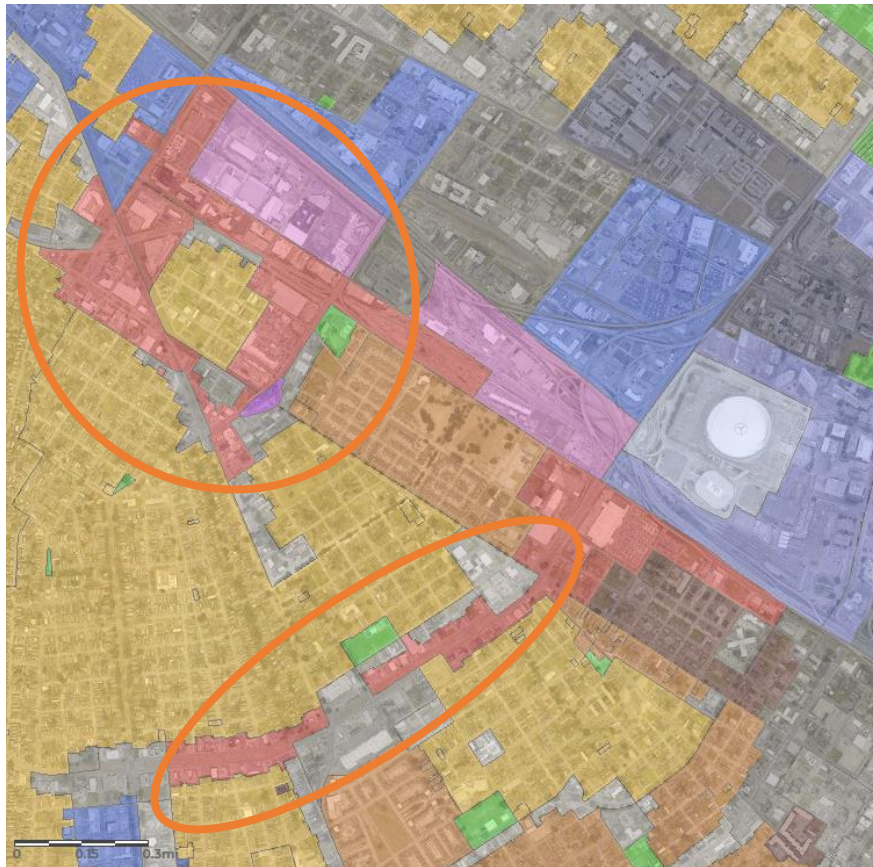
Master Plan Future Land Use Amendment Overview: District B

City of New Orleans

Office of Economic Development and the
Office of Community Assets and Investment

How the Future Land Use Map Shapes Development

The FLUM is defined by Chapter 13 of the Master Plan



MASTER PLAN	ZONING ORDINANCE
Defines the kinds of places that we value and want to see in the future	Establishes districts with rules that support these places
Describes the qualities and characteristics of these places	Establishes design standards that reinforce these qualities
Creates a land use map with the location of these places	Refines the land use map into specific zoning districts

<https://czo.nola.gov/appendix/>

FLUM Categories	General Commercial FLUM			Mixed Use FLUM	
	Zoning	C-1	C-2	C-3	MU-1
Residential Uses					
Single Family	Existing	Existing	Existing	P	P
Two-Family	Existing	Existing	Existing	P	P
Townhouse	-	-	-	P	P
Dwelling Above Groundfloor	C	C	C	P	P
Multifamily	Existing	Existing	Existing	P	P
Small Multifamily - Affordable	-	-	-	P	P
Residential Care Facility	P	P	-	P	P
Commercial Uses					
Short-Term Rental, Large	-	-	-	P	P
Short-Term Rental, Small	-	-	-	P	P
Child Care, Small	P	P	P	P	P
Child Care, Large	P	P	P	P	P
Auditorium	-	-	-	P	P
Bar	C	P	P	C	P
Broadcast Studio	-	-	P	P	P
Drive-Thru Facility	-	P	P	C	C
Gas Station	C	P	P	C	C
Hotel / Motel	P	P	P	P	P
Live Performance Venue	C	C	P	C	P
Recreational Vehicle Park	-	C	C	-	-
Restaurant - Fast Food	P	P	P	C	P
Retail Sale of Packaged Liquor	C	C	P	C	C
Shooting Range	-	C	C	-	-

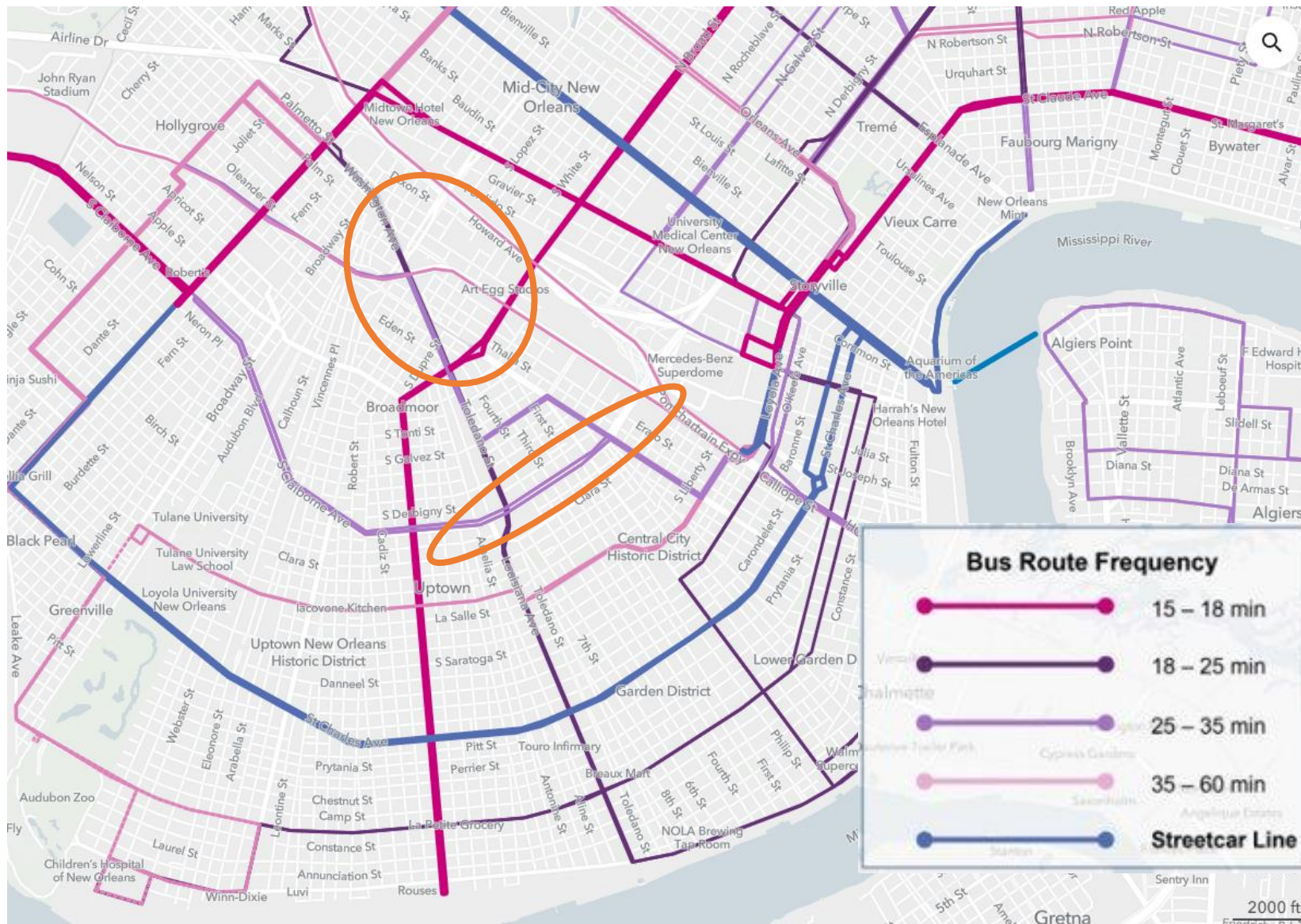
FLUM Categories	General Commercial FLUM			Mixed Use FLUM	
	Zoning	C-1	C-2	C-3	MU-1
Industrial Uses					
Brewery	P*	P*	P*	P* / C*	P*
Contractor Storage Center	-	C	C	-	-
Convenience Center	P	P	P	-	-
Distillery	P*	P*	P*	P* / C*	P*
Manufacturing, Artisan	-	-	P	P	P
Manufacturing, Light	-	-	C	P	-
Research and Development	-	P	P	P	-
Warehouse	-	P	C	P	-

15.7 VOLUNTARY INCLUSIONARY ZONING FOR COMMERCIAL CENTER AND INSTITUTIONAL CAMPUS DISTRICTS – C-1, C-2, C-3, MU-1, MU-2, AND LS

Properties not included in the Mandatory Inclusionary Zoning sub-districts or mapped for inclusion within the Mandatory Inclusionary Zoning sub-districts, may avail themselves to the provisions provided herein.

In order to incentivize the construction of multi-family housing with the inclusion of affordable housing units in the Commercial Center and Institutional Campus Districts, including the C-1 General Commercial, C-2 Auto-Oriented, C-3 Heavy Commercial, MU-1 Medium Intensity Mixed Use District, MU-2 High Intensity Mixed-Use Districts, and LS Life Science Mixed Use District, density bonus and parking reductions shall be granted in exchange for the voluntary provision of affordable dwelling units. Developments containing ten (10) or more dwelling units that set aside at least five percent (5%) of units at a sixty percent (60%) Area Median Income level may be awarded a maximum of thirty percent (30%) reduction in the minimum lot area per dwelling unit requirements. Multi-family developments providing affordable housing units subject to the off-street parking requirements of Article 22, shall be granted a minimum of ten percent (10%) and up to a maximum of thirty percent (30%) reduction of the required parking

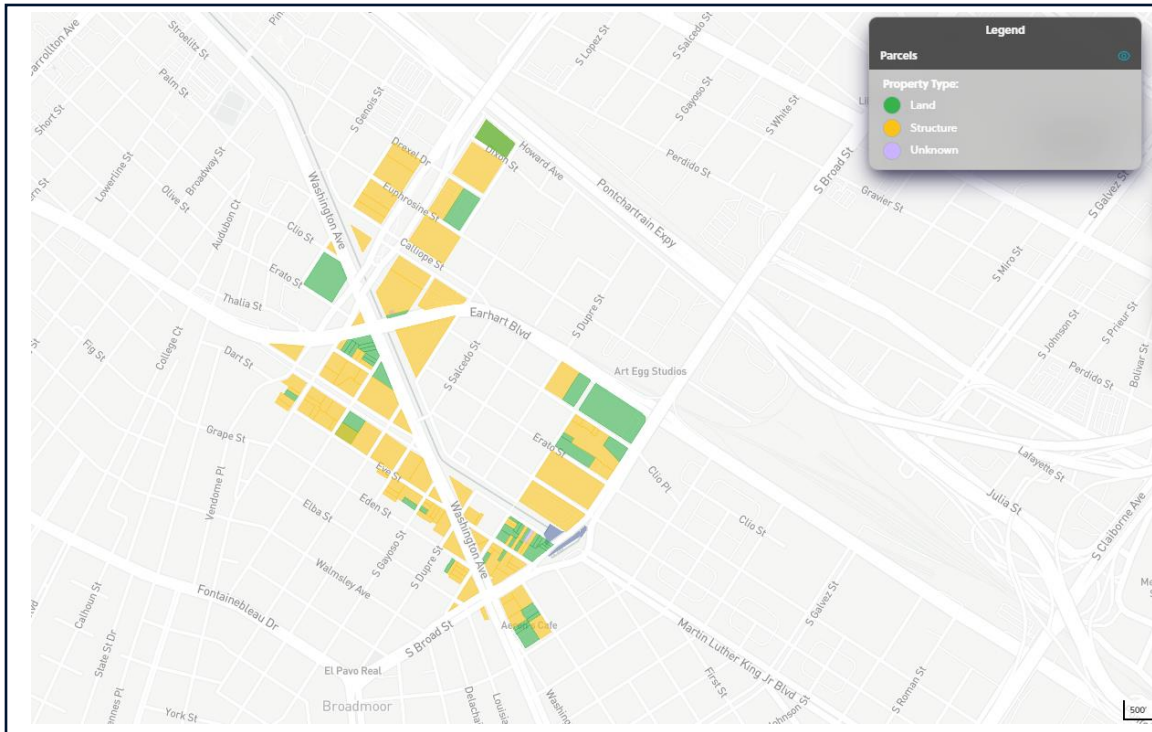
The Connections between Transit and Future Land Use



What uses do not support walkable communities?
Gas stations, drive thrus, fast food, contractor storage, convenience center

How do we connect more communities through transit services?
Allowing housing density!

Norman C. Francis + Washington Ave + S Broad Corridors



Recommendation: Amend FLUM
from GC-General Commercial to
MUM –Mixed Use Medium Density

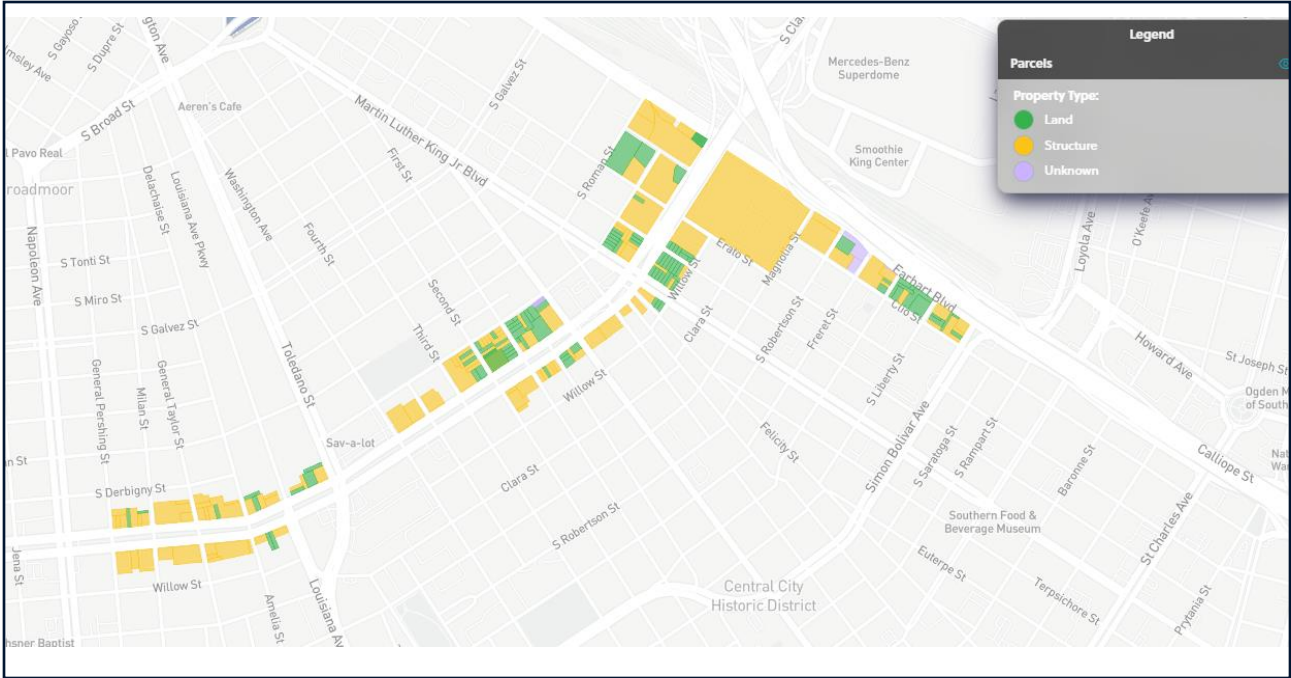
GENERAL COMMERCIAL (GC)	S-LC Lake Area General Commercial District
	C-1 General Commercial District
	C-2 Auto-Oriented Commercial District
	C-3 Heavy Commercial District



MIXED-USE MEDIUM DENSITY (MUM)	HU-RD2 Two-Family Residential District
	HU-RM1 Multi-Family Residential District
	HU-RM2 Multi-Family Residential District
	HU-B1A Neighborhood Business District
	HU-B1 Neighborhood Business District
	HU-MU Neighborhood Mixed-Use District
	S-RM1 Multi-Family Residential District
	S-LRM1 Lake Area Low-Rise Multi-Family Residential District
	S-LRM2 Lake Area High-Rise Multi-Family Residential District
	S-B1 Suburban Business District
	S-B2 Pedestrian-Oriented Corridor Business District
	S-LB2 Lake Area Neighborhood Business District
	S-LC Lake Area General Commercial District
	C-1 General Commercial District
	MU-1 Medium Intensity Mixed-Use District
	EC Educational Campus District
	MC Medical Campus District
	MS Medical Service District

South Claiborne Corridor

Recommendation: Amend FLUM from GC-General Commercial to MUM –Mixed Use High Density



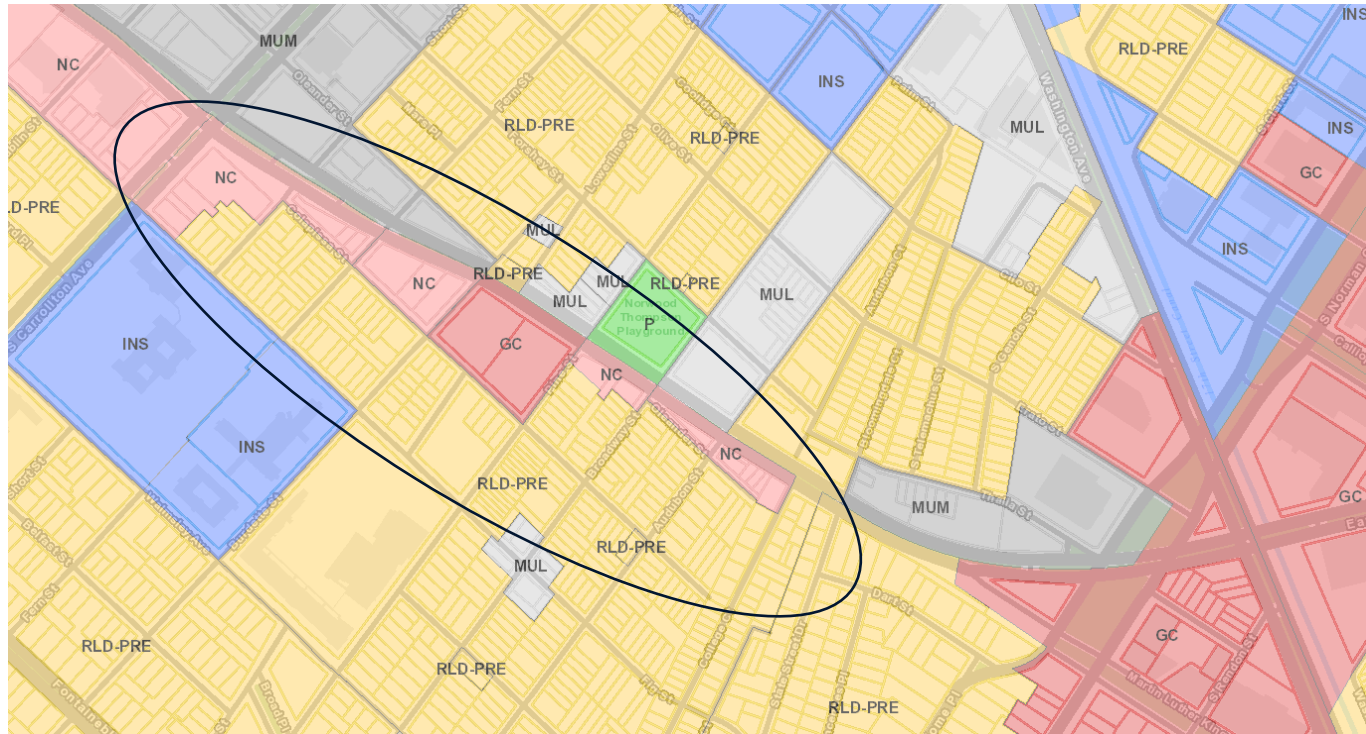
GENERAL COMMERCIAL (GC)	S-LC Lake Area General Commercial District
	C-1 General Commercial District
	C-2 Auto-Oriented Commercial District
	C-3 Heavy Commercial District



MIXED-USE HIGH DENSITY (MUM)	HU-RM2 Multi-Family Residential District
	S-RM1 Multi-Family Residential District
	C-2 Auto-Oriented Commercial District
	C-3 Heavy Commercial District
	MU-2 High Intensity Mixed-Use District
	EC Educational Campus District
	MC Medical Campus District

Additional Considerations: Earhart between Norman C. Francis and Carrolton

Recommendation: Amend FLUM from GC and NC Neighborhood Commercial to MUM Mixed Use Medium Density



NEIGHBORHOOD COMMERCIAL (NC)	HMC-1 Historic Marigny/Tremé/Bywater Commercial District
	HMC-2 Historic Marigny/Tremé/Bywater Commercial District
	HU-B1 Neighborhood Business District
	S-B1 Suburban Business District
	S-B2 Pedestrian-Oriented Corridor Business District
	S-LB1 Lake Area Neighborhood Business District
	S-LB2 Lake Area Neighborhood Business District
	C-1 General Commercial District
	S-LC Lake Area General Commercial District
GENERAL COMMERCIAL (GC)	C-1 General Commercial District
	C-2 Auto-Oriented Commercial District
	C-3 Heavy Commercial District



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