

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

JARED E. MUNSTER, PH.D.
DIRECTOR

ZONING INTERPRETATION MEMORANDUM

Memorandum Z-15-02

DATE: November 19, 2015

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

TO: Edward Suffern, Jr., Dwyer, Cambre & Suffern

RE: Interpretation of Building Design Standards found in Article 15, Section 15.3(B)(1)(a).

Upon your request, Safety and Permits has evaluated the standards of Section 15.3(B)(1)(a), specifically the requirement that “[t]he primary entrances shall be oriented to the street or to the corner if the structure is on a corner lot.” It appears that this request seeks to ask the Director to evaluate this language in the vacuum of a single sentence rather than within the context of the remainder of Comprehensive Zoning Ordinance or even the other elements of the same Section.

The CZO provides illustrative examples of the intent of written building regulations. As is common, at times design elements may not be abundantly clear through written word, as design by its nature is a visual rather than textual standard. Section 15.4 provides illustrative site diagrams which clearly present the purpose and intent of the regulatory language and this Department finds nothing to be unclear in this application. Specifically, a number of the illustrations clearly indicate examples of what is meant by ‘primary entrance oriented to the street’ (See Figures 15-4, 15-5, 15-7), and in all circumstances that example requires the structure to be sited along the property boundaries facing the right-of-way.

Therefore, it is the Determination of the Director of Safety and Permits that the provisions of Section 15.3(B)(1)(a) are not unclear in language or intent, and that these standards are to be applied in accordance with the illustrative diagrams found within Section 15.4 of the CZO.

