

SUBDIVISION REGULATIONS

**CITY PLANNING COMMISSION
CITY OF NEW ORLEANS**

REVISED JULY, 1986

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CITY PLANNING COMMISSION OF NEW ORLEANS

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TABLE OF CONTENTS

	PAGE NO.	
FOREWORD	i	
PREAMBLE	ii	
RESOLUTION	iii	
SECTION 1 - GENERAL	1	
SECTION 2 - DEFINITIONS	1	
SECTION 3 - JURISDICTION AND PROCEDURE	2	
SECTION 4 - STANDARDS OF DESIGN	3	
(a) Acre Subdivision	3	
(b) Relation to Adjoining Street System	3	
(c) Streets in Relation to Railroads, Expressways and Parkways	3	
(d) Street and Alley Widths	.3	
(e) Blocks	3	
(f) Lots	4	
(g) Exceptions in Neighborhood Unit Developments	5	
(h) Building Lines	5	
(i) Character of Development	5	
(j) Parks, School Sites, etc.	5	
(k) Stream Improvements and Easement along Streams	5	
(l) Canals, Ditches, Borrow Pits, etc.	6	
(m) Development Containing Private Streets	6	
SECTION 5 - IMPROVEMENTS	6	
(a) Permanent Markers	7	
(b) Street Improvements	7	
(c) Water Lines	7	
(d) Sewers	7	
(e) Drainage	8	
(f) Fences	8	
(g) Electrical and Telephone	8	
(h) Cable Communications System	8	
SECTION 6 - PRELIMINARY PLAN	9	
SECTION 7 - FINAL PLAT	11	
SECTION 8 - VARIATIONS AND EXCEPTIONS	12	
SECTION 9 - ADMINISTRATION AND AMENDMENT	12	
SECTION 10- VIOLATION AND PENALTY	12	
SECTION 11- WHEN EFFECTIVE	13	
SECTION 12- VALIDITY	13	
SECTION 13- MODIFICATION AND AMENDMENT	13	
ADDENDA	15	
SUBDIVISION APPEALS	17	
FEEES	17	
SUGGESTED TREE TYPES	19	
		21
		23
		25
		27
		PLANTING DETAIL
		TABLE ON MINIMUM LOT SIZE
		DIAGRAM OF PROCEDURE
		INDEX TO RULES AND REGULATIONS

FOREWORD

The need for the adoption of clearer and more adequate "Regulations Governing the Subdivision of Land in New Orleans, Louisiana" was given much consideration in past years by members of the City Planning Commission; but the adoption was unavoidably delayed. However, the adoption of a new City Planning Enabling Act 300 of 1946 by the Legislature of the State of Louisiana called for new procedure on Land Subdivision.

The City Planning Commission upon taking office on Tuesday, September 3, 1946, appointed its Executive Committee for a special study for adequate regulations. This Committee, which variously included Messrs. Parham, Favrot, Walker, Parker, Owen and Perez, after considerable preliminary research, continued study on this subject in years 1946 and 1947 and continued in 1948 and 1949 with added technical advice from its Consultants, Harland Bartholomew and Associates, to include Mr. Russell H. Riley. Preliminary consultations were held with, and advice was received from Mr. Albert G. Wyler, City Engineer, and his staff; from Messrs. Baldin Wood, Patrick H. Quinlan and Alexander Allison (of the Sewerage and Water Board); and James L. Champagne (of the City's Real Estate Ownership Survey Department); Kenneth M. King and David F. Dabney (of the Traffic Engineering Division); Victor St. Blanc (New Orleans Board of Health); and of this Commission's Counsel, George J. Haylon (of the City's Legal Department).

The City Planning Commission on Tuesday, September 20, 1949 approved the tentative text for the Regulations Governing the Subdivision of Land for release for Public Hearing.

On Friday, September 23, 1949 due notice of the Public Hearing was published in the New Orleans Item, the official journal of the City of New Orleans; and on Wednesday, October 5, 1949 the Public Hearing was held concerning the adoption of these Regulations.

The adoption of these Regulations was then delayed for the purpose of receiving further suggestions for amendments, and a number of informal meetings were held during the latter part of the year 1949 and early part of the year 1950 to discuss these matters.

This Commission desires to extend its grateful acknowledgement for assistance to its Consultants, its members, to the officials of this City and to the various citizens-at-large, representing Real Estate, Homestead, Building and Financial Groups, including in particular Messrs. Stewart Gast, Harold Paillet, Miltner Goll and Jack Helm, who all gave generously of their time and efforts during these later months of concluding studies which followed the Public Hearing held on October 5, 1949.

The Executive Committee of the City Planning Commission then submitted to the Commission its final report relative to the text of the Regulations, and the City Planning Commission at a meeting held on Thursday, February 2, 1950, after due consideration, officially adopted the "Regulations Governing the Subdivision of Land in New Orleans, Louisiana."

It was the intent and purpose of this Commission to provide modern and adequate land subdivision regulations in harmony with the governing Planning Enabling Act 300 of 1946.

This Commission hopes that this has been accomplished. However, any change or revision to this text, when needed for general welfare, can be made after the required 10-day notice of a Public Hearing with later consideration and adoption.



REGULATIONS
GOVERNING THE SUBDIVISION OF LAND
IN NEW ORLEANS, LOUISIANA

In accordance with the provisions of the Louisiana Revised Statutes of 1950 Title 33:101 through 33:119 and the 1954 Home Rule Charter, and in order to promote the health, safety, convenience and general welfare of the inhabitants of the City of New Orleans and the Parish of Orleans, and to assist in bringing about the coordinated, efficient and economical development of the city and parish, the following regulations and minimum standards are hereby adopted this Thursday, February 2, 1950 by the City Planning Commission of New Orleans, Louisiana.

(Effective May 6, 1950)



ORIGINAL RESOLUTION OF ADOPTION:

RESOLUTION

WHEREAS, the City Planning and Zoning Commission, pursuant to Act 300 of 1946, adopted a Major Street Plan on Wednesday, December 17, 1947, and

WHEREAS, pursuant to the authority contained in the aforesaid Act, said City Planning and Zoning Commission is authorized to adopt Regulations Governing the Subdivision of Land in the City of New Orleans after the adoption of said Major Street Plan, and

WHEREAS, due notice of a public hearing was published in the New Orleans Item, the official journal of the City of New Orleans, on Friday, September 23, 1949 stating that a hearing would be held on Wednesday, October 5, 1949 concerning the adoption of the Regulations Governing the Subdivision of Land in the City of New Orleans, and

WHEREAS, on the date of Wednesday, October 5, 1949 such a hearing was held in the Commission Council Chambers of the City of New Orleans in accordance with the published note.

NOW, THEREFORE, BE IT RESOLVED by the City Planning and Zoning Commission of the City of New Orleans that said Commission does hereby approve and officially adopt Regulations Governing the Subdivision of Land in the City of New Orleans and the descriptive matter contained in the document identified as "Regulations Governing the Subdivision of Land in New Orleans, Louisiana, officially adopted by the City Planning and Zoning Commission of New Orleans at a meeting held on Thursday, February 2, 1950, "which is annexed hereto and made a part thereof, and is further identified by the signature of the Chairman of this Commission.

BE IT FURTHER RESOLVED, That the Chairman of the City Planning and Zoning Commission of the City of New Orleans, acting through the attorney for said Commission, be and he is hereby authorized and directed to record a certified copy of said regulations entitled "Regulations Governing the Subdivision of Land in New Orleans, Louisiana" with the Commission Council of the City of New Orleans and with the Clerk of the Civil District Court, Parish of Orleans.

I hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by a duly called meeting of the City Planning and Zoning Commission of New Orleans, held on the second day of February, 1950 at 4:00 p.m. at the offices of the City Planning and Zoning Commission, located at 535 St. Charles Street, at which meeting a quorum was present and voted throughout.

/s/Gervais F. Favrot
Chairman

Subsequent Resolutions have been adopted and recorded incorporating all revisions of Regulations Governing the Subdivision of Land in the City of New Orleans through July, 1985.

See	C.O.B.	627	Folio 239	10/29/58
	C.O.B.	643	Folio 327, 328	8/8/62
	C.O.B.	673 A	Folio 83	10/29/65
	C.O.B.	674	Folio 191	9/30/66
	C.O.B.	680	Folio 133	6/30/67
	C.O.B.	702	Folio 210	1/4/71
	C.O.B.	708 A	Folio 275, 276	9/13/71
	C.O.B.	708 C	Folio 177	12/14/71
	C.O.B.	716	Folio 340	4/25/73
	C.O.B.	728 D	Folio 301	12/10/74
	C.O.B.	737	Folio 289	5/10/76
	C.O.B.	743 H	Folio 294-297	3/24/77
	C.O.B.	753 C	Folio 975-977	7/25/78
	C.O.B.	768 D	Folio 791-794	4/18/80
	C.O.B.	798 A	Folio 655	8/15/84
	C.O.B.	803 C	Folio 362	7/3/85
	C.O.B.	808 F	Folio 299-300	7/16/86



SECTION I. GENERAL:

It is suggested that each subdivider of land confer with the City Planning Commission, or its staff, before preparing the preliminary plan, in order to become thoroughly familiar with subdivision requirements and with the proposals of the master plan, especially the major street plan affecting the territory in which the proposed subdivision lies.

SECTION 2. DEFINITIONS:

(a) **Subdivision** - For the purpose of these regulations, a subdivision of land is:

- (1) the division of land into 2 or more lots, tracts, sites or parcels, or
- (2) the dedication of a road, highway or street through a tract of land, or
- (3) the resubdivision of land heretofore divided into lots, tracts, sites or parcels;
- (4) any change or alteration in lot lines including the exchange or transfer of land between adjoining property owners and combining or incorporation of parcels or tracts of land.

(Note: See Section 10 regarding transfer or sale from unapproved plats by metes and bounds, and penalties therefore).

- (b) Whenever the word "Commission" is used in these Rules and Regulations, it shall be deemed to refer to the City Planning Commission of the City of New Orleans, Louisiana.
- (c) **Major Street** - a street shown on the Major Street Plan adopted by the Commission on December 17, 1947, or a revision or extension thereof.
- (d) **Parkway** - a route intended to be used primarily by passenger vehicles which may have a varying width or right-of-way and which right-of-way is or is intended to be developed with a parklike character.

(e) "Lot, Tract, Plot, Plat or Plan" or any area with similar designation all mean the same for the general purpose of these Regulations.

(f) A Lot shall be as defined in the Comprehensive Zoning Ordinance.

- (1) Lot depth - The average horizontal distance between the front and rear lot lines.
- (2) Lot width - The average horizontal distances between the side lot lines measured at the required front yard line (as defined in the Comprehensive Zoning Ordinance) and parallel to the front street line, or measured at the street line, if no front yard is required.

SECTION 3. JURISDICTION AND PROCEDURE:

(a) Jurisdiction

Every subdivision of land within the area embraced within the Major Street Plan adopted by the Commission on December 17, 1947 or any revision or extension thereof, shall be shown upon a plat and submitted to the Commission for approval or disapproval. Any final plat which has been approved by the Commission and endorsement shown thereon shall be recorded in the office of the Clerk of Court of Orleans Parish not later than thirty (30) days following date of approval or said approval shall be deemed void. It shall be the duty of the Real Property Survey Department to see that this recording is completed within the 30-day period. No plan or plat shall be recorded in the office of the Clerk of Court of Orleans Parish, and no lots shall be sold from such plat unless and until approved as hereinabove provided.

(b) Procedure

The subdivider shall submit a preliminary subdivision plan directly to the office of the Commission. The plan should be a preliminary sketch showing the general details and character of the proposed development which shall be checked against the minimum standards and requirements hereinafter provided. If such preliminary subdivision plan conforms to all such standards, or after the subdivider and the Commission agree upon any revisions, the said plan shall be approved by the Commission, the revised copy shall be filed with the Commission and the subdivider may proceed with the staking of the streets and lots and with the installation of the necessary physical improvements.

After the improvements shall have been installed and approved or after surety bond, securing to the City of New Orleans an amount adequate to cover the cost of the improvements, shall have been filed with the Commission, the subdivider may bring his final plat to the Commission for final approval. If the improvements are approved by the Commission and if the final plat conforms with the preliminary

plan filed in the office of the Commission, such final plat shall be approved at either a regular or special meeting of the Commission. Said final plat may then be filed with the Clerk of Court of Orleans Parish.

SECTION 4. STANDARDS OF DESIGN:

(a) Acre Subdivision

Whenever the area is divided into lots containing one or more acres and there are indications that such lots will eventually be resubdivided into smaller building plots, consideration must be given to the street and lot arrangement of the original subdivision so that additional minor streets can be opened which will permit a logical arrangement of smaller lots.

(b) Relation to Adjoining Street System

The arrangement of streets in new subdivisions shall make provision for the continuation of the principal existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) insofar as they may be deemed necessary by the Commission for Public requirements, and streets, alleys, or servitudes shall be provided for the continuation of the existing utility mains and lines in adjoining areas. The width of such streets in new subdivisions shall not be less than the minimum street widths established herein. The street and alley arrangements must also be such as to cause no hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it. In general, provisions should be made for through streets at intervals of approximately one-half mile or less. Offset streets should be avoided.

Streets that are obviously in alignment with others already existing shall bear the names of the existing streets.

The Commission shall cause to be assigned municipal numbers to all lots and shall disapprove duplicating street names.

(c) Streets in Relation to Railroads, Expressways and Parkways

When the area to be subdivided adjoins or contains for a considerable distance, a railroad right-of-way, and expressway or a parkway, a street should be dedicated approximately parallel to the side of such right-of-way and in determining the distance of such parallel street from the right-of-way of the railroad, expressway, or parkway, consideration should be given to the distance required for approach grades and interchanges to future grade separations.

(d) Street and Alley Widths

- (1) The widths of major streets shall conform to the widths designated on the Major Street Plan, as adopted by the Commission on December 17, 1947 and to all subsequent amendments and additions thereto.
- (2) The minimum width for secondary or minor streets shall be fifty (50) feet, except that in cases where special conditions make a street of less width more suitable, the Commission may waive the above requirements.
- (3) Where it is desirable to subdivide a tract of land, which because of its size or location, does not permit an allotment directly related to a normal street arrangement, there may be established one or more "Places." Such a "Place" may be in the form of a court, a deadend street, or other arrangement; provided, however, that proper access shall be given to all lots from a dedicated "Place" (Street or Court). Such a "Place" shall terminate in an open space (preferably circular) having a minimum radius of fifty (50) feet. Except in unusual instances no deadend street or "Place" shall exceed one thousand (1000) feet in length.
- (4) The minimum width of an alley in a residential block shall be fifteen (15) feet, but such alleys are not recommended except under unusual conditions. Alleys shall be required in the rear of all business lots and

shall be at least twenty (20) feet in width. A minimum five foot cut-off shall be made at all acute angle alley intersections, and at especially acute angle alley intersections a greater than 5 foot cut-off may be required. Adequate provision for off-street parking is to be made in connection with all platted business lots. Under normal conditions, the subdivider of commercial property shall provide twice as much area for parking as is to be devoted to the ground floor of commercial buildings. In areas where apartment housing is proposed for three or more families, provisions shall be made for off-street parking so that a minimum of 65% of the living units are cared for on the basis of one car per family. Where public parking facilities are available within 600 feet of such multiple family dwellings, the Commission may permit a reduction of the off-street parking area heretofore provided.

Proper provisions shall be made for off-street parking in area occupied by churches, schools and other places of public congregation.

- (5) Where alleys are not provided, non-exclusive easements of not less than five (5) feet in width shall be provided on each side of all rear lot lines within the subdivision to provide access for installation and maintenance of poles, wires, conduits, and other utilities, which easements shall be part of the yard area and shall remain unobstructed except for fences. Easements of greater width may be required along or across lots where necessary for the extension of main storm and sanitary sewers and other utilities and where both water and sewer lines are located in the same easement.
- (6) Where all utilities, either publicly or privately owned, are to be installed underground in street rights-of-way, the Commission shall, waive the preceding requirements for easements. Where privately owned utilities are to be installed underground along rear lot lines, the Commission shall, with the written consent of

the owners of such utilities and the subdividers, reduce the preceding requirement for easements.

(e) Blocks

- (1) No block shall be longer than fifteen hundred (1500) feet between street lines.

In blocks over seven hundred and fifty (750) feet in length the Commission may require a crosswalk near the center of the block. The right-of-way for such walks shall not be less than ten (10) feet in width.

- (2) In platting normal residential lots containing an area of from 6,000 to 15,000 square feet, it is recommended that the depth of the block not exceed three hundred (300) feet.

(f) Lots

- (1) All side lines of lots should be at right angles to straight street lines, or radial to curved street lines unless a variation to this rule will give a better street and lot plan. Lots with double frontage should be avoided.

- (2) Except as provided in Paragraph "g" of this Section, the minimum lot size shall vary with the Zoning Classification of the property. Table 1 of Article 5 of Comprehensive Zoning Ordinance 4264 M.C.S. as it may be amended sets forth the requirements. (see chart on Page 23)

Except in Special Historic Districts lots in commercial or Industrial Districts to be used for commercial and/or industrial purposes shall provide a minimum width of 50' and a minimum depth of 100'. Lots in said districts to be used for residential purposes shall conform to the subdivision lot requirements of residential districts specified in these regulations, and lot area requirements of the District Regulations of the Comprehensive Zoning Ordinance.

(3) Corner lots should have extra width to permit the establishment of front building lines on both the front and the side of the lots adjoining the streets where the rear property lines of said corner lots abut lots fronting on the side street. Extra widths should be provided on all corner lots irrespective of whether the rear lot lines of said corner lots abut lots fronting on the side streets.

(4) Lots on major street intersections and at all other acute intersections which, in the opinion of the Commission, are likely to be dangerous to traffic movement shall have a radius of twenty (20) feet at the street corner. On business lots a chord may be substituted for the circular arc. Where grade separation structures are proposed at the intersection of major streets, the lots and improvements in the subdivision shall be arranged so as to make adequate provision for such structures.

(g) Exceptions in Neighborhood Unit Developments

Whenever a subdivision is developed as a neighborhood unit, wherein adequate park or playground is provided, through traffic is adequately cared for and the majority of the minor streets are of the cul-de-sac type, the Commission may vary the requirements of "e", and "f", of this Section in order to allow the subdivider more freedom in arrangement of streets and lots; however, the Commission shall insure that the convenience, health, welfare and safety of the probable future residents of the subdivision as well as the character of surrounding property and the general welfare of the entire parish are protected. The average lot area per family shall not be less than the requirement of the zoning regulations in the area being subdivided.

(h) Building Lines

Building Lines shall not be less than those required by the zoning ordinance.

(i) Character of Development

Where the subdivision contains sewers, sewage treatment plants, water supply systems, park areas, street trees or other physical facilities necessary or desirable for the welfare of the area or that are for common use or benefit which are not or cannot be satisfactorily maintained by any existing public agency, provision shall be made by trust agreement, which shall become a part of the deed restrictions, acceptable to any agency having jurisdiction over the location and improvement of such facilities, for the proper and continuous maintenance and supervision by the subdivider of such facilities.

(j) Parks, School Sites, etc.

On subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to the recommendations of the Commission. Any provisions for schools, parks and playgrounds shall be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be dedicated to, or acquired by the appropriate agency. When this is determined it shall be the duty of the Real Property Survey office to see that the necessary recording of sales and/or dedication of public areas has been completed.

(k) Stream Improvements and Easement Along Streams

(1) No individual, partnership or corporation shall deepen, widen, fill, reroute or change the location of any existing ditch, stream, drain or drainage canal without first obtaining permission from the Sewerage and Water Board or any other agency having jurisdiction thereover. Plans for such deepening, widening, filling, rerouting or changing the location of any existing ditch, stream, drain or drainage canal shall comply with the specifications of Sewerage and Water Board or any other agency having jurisdiction thereover, and shall be constructed under their supervision.

- (2) Whenever any existing canal or important surface drainage course is located in an area that is being subdivided, the subdivider shall dedicate a servitude of not less than 50' in width along such canal or important surface drainage course.

(1) **Land Adjacent to Open Drainage Canals, Open Ditches, Borrow Pits, etc.**

Whenever there is proposed a subdivision of land adjacent to open drainage canals, open ditches, borrow pits, etc., the development of such land as a subdivision for residential purposes shall not be permitted without adequate safeguards against the dangerous conditions created by such residential subdivision use. Such safeguards shall be maintained by the property owners.

(m) **Developments Containing Private Streets**

Subdivisions with streets not offered for dedication (Private Streets) must meet all applicable requirements for development. Street paving and sidewalk intersection construction must be in accordance with standard specifications of the City of New Orleans for dedicated streets. Sidewalks are required in all developments including those containing private streets unless waived by the City Planning Commission. A Homeowners Association or a similar responsible entity must be established to provide for the permanent maintenance of all private streets in such developments, as well as for maintenance of the sewer, water and drainage facilities and street lighting system to be installed in the private streets. A proper notation shall be indicated on the Final Plat of subdivision as approved by the Planning Commission and duly recorded in the Conveyance Office.

The foregoing standards of development are not intended to apply to private drives within Multi-Family Developments.

SECTION 5. IMPROVEMENTS:

Plans for the improvements required in this Section shall be prepared by a licensed and registered engineer or surveyor, as applicable. The improvements listed below in paragraphs (a), (b), (c), (d), (e), and (f) of this section shall be installed prior to the approval of the final plat, which is prepared for recording purposes. All improvements shall be consistent with the need to minimize flood damage and further that all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage. In lieu of the completion of such improvements, the subdivider shall file a surety bond with the Commission to secure to the City of New Orleans the actual installation of sewer, water, sub-surface drainage, paving of streets, and sidewalk intersections in a satisfactory manner, within a period not exceeding two years. Monuments (permanent markers) may be in a separate bond. Such bonds shall be in an amount adequate to cover the cost of the improvements, as determined by the Commission with surety and conditions satisfactory to the Commission.

Surety bonds for the installation of electrical and telephone distribution systems may be waived in those instances where franchised utility companies and the subdivider certify that satisfactory financial arrangements between the subdivider and the franchised utility companies have been made and that the said utilities will be installed in accordance with the requirements of this section.

The owner of the tract may prepare and secure tentative approval of a final subdivision plat of the entire area and may install the above improvements only in a portion of such area, but the improvements must be installed or bond posted to cover such installations in any portion of the area for which a final plan is approved for recording, and the owner may sell or lease or offer for sale or lease lots only in the improved portion of said property, provided, however, that trunk sewers and sewage treatment plants and other utilities be designed and built to serve the entire area or designed and built in such a manner that they can be expanded easily, or extended, as the case may be, to serve the entire area.

(a) Permanent Markers

All intersections of the subdivision boundary property line and all intersections of street property lines within the subdivision shall be marked with permanent monuments. A permanent marker shall be deemed to be 1/4 inch or larger brass rod cast in a concrete post with a minimum dimension of four (4) inches extending a minimum of three (3) feet below the ground line or steel pipe firmly imbedded in concrete which extends a minimum of three (3) feet below the ground line. Should conditions prohibit the placing of monuments in line, off-set marking will be permitted, provided, however, that exact off-set courses and distances are shown on the subdivision plat.

Where a benchmark is not existing within reasonable distance, a permanent benchmark shall be accessibly placed, the elevation of which shall be based on sea level datum as determined by the U. S. Coast and Geodetic Survey, and accurately noted on the subdivision plat.

(b) Street Improvements

All streets must be graded, the roadway and sidewalk intersections improved by surfacing and monuments installed. Roadway surfacing and sidewalk intersection construction shall be in accordance with standard specifications of the City of New Orleans entitled "General Specifications and Standard Plans for Street Paving and Temporary Surfacing". The type of surfacing shall be determined by the City Engineer and his approval shall be stamped and signed on all such plans. On all streets which have been offered to the City of New Orleans for dedication, all grading, surfacing and sidewalk intersection construction shall be done under the supervision of an approval by the City Engineer and must be completed prior to final acceptance by the Department of Streets. On streets not offered for dedication, it shall be the duty of the subdivider to furnish to the Commission a certificate from a competent engineer certifying that such streets have been constructed in accordance with the specifications furnished by the City Engineer.

(c) Water Lines

- (1) Where the public water supply is already reasonably accessible, the subdivider shall enter into an agreement with the Sewerage and Water Board of New Orleans for the extension of the said public water systems, including the Sewerage and Water Board's standard installation of valves, fire hydrants, etc., so that public water service shall be available for each lot within the subdivided area.
- (2) Pending availability of a public water supply, the subdivider shall construct a private water supply system in such a manner that an adequate supply of potable water will be available to every lot within the subdivision. The source of water supply and the distribution system shall comply with the requirements of the Sanitary Code of the State of Louisiana for a public water supply system and must be approved by the Board of Health for the Parish of Orleans and the City of New Orleans. It is understood, however, that there shall be no obligation, on the part of Sewerage and Water Board, to incorporate the said private system of water supply, or any part thereof, into any public system of water supply that may be built in the future.

(d) Sewers

- (1) If the subdivision is so located that it can reasonably be served by the extension of an existing public sanitary sewer, the subdivider shall enter into an agreement with the Sewerage and Water Board of New Orleans for the extension of the said sewer so that sanitary sewer service shall be available for each lot within the subdivided area.
- (2) Where no sewers are accessible the subdivider may, upon securing a written permit from the Louisiana State Board of Health, install septic tanks or other mechanical means of sewage disposal for each lot or group of lots, provided that such septic tanks or similar mechanical means of sewage disposal

must be approved by the Board of Health of the City of New Orleans, and shall be installed in accordance with the Sanitary Code of the State of Louisiana. Onsite waste disposal systems are to be located to avoid impairment to them or contamination from them during flooding.

- (3) Adequate provision shall be made for the disposal of storm water subject to the approval of and under the supervision of the Sewerage and Water Board and the City Engineer.

(e) Drainage

When property is subdivided or resubdivided into lots, the owner or subdivider of said property shall construct the necessary facilities as determined by the Department of Streets and the Sewerage and Water Board for subsurface drainage, with permanent drainage structures under all new or previously dedicated streets and/or alleys abutting the subdivision. All drainage structures shall be constructed in accord with plans and specifications approved by the Department of Streets and Sewerage and Water Board.

(f) Fences Adjacent to Open Drainage Canals, Open Ditches, Borrow Pits, etc.

Whenever fences are required adjacent to an open drainage canal, ditches, or borrow pits, the subdivider shall be required to construct a galvanized chain link fence (not less than 7 feet in height) topped with three strands of barbed wire and containing removable sections located and constructed in such a manner that is acceptable to the Sewerage and Water Board, or the Department of Streets, or any other Governmental Agency having jurisdiction thereover.

(g) Electrical and Telephone Communications Systems

- (1) Underground wiring services from an underground distribution system located along a rear yard or side yard servitude or easement as set forth in Section 4, Paragraph (d), Sub-paragraph 5, or in a dedicated public street or in a servitude provided in

the front yard, or in any servitude or easement shall be provided for all subdivisions and/or resubdivisions of land involving new streets. Such systems shall provide underground wiring services to each lot. All such underground wiring systems shall be in accordance with the requirements of the Department of Utilities. This section shall apply to all cables, conduits or wires used as feeders, primaries, secondaries or similarly designated conductor systems forming part of an electrical distribution system; provided further that it shall not apply to wires or conductors, and associated apparatus and supporting structures, whose exclusive function is the transmission of electrical energy between generating stations, substations and transmission lines or other utility systems.

- (2) Underground wiring services from an underground distribution system shall be provided for Street Lighting Systems which must be installed in accordance with the requirements of the Department of Utilities under the conditions set forth above in subparagraph 1.

- (3) Subdivisions located in Heavy Industrial Zoning Districts will be exempted from the above requirements of underground electrical and telephone distribution systems, provided such subdivisions will be serviced by overhead utilities located within servitudes along rear or side lot lines. Such overhead utility systems shall be mounted on poles without cross arms or extensions.

(h) Cable Communication System

Underground cable communication system service from an underground distribution system located along a rear yard or side yard servitude or easement as set forth in Section 4, Paragraph (d), sub-paragraph 5, or in a dedicated public street or in a servitude provided in the front yard, or in any servitude or easement shall be provided for all subdivision and/or resubdivision of land involving new streets. Such systems shall be installed so as to provide the opportunity of underground cable communications

to each lot. All such underground cable systems shall be in accordance with the applicable regulations.

SECTION 6. PRELIMINARY PLAN

In seeking to subdivide land into building lots, or to dedicate streets, alleys, or land for public use, or to subdivide land into building lots, together with the dedication or reservation of public or private streets respectively, the owner shall submit ten (10) black-and-white copies of the preliminary sketch plan to the Commission before submission of the final plat. Plats containing five (5) lots or less may be exempted from the provisions of this Section.

The preliminary plan is to be drawn to a scale of 100 feet to the inch, but if the subdivision contains more than 160 acres, the plan may be at a scale of 200 feet to the inch, and shall show:

- (a) The location of present property, section, township and parish lines and lines of incorporated areas, and other legally established districts, streets, buildings, water courses, and other features within the area to be subdivided and similar facts regarding existing conditions on land immediately adjacent thereto.
- (b) The proposed location and width of streets, alleys, lots and servitudes and the location and extent of any fences required under Section 4, paragraph (1) and Section 5, paragraph (e).
- (c) Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plan.
- (d) The title under which the proposed subdivision is to be recorded, appropriate evidence of ownership of tract to be subdivided, the name of the subdivider, and the name of the engineer, or surveyor, if any, platting the tract.

- (e) The names of all common boundary corners of all adjoining subdivisions and the names of record owners of all property immediately adjoining the subdivision.
- (f) Contours with intervals of two feet or less referred to sea level datum as determined by the U.S. Coast and Geodetic Survey.
- (g) North point, scale and date.
- (h) The zoning classification of the property to be subdivided.
- (i) Plans or written and signed statements regarding the grades or proposed streets, and the width and type of pavements; location, size, type of sanitary sewers or other sewage disposal facilities, gas mains, water mains and hydrants, street lighting and other utilities; storm water drainage facilities, and other proposed improvements; such as sidewalks, planting and parks, and any grading of individual lots.
- (j) The lot area must be shown on the plan for all lots created by subdivision.

No preliminary plan of a subdivision shall be acted on by the Commission without affording a hearing thereon except in instances where only five (5) lots or less are proposed for subdivision or resubdivision and no new streets are proposed to be created. After receipt of the application for tentative approval of the preliminary plan and the ten copies thereof, the Secretary of the Commission shall fix the date for a hearing on the proposed subdivision unless exempted above. No quorum of the Commission shall be required for such a hearing.

Notice of the time and place of such hearing shall be sent to the owner or owners, whose names and addresses must appear on the preliminary plan, by registered mail, not less than five days before the date fixed for the hearing. Similar notices shall be mailed to the subdivider and to the owners of land immediately adjoining the land proposed to be subdivided as their names and addresses appear upon the plan. These names and addresses shall be checked from the records of the Real Property Survey office before any mail is forwarded.

Approval of the tentative preliminary plan does not constitute final acceptance of the subdivision by the Commission. One copy of the approved tentative preliminary plan, signed by the Chairman of the Commission, shall be retained in the office of the commission and one signed copy shall be given to the subdivider.

Receipt of this signed copy is authorization for the subdivider to proceed with the preparation of plans and specifications for the minimum improvements required in Section 5 of these Rules and Regulations and with the preparation of the final plat. Prior to the construction of any improvements required in Section 5, or to the submission of any bond, the subdivider shall furnish the Commission with general plans, information and data necessary for said improvements. These plans shall be examined by the Commission and will be approved if in accordance with the requirements of Section 5 of these Rules and Regulations. Following this approval of the preliminary plan, construction can be started or the amount of bond determined.

If the final plat conforms to the approved preliminary plan, and if the necessary improvements are constructed in accordance with the approved plan, or a satisfactory bond submitted assuring their construction in accordance with the approved plans, the final plat shall be approved by the Commission.

SECTION 7. FINAL PLAT:

The final plat on tracing cloth and seven (7) black-and-white prints thereof, and three (3) prints of certified plans showing the improvements that have been constructed within the subdivision (or, in case a bond has been furnished assuring construction of said improvements, three (3) prints of certified plans showing the improvements, which are to be constructed) shall be submitted to the Commission. Before approving the plan of all or part of a proposed subdivision, the Commission will require proof that the improvements and revisions thereof, required in Section 5, have been satisfactorily completed, or that a bond has been furnished assuring their completion. The Commission shall act upon the final plat within sixty (60) days after it has been submitted unless the subdivider agrees to an extension of this period. The approval of the Commission shall be shown on the plat with the date of such approval and over the signature of the Chairman of the Commission.

The final plan is to be drawn at a scale of 100 feet or less to the inch from an accurate survey. Where the subdivided area is of unusual size or shape, the Commission may permit a variation in the scale. If more than two (2) sheets are required, an index sheet of the same dimensions shall be filed showing the entire subdivision on one sheet together with all areas shown on other sheets.

The final plat shall show:

- (a) The boundary lines of the area being subdivided with accurate distances and bearings; also all section, township and parish lines.
- (b) The property lines of all proposed streets and alleys, with their widths and names, and the location and extent of any fences required under Section 4, paragraph (1) and Section 5, paragraph (e).
- (c) The accurate boundary line of any property which is offered for dedication for public use.

- (d) The line of departure of one street from another.
- (e) All common boundary corners of all adjoining lands and the limits of adjacent streets and alleys with their widths and names.
- (f) All lot lines and an identification system for all lots and blocks and other areas.
- (g) Easements for rights-of-way provided for public use, services or utilities with figures showing their dimensions.
- (h) All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots, streets, alleys, easements and of any other areas for public or private use, the linear dimensions are to be expressed in feet and decimals of a foot.
- (i) Radii, arcs, and chords, points of tangency, central angles for all curvilinear streets, and radii for all rounded corners.
- (j) Name of subdivision and description of property subdivided, showing its location and extent, points of compass, scale of plan, and name of owner or owners and the subdivider, together with appropriate evidence of ownership of the area being subdivided.
- (k) Certification by a Registered Land Surveyor licensed and registered in the State of Louisiana to the effect that the plan represents a survey made by him and that the necessary survey monuments are correctly shown thereon.
- (l) Trusteeships and their periods of existence to apply to lots in the subdivision shall be printed on the plat for recording. Should the trusteeships be of such length as to make the lettering of same on plat impracticable and thus necessitate the preparation of a separate instrument, reference to such

instrument shall be made on the plat. Plats shall contain proper acknowledgements of owners and the consent by the mortgages to said plat for restrictions.

- (m) Before it is recorded a certificate shall accompany the final plat, showing that all taxes payable have been previously paid in full. Where a preliminary plan is not required, in accordance with Section 6, the final plat shall not be approved without a hearing thereon.
- (n) Residential Subdivision plats of 50 lots or 5 acres, whichever is the lesser, base flood elevation data must be indicated as follows: "Minimum first floor elevation must be _____ M.S.L. to meet land use and control measures of Ordinance 828 M.C.S., Chapter 32."

On Non-Residential subdivision plats of 50 lots or 5 acres, whichever is the lesser, base flood elevation data must be indicated as follows: "Minimum first floor elevation must be _____ M.L.S. to meet land use and control measures of Ordinance 828 M.C.S., Chapter 32", or "The structure must be flood proofed to _____ MSL."
- (o) The lot area must be shown on the plan for all lots created by subdivision.

SECTION 8. VARIATIONS AND EXCEPTIONS:

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustices, the Commission may vary or modify such requirements, so that the subdivider is allowed to develop his property in a reasonable manner, but so that, at the same time, the public welfare and interests of the city are protected and the general intent and spirit of these regulations are preserved.

SECTION 9. ADMINISTRATION AND AMENDMENT:

City Planning Commission may, from time to time, adopt, amend and publish rules and instructions for the administration of these regulations to the end that the public be informed and that approval of plats be expedited. These regulations may be changed or amended by the Commission after public hearing, due notice of which shall be given as required by law.

SECTION 10. VIOLATION AND PENALTY:

Section 14 of State Act 300 of the 1946 Legislature of the State of Louisiana reads as follows:

"SECTION 14. Penalties for transferring lots in unapproved subdivisions.

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by a planning commission and recorded or filed in the office of the Clerk of Court of the Parish, shall forfeit and pay a penalty of One Hundred Dollars (\$100.00) for each lot or parcel so transferred or sold or agreed to be sold, and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The municipality may enjoin such transfer or sale or agreement by suit for injunction brought in any court of competent jurisdiction or may recover the said penalty by a civil action in any court of competent jurisdiction.

SECTION 11. WHEN EFFECTIVE:

These rules and regulations shall become effective after adoption by the Commission and certification to the City Council and the Clerk of Court as provided by law.

SECTION 12. VALIDITY:

If any section, clause, paragraph, provision or portion of these regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of these regulations.

SECTION 13. MODIFICATION AND AMENDMENT:

The Planning Commission may adopt certain policies to be carried out in the administration of these regulations without the formal amendment procedure to Subdivision Regulations, provided such policies protect the public welfare and interest of the City and are to facilitate and expedite the approval of plats by the Commission. Provided further that the public be duly informed of such matters by the publishing of rules and instructions and that such policies do not constitute a substantive change in the administration of the regulations that would fall under the provision of Section 9. of these regulations.

ADDENDA:

Subsequent to adoption by the (then) City Planning and Zoning Commission, an effort was made to simplify and streamline the administration of subdivision procedure. The Commission determined that, in certain instances, the staff of the Commission should have the authority to process subdivisions and to grant administrative approval subject to ratification by the Commission at its next regular meeting.

The most frequent types of small subdivisions were categorized and the Executive Director was authorized to certify approval. The categories of subdivisions qualifying for administrative approval are described in the adopted "Subdivision Policies" which follow below. Upon the effective date of the Home Rule Charter for the City of New Orleans, the name of the City Planning and Zoning Commission was changed to "City Planning Commission" and the same policies remained in effect.

POLICY A:

The Executive Director of the City Planning Commission shall have the authority to sign certification, without a public hearing, on subdivision applications involving the shifting of a side or rear line, provided the application complied with the requirements of the Comprehensive Zoning Ordinance, and does not involve the creation of additional lots. This authorization is limited to five (5) lots, the widths and depths of which shall be in accordance with Section 4 of these regulations.

POLICY B:

This policy waives public hearing for five lots or less and authorizes certifications by the Executive Director of subdivision plans meeting all the requirements of Subdivision Regulations or provided the plans meet the following conditions.

- (a) No lot size is reduced in area.

- (b) The new condition creates a general improvement of the original plot by increased lot width, etc., although the plan may be slightly below minimum lot widths and area standards which are required in these regulations.
- (c) Improvements exist upon the property, antedating adoption of Subdivision Regulations.

As part of this policy, all doubtful cases **MUST** be referred to the Commission. This policy shall not be applicable for any subdivision proposed within the limits of the Vieux Carre'.

POLICY C:

In instances involving more than five (5) lots but not involving any changes in street patterns, the Executive Director may sign approval to the plan after a public hearing, which may be conducted by the staff without the presence of the Commission. This authority is limited to two (2) squares and must be ratified by the Commission. All requirements of the Subdivision Regulations as to frontage and lot area must be met.

POLICY D:

Subdivisions involving changes in street patterns must be processed by the Commission and are not eligible for administrative approval.

POLICY E:

Subdivision requests for five lots or less involving the establishment of lot lines to separate buildings constructed prior to 1929 (date of adoption of the first Comprehensive Zoning Ordinance) may be certified, provided:

- (a) Satisfactory evidence is submitted indicating existence of structures prior to 1929. Such evidence is to be provided by the owner or subdivider and should consist of a letter from the appropriate Tax Assessor or other

documents deemed acceptable by the Executive Director.

- (b) The request to separate buildings involves only principal buildings.
- (c) Proposed side lot lines comply as nearly as possible with Subdivision Regulations and the Comprehensive Zoning Ordinance.

As a part of this policy, all doubtful cases **MUST** be referred to the Commission. This policy shall not be applicable for any subdivision proposed within the limits of the Vieux Carre'.

POLICY F:

Reconsideration will not be granted to a subdivision which has already been acted upon by the Commission unless:

- (a) Circumstances and conditions have changed.
- (b) Inaccurate data was used in analyzing the case.
- (c) Additional information is available which justifies re-examination.

POLICY G:

In order to encourage development by a means of creating a superior living environment through unified developments and to provide for the utilization of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan of development for the City of New Orleans, the City Planning Commission shall consider subdivision requests which incorporate as a part of said proposals site plans including deed restrictions insuring the enforceability by the City of said plans whenever all of the following provisions are met:

- (a) Said subdivision will promote the public interest at that location.

- (b) Said subdivision is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- (c) Said subdivision will not cause substantial injury to other property in the neighborhood in which it is to be located.
- (d) The overall subdivision plan conforms to minimum lot area per dwelling unit (non-residential site area) restrictions of applicable zoning district in which it is located.
- (e) Said plan conforms to any additional conditions which shall be deemed necessary by the Commission to secure the general objectives of the Comprehensive Zoning Ordinance so as to not adversely affect other properties in the neighborhood. Such additional conditions shall be established where applicable as necessary to provide:
 - (1) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire.
 - (2) Off-street parking and loading areas where required, with particular attention to the items in "a" above and the economic, noise or glare effects of the proposal on adjoining properties and properties generally in the district.
 - (3) Refuse and service areas, with particular reference to the items in "a" and "b" above.
 - (4) Utilities with reference to location, availability and compatibility.
 - (5) Screening, buffering, and landscaping with reference to type, dimensions and character.

- (6) Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- (7) Required yards and open space.
- (8) For the general compatibility with adjacent or nearby land uses and zoning in the area.

The Commission may require that a surety bond be filed or deposited in escrow with the City to insure completion of the requirements as may be imposed by the Commission in accord with this policy.

A public hearing shall be held and notice given as provided by Section 6 of Subdivision Regulations and a Public Hearing shall be required for all subdivisions considered under this policy including those of five (5) lots or less.

APPEALS

It is understood that the subdivider may appeal to City Council from any adverse decision of the City Planning Commission relative to a Subdivision acted upon by the Commission in accordance with these Subdivision Regulations.

FEEES FOR PROCESSING SUBDIVISION APPLICATIONS

Refer to Section 47-7.1 of Chapter 47 of Ordinance Number 828 M.C.S., known as the Code of the City of New Orleans.

SUGGESTED TREE TYPES SIZES AND METHODS OF PLANTING

Trees planted in areas without curbs may be subject to removal at the time of street improvements. These areas should not be planted.

Planting in areas of 23 inches or less between curb and sidewalk will not be permitted.

SMALL TREES

Small trees may be planted in areas 24 inches to 36 inches between curb and sidewalk which would allow sufficient growing space for the following. These trees are to be planted with 20 feet to 25 feet between trunks.

Crepe Myrtle - *Lagerstroemia indica*
American Holly - *Ilex opaca*
Cherry Laurel - *Prunus caroliniana*
American Hornbeam, Ironwood - *Carpinus Caroliniana*
Magnolia (Sweet Bay) - *Magnolia Virginiana*

Standard specifications for the above trees are as follows: 5 feet to 6 feet high; straight stems; pruned clean 3 feet to 4 feet from the ground; in a healthy, vigorous, growing condition; no damage to the trunk; planted and staked according to enclosed diagram. They should be balled and burlaped or container grown.

MEDIUM TREES

Medium trees may be planted in areas 36 inches to 60 inches between sidewalk and curb for trees planted 30 feet to 35 feet apart. Palms may be located 20 feet to 25 feet apart.

Golden Rain - *Koelreuteria paniculata*
Red Maple - *Acer drummondii*
Chinese Tallow - *Sapium sebiferum*
River Birch - *Betula nigra*
Winged Elm - *Ulmus alata*
Ginko - *Ginko biloba*
Chinese Parasol tree - *Firmiana simplex*
Spruce Pine - *Pinus glabra*
Chinese Tree of Heaven - *Ailanthus altissima*

Chinese Tree of Heaven - *Ailanthus altissima*
Windmill Palm - *Trachycarpus fortunei*
Red Cedar - *Juniperus virginiana*
Cocos Palm - *Butea capitata*

Standard specification for the above trees are as follows; 6 feet to 8 feet or taller; straight stems; pruned clean 4 feet to 5 feet from the ground; in a healthy, vigorous, growing condition; no damage to the trunk; planted and staked according to the enclosed diagram. They should be balled and burlaped or container grown.

LARGE TREES

Large trees may be planted in areas 60 inches wide or wider between sidewalk and curb for trees planted 40 feet to 45 feet on center.

Palms may be located 20 feet to 25 feet apart.

Magnolia - *Magnolia grandiflora*
Hackberry - *Celtis laevigata*
Sycamore - *Platanus occidentalis*
Live Oak - *Quercus virginiana*
American Elm - *Ulmus americana*
Sweet Gum - *Liquidambar styraciflua*
Bald Cypress - *Taxodium distichum*
Shumard Oak - *Quercus shumardii*
Redwood - *Metasequoia glytostroboides*
Phoenix Palm - *Phoenix canariensis*
Washington Palm - *Washington robusta*
Pecan - *Carya illinoensis*
Selected varieties recommended for this area are:
Desirable, Elliott, and Candy.
Chinese Elm - *Ulmus parvifolia*

Standard specifications for the above trees are as follows: 8 feet to 10 feet or larger; with straight stems; pruned clean 5 feet to 8 feet from the ground; in a healthy, vigorous, growing condition; with no damage to the trunk; planted and staked according to the enclosed diagram. They should be balled and burlaped or container grown.

PLANTING INSTRUCTIONS:

PLANTING TIME

If the tree is balled and burlaped, planting should be done during the cold months (November 15 - March 15). Well rooted trees grown in containers may be planted throughout the year, although the cooler months are preferred for better success. Palms should only be planted from late Spring (April) to late Summer (the end of August).

THE SOIL

If the soil on the site is a heavy clay or contains a great deal of trash, such as shell, brick, or wood, replace the removed soil. Use garden soil in equal proportions with peat moss and sand (coarse white sand or river sand). If the soil on the site is a loose, black soil, improve it by adding equal proportions of peat moss and sand. Should your soil be composed mainly of river sand, the addition of equal proportions of black garden soil and peat moss will be necessary.

FERTILIZING

While mixing the soil, incorporate 1/2 cup (4 oz.) of a complete commercial fertilizer, such as 6-12-6. These numbers refer to the percentage of chemicals in the mix. In this case there is 6% Nitrogen, 12% Phosphorus, and 6% Potassium. Have a reliable nurseryman help you select a good brand of this analysis. Use of more than the recommended dosage of fertilizer may lead to damage or death of the tree.

THE HOLE

Dig the hole large enough to allow at least 6 inches of prepared soil around the sides of the root ball or root mass. The depth of the pit shall be the depth of the root mass or root ball.

PLANTING

Place the tree in the hole assuring that it is at its original depth. Fill with the prepared soil and tamp lightly to remove air pockets. With the excess soil,

build a 2 inch or 3 inch mound or well around the edge of the hole to help in watering.

MULCH

A two inch layer of mulch such as Oak leaves or fine Pine bark, placed around the tree will help prevent drying of soil and growth of weeds, according to the enclosed diagram.

WATERING

Fill the well with water as many times as is necessary to completely saturate the soil. From then on water enough to keep the soil evenly moist but not wet. Continue to water as needed for the first two years after planting.

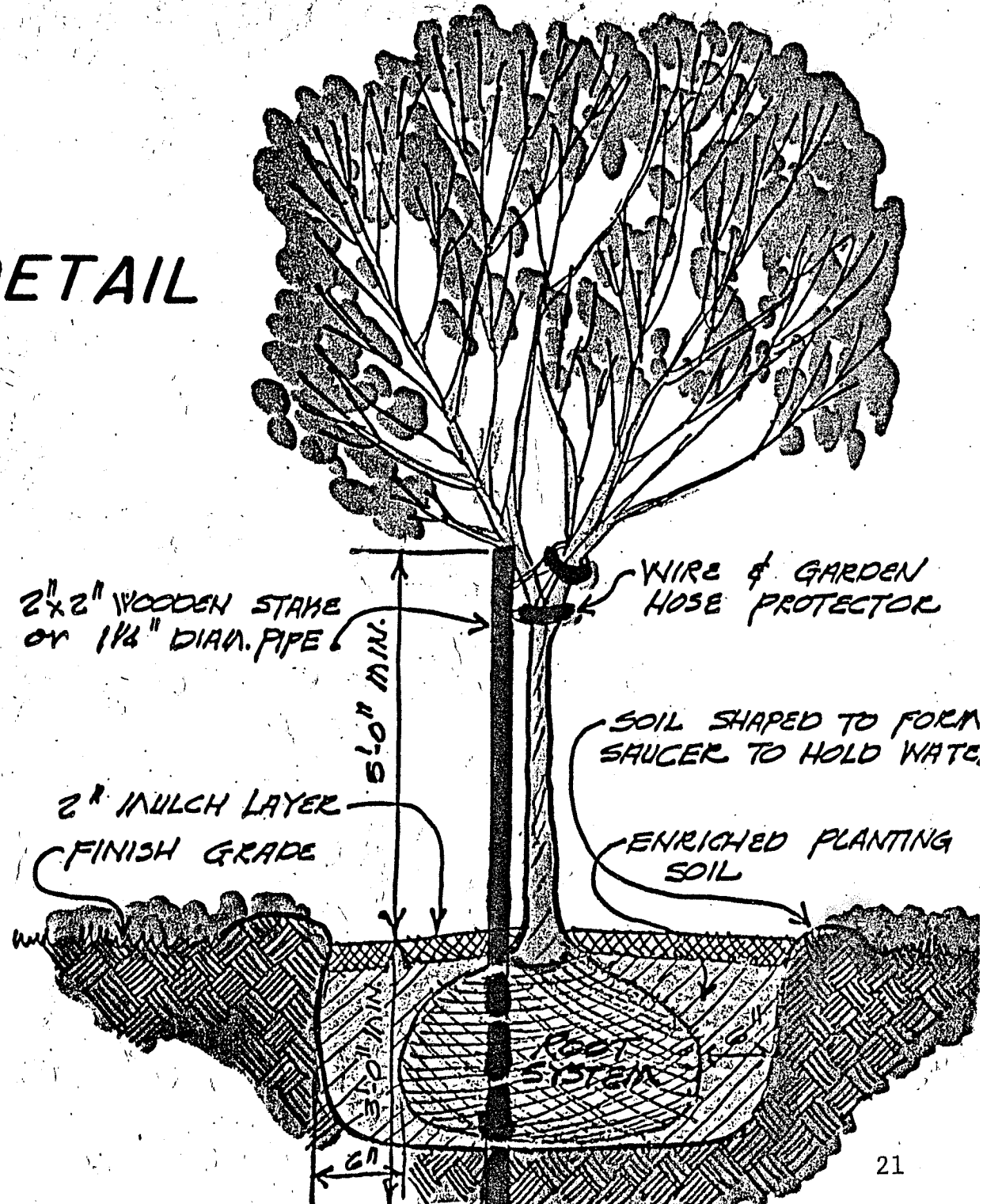
STAKING

It is necessary to stake the tree. Drive a sturdy 2 inch by 2 inch wooden stake or a 1-1/4 inch diameter pipe through the ball and into the undisturbed soil below. Attach the tree to the stake with wire slipped through a piece of hose to prevent the wire from bruising or cutting into the bark. The wire should also be loose enough to allow for growth of the trunk, according to the enclosed diagram.

PRUNING

Each tree and shrub planted shall be pruned as necessary to preserve the natural character of the plant. In general, not more than one-third of the wood shall be removed by thinning or shortening branches, but no leaders shall be cut. All soft wood or sucker growth and all broken or bruised branches shall be removed with a clean cut. All pruning cuts shall be made flush and clean. Pruning cuts over 3/4 inch in diameter shall be painted with an approved tree paint or shellac so that the paint overlaps the wounded area by at least one inch.

PLANTING DETAIL



ARTICLE 5. DISTRICT REGULATIONS

Table 1. Residential Districts

District (1)	LOT REQUIREMENTS			Maximum Height in Feet	Maximum Floor Area Ratio	Minimum Open Space Ratio
	Minimum Lot Area Per Dwelling Unit (Non-Residential Site Area) In Square Feet (2)	Min. Lot Width in Feet (2)	Min. Lot Depth in Feet			
RS-1 Single Family Residential	One-Family: 6,700	60	100	35	-	-
	Non-Residential: 20,000	100	100	35	-	-
RS-2 Single-Family Residential	One-Family: 5,000	50	90	35	-	-
	Non-Residential: 20,000	100	100	35	-	-
RD-1 Two-Family Residential	One-Family: 5,000	50	90	35	-	-
	Two-Family: 3,250	60	90	35	-	-
	Town House: 3,000	18	90	35	-	-
	Non-Residential: 20,000	100	100	35	-	-
RD-2 Two-Family Residential	One-Family: 4,400	40	90	40	-	-
	Two-Family: 2,500	50	90	40	-	-
	Non-Residential: 20,000	100	100	40	-	-
RD-3, RD-4 Two-Family Residential	One-Family: 3,600	30	90	40	-	-
	Two Family: 1,800	30	90	40	-	-
	Town House: 2,000	18	90	40	-	-
	Non-Residential: 20,000	100	100	40	-	-
RM-1 Multiple Family Residential	One-Family: 3,600	30	90	40	0.30	0.40
	Two-Family: 2,000	30	90	40	0.60	0.40
	3+ Family: 1,800	50	90	40	0.60	0.40
	Town House: 2,000	18	90	40	0.60	0.40
	Non-Residential: 20,000	100	100	40	0.60	0.40
RM-2 Multiple Family Residential	One-Family: 3,125	30	90	40 (7a)	1.00	0.30
	Two-Family: 1,750	30	90	40 (7a)	1.00	0.30
	Three-Family: 1,500	40	90	40 (7a)	1.00	0.30
	Four-Family: 1,200	50	90	40 (7a)	1.00	0.30
	5+ Family: 1,000	50	90	75 (7a)	1.00	0.30
	Town House: 2,000	18	90	40 (7a)	1.00	0.30
	Non-Residential: 20,000	100	100	40 (7a)	1.00	0.30
RM-3 Multiple Family Residential	One Family: 3,125	30	90	40 (7a)	4.00	0.20
	Two-Family: 1,750	30	90	40 (7a)	4.00	0.20
	Three-Family: 1,200	40	90	40 (7a)	4.00	0.20
	Four-Family: 1,000	40	90	40 (7a)	4.00	0.20
	5-11 Family: 800	50	90	(7) (7a)	4.00	0.20
	12-16 Family: 600	60	100	(7) (7a)	4.00	0.20
	17-40 Family: 600	75	100	(7) (7a)	4.00	0.20
	41+ Family: 400	100	100	(7) (7a)	4.00	0.10
	Town House: 2,000	18	90	40 (7a)	4.00	0.30
	Non-Residential: 20,000	100	100	(7) (7a)	4.00	0.20
RM-4 Multiple Family Residential	One-Family: 3,125	30	90	None	4.00	0.20
	Two-Family: 1,750	30	90	None	4.00	0.20
	Three-Family: 1,200	40	90	None	4.00	0.20
	Four-Family: 1,000	40	90	None	4.00	0.20
	5-11 Family: 800	50	90	None	4.00	0.20
	12-16 Family: 600	60	100	None	4.00	0.20
	17-40 Family: 600	75	100	None	4.00	0.20
	41+ Family: 400	100	100	None	4.00	0.10
	Town House: 2,000	18	90	40	4.00	0.30
	Non-Residential: 20,000	100	100	None	4.00	0.20

SUBDIVIDER
WITH
TENTATIVE LAYOUT, OWNERSHIP APPROVAL, MORTGAGE CLEARANCE

**CITY
PLANNING
COMMISSION**

SUBDIVISIONS INVOLVING STREETS

SUBDIVISIONS NOT INVOLVING STREETS

**PLANNING
ADVISORY
COMMITTEE**

**PLANNING
COMMISSION
STAFF**

**PLANNING
COMMISSION
STAFF**

**PLANNING
COMMISSION
STAFF**

**CITY
PLANNING
COMMISSION**

**CITY
PLANNING
COMMISSION**

**POLICIES
(SEE ADDENDA)**

**TENTATIVE
APPROVAL**

DISAPPROVAL

CERTIFICATION

APPROVAL

**S & W BOARD
for
OFF-SITE PLAN**

**PUBLIC
HEARING**

**DEPT. of
STREETS for
OFF-SITE PLAN**

**CITY
PLANNING
COMMISSION**

- | | |
|-----------------|---|
| POLICY A | SHIFTING OF EXISTING SIDE OR REAR LOT LINES |
| POLICY B | PARALLELING, CORNER LOT DOUBLING OR TRIPLING, INTERIOR LOT SPLITTING, GENERALLY IMPROVED EXISTING CONDITIONS |
| POLICY C | SUBDIVISIONS NOT AFFECTING STREET PATTERN, CERTIFICATION LIMITED TO TWO (2) SQUARES AFTER PUBLIC HEARING BY STAFF IN INSTANCES OF MORE THAN FIVE (5) LOTS |
| POLICY D | NOT APPLICABLE |
| POLICY E | ESTABLISHMENT OF LOT LINES SEPARATING STRUCTURES ERECTED PRIOR TO JUNE 6, 1929 |
| POLICY F | MINIMUM REQUIREMENTS FOR RECONSIDERATION OF SUBDIVISION |
| POLICY G | SUBDIVISION WHICH INCLUDES SITE PLAN |

**DEDICATION
of STREETS or
MAINTENANCE
PROVISIONS
for PRIVATE
STREETS**

**PRELIMINARY
PLAN
APPROVAL**

**COMPLETION &
ACCEPTANCE of
OFF-SITE
IMPROVEMENTS
or SUBMISSION
of BOND**

**CITY PLANNING
COMMISSION
FINAL
APPROVAL**

**CERTIFICATION
by
STAFF**

**CITY
PLANNING
COMMISSION**

**SUBDIVIDER
RECORDS PLAN**

APPROVAL

DENIAL

SUBDIVIDER RECORDS PLAN

NOTE:
1. ALL SUBDIVISIONS DISAPPROVED BY CITY PLANNING COMMISSION ARE APPEALABLE TO THE CITY COUNCIL.
2. FAILURE OF COMMISSION TO APPROVE OR DISAPPROVE SUBDIVISION REQUEST WITHIN SIXTY (60) DAYS FROM DATE OF SUBMISSION IN PROPER FORM QUALIFIES REQUEST FOR APPROVAL.

INDEX

	Page		Page
Acre Subdivision	3	Definitions	1
Administration	12	Easements	
Alley		Along lots	3
Minimum width	3	Along streams (servitudes)	5
Amendment, Procedure for	12	Electrical & Telephone Distribution Systems	8
Blocks, Depth for		Exceptions	
Length of	4	Neighborhood Unit Developments	5
Board of Health, City		General	12
On private water supply	7	Fees	17
Sewers, septic tanks	7	Fences adjacent to canals, ditches, etc.	6
Board of Health, State (See State of Louisiana)		Final Plat, Requirements	11
Board, Sewerage & Water (See Sewerage & Water Board)		Hearings	
Bond, filing of	6	Preliminary	10
Building lines	5	Improvements	6
Cable Communications System	8	Jurisdiction	2
Canals, Land Adjacent thereto	6	Lots	4 & 5
Certificate, Tax (See Taxes)		Minimum Square Foot Area	
Certification Required for Plans and Surveys	11	Double Frontage	
Character of Development	5	Average minimum width of	
City Engineer's Office		Corner, extra width required	
Certification required on dedicated street	7	Definition of	
improvements	7	On Major Street Intersections	
Storm Water Disposal - Approval Required		Side Lines of	
Commission, Definition of	1	Municipal numbering	
Courts (See Place)		Major Street, Definition of	1
Crosswalks	4	Modification and Amendment	13
		Neighborhood Unit Developments	5
		Off-Street Car Parking, residential and commercial	3
		Parks	5
		Parkways, Definition of	1

	Page
Penalties	12
Permanent Markers	7
Playgrounds	5
Policies A, B, C, D, E, F. G	See Addenda
Preliminary Plan	9
Private Developments	6
Procedure, Diagram of	25
Recording of Subdivision	2
Recreational Area	5
Scale of Subdivision Plans	11
Schools	5
Septic Tanks	7
Sewer	7
Sewerage and Water Board	
Streams, Improvements of	5
Streams, servitude required	5
Sewers, public and private	7
Storm Water	7
Water Lines, public and private	7
Standards of Design	3
State of Louisiana - Sanitary Code	
On private water supply	7
Sewers, septic tanks	7
Streams	
Easements and Improvements	5
Streets	
Improvements of Streets	7
Relation to adjoining street system	3
Relation to railroads, expressways, parkways	3
Requirements for Dedicated	7
Requirements for Private	6

	Page
Widths	3
Subdivision	
Acre	3
What applies (definition of)	1
Tax Certificate	11
Time Limits	
Action on Final Plat	11
Notice of hearing	10
On Recording of Subdivision	2
Tract, Definition of	1
Trees	
Suggested Types, Sizes, and	19
Methods of Planting	
Diagram	21
Validity	13
Variations	12
Violations	12
Water	
Public and Private	7
Storm	7



