

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

JARED E. MUNSTER, PH.D.
DIRECTOR

ZONING INTERPRETATION MEMORANDUM

Memorandum Z-13-04

DATE: September 23, 2013

FROM: Jared E. Munster, Ph.D., Director

RE: Digital Conversion of Existing Legally Non-Conforming General Advertising Signs

Effective immediately, no permits may be issued for the conversion of legally, non-conforming, static-face general advertising signs to digital display when such structure is legally, non-conforming as to use.

Differentiation of Non-Conformities:

Article 13 of the Comprehensive Zoning Ordinance clearly differentiates non-conformities into categories of non-conforming structures and non-conforming uses. Non-conforming structures are defined by spatial characteristics which make the structure non-compliant with the regulations of the CZO while not speaking to the use of the structure itself. Contrarily, non-conforming uses are those uses which are not allowable under the use standards of the CZO for the district in which the use is situated.

Spatially non-conforming general advertising structures may be granted permits for the conversion of static faces to digital display faces. General advertising signs located in a zoning district where such signs are permitted (C-1, C-2, LI, HI) and not within an overlay otherwise prohibiting general advertising signs, may be converted to digital displays irrespective of any spatial non-conformities associated with the existing general advertising sign structure.

General advertising signs which are non-conforming as to use may not be granted permits for conversion of static faces to digital display faces. To do so would constitute an extension or enlargement of the use, which is prohibited by Section 13.5.2 of the Comprehensive Zoning Ordinance. General advertising sign structures located in zoning districts where such signs are prohibited (any residential district, B-1, B-1A, B-2, C-1A, BIP, SI, MU-A, any central business district, any Vieux Carré district or any Historic Marigny/Treme District, LB-1, LB-2, or LC, or within any overlay district prohibiting general advertising signs or in any location where such use is prohibited by Article 12 of the CZO) may not be converted from static to digital display.

