

Article 1-4 Meeting – 10.3.25

Article 1 – Title Purpose Intent & Application – 0 amendments

Article 1 officially establishes the Comprehensive Zoning Ordinance as the legal framework for land use across New Orleans. The article sets broad objectives such as promoting public health, safety, and welfare, supporting efficient development, preserving neighborhood character, and promoting sustainability and resilience. It establishes zoning districts that regulate land use, height, density, yard sizes, open space, and the arrangement of buildings.

- Provides for the purpose of the CZO
- Provides regulations for when new laws go into effect; for example, when there's a city-wide zoning change that nullifies a prior conditional use on a property.

Article 2 – Ordinance Administrators – 0 amendments

Article 2 details the roles, powers, and responsibilities of the boards, commissions, and officials who administer the Zoning Ordinance. It designates which bodies grant approvals and issue decisions on land use matters and amendments. The City Council has final authority over amendments to the zoning map and text, conditional use, and planned development applications, while the City Planning Commission gives recommendations on those matters. The Board of Zoning Adjustments handles appeals, variances, and determinations of errors in enforcement. The Design Advisory Committee reviews development plan and design applications. The Director of the Department of Safety and Permits has authority to issue permits, conduct inspections, and enforce compliance. Historic districts have additional oversight by commissions such as the Vieux Carré Commission, which regulates exterior changes in the French Quarter but not building use.

- Outlines the specific power of the different boards, commissions and officials as they relate to the CZO.
 - City Council
 - City Planning Commission
 - Board of Zoning Adjustments
 - Design Advisory Committee (DAC)
 - Executive Director of the City Planning Commission
 - Director of the Department of Safety and Permits
 - Vieux Carre Commission
 - Historic District Landmarks Commission

Article 3 – Administrative Procedures – 2 amendments

Article 3 outlines the step-by-step procedures for nearly every type of zoning application—text or map amendments, conditional uses, variances, developments, and appeals. It specifies which city officials accept applications, what information and documents are required, and the standards for completeness. Public participation is ensured through notification procedures, including mailed, posted, and published notices for hearings. The article establishes timelines for application processing, withdrawal, and resubmittal. It further details applicant withdrawal rights and limits the frequency of reapplication after denials, unless substantial new evidence is provided. The public hearing process is clearly described, from place and time to required notifications, and any technical error in notification does not invalidate a council action as long as the applicant received adequate notice.

- Outlines the general application, notice and public hearing procedures for the applications and approvals found within the CZO.
 - The section details the submittal of application process (completeness reviews), fees involved with the application and the resubmittal procedures of withdrawn or denied applications.
 - Details the NPP process and posted notice requirements

Proposed amendments:

- Refine the NPP regulations to be easier for the public to understand
- Make a legal requirement for the existing NoticeMe public notice system
- Create limitations on zoning appeal re-applications that are consistent with limitations on other re-applications

Article 4 – Applications and Approvals – ~71 amendments

Article 4 of the New Orleans Comprehensive Zoning Ordinance provides a detailed structure for how zoning requests, amendments, conditional uses, and planned developments are reviewed and approved in the city.

Article 4 delineates the types of applications covered, including zoning text amendments, zoning map amendments, conditional uses, and planned developments. It emphasizes compliance with the Master Plan and consistent evaluation of each application against established citywide standards. All applications must undergo the Neighborhood Participation Program (NPP), which mandates public notification and input opportunities prior to formal hearings. Applicants must submit detailed documentation specifying the purpose, existing conditions, and proposed changes.

This section details the purpose, initiation, authority, procedure, approval standards, appeal process and provides a charted diagram for the following projects:

- Conditional uses
- Zoning Text and Map Amendments
- Planned Developments
- Development plan and Design Review
- Variances
- The section also details the procedure of
 - Minor map adjustments
 - Zoning appeals
 - Zoning verifications
 - Interpretations
 - Sign permits; and
 - Campus development plans

Proposed Amendments:

- Enhance public notice of decisions and appeal rights
- Create a process for regular CZO updates
- Makes minor technical amendments to improve CZO language around the City Council consideration of a zoning ordinance
- Eliminate unnecessary administrative barriers
- Improve approval standards for zoning applications
- Improve notice and content of waivers and provisos
- Codifies interpretations that have been made by the Department of Safety and Permits
- Clarify CPC design review requirement and processes
- Rectify inconsistencies with the language used for changes to approved plans that may be allowed by CPC staff, City Planning Commission, or City Council
- Clarify the variance process
- Make updates to fulfill the administration of the zoning ordinance