

DEPARTMENT OF SAFETY AND PERMITS  
**CITY OF NEW ORLEANS**

LATOYA CANTRELL  
MAYOR

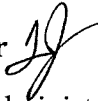
TAMMIE JACKSON  
DIRECTOR

## ZONING INTERPRETATION MEMORANDUM

Memorandum Z-21-02

DATE: **June 10, 2021**

FROM: **Tammie Jackson, Director**



BY: Nicholas Kindel, Zoning Administrator

RE: Clarification on regulations for Freestanding Ice Storage Machines

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The Department of Safety and Permits has received several building permit applications for freestanding ice storage machines over the past couple of years and despite inadequate guidance in the CZO regulations for these structures. The purpose of this interpretation memo is to clarify the regulations in CZO 21.6.S for “freestanding ice storage machines” and to differentiate them from “ice storage machines.”

Ice storage machines are regulated as an accessory use and structure in CZO 21.6.S. Most of these regulations apply to just “ice storage machines,” which are generally a large appliance-sized unit placed against and plugged into an existing structure. CZO 21.6.S.3 & 21.6.S.7 provide regulations for “freestanding ice storage machines,” which are their own structure, can be as large as a shipping container, and produce, vend, and dispense their own ice. “Freestanding ice storage machines” are not subject the restrictions in the other subsections for the “ice storage machines,” that set limits on their size and signage.

“Freestanding ice storage machines” are subject to the limits in CZO 21.6.S.3 & 21.6.S.7 (copied below). “Freestanding ice storage machines” are allowed wall signs, subject to the limits in CZO 24.11.F. “Freestanding ice storage machines” are accessory structures, so they are not subject to the building design or landscaping that would be required of a principal structure.

### 21.6.S ICE AND PROPANE STORAGE MACHINES

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3. Freestanding ice storage machines are permitted for commercial uses in the Commercial Center and Institutional Campus Districts. Freestanding ice storage machine are prohibited in the required front yard. Freestanding ice storage machines may be located in the required corner side, interior side, or rear yard but shall be three (3) feet from any lot line. No freestanding ice storage machine may be located within a required parking space.

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7. The color of these units shall be unobtrusive. Ice or propane storage machines placed against the exterior of the principal building may be steel gray or neutral tones only. Freestanding ice storage machines shall be consistent with the architecture and design of the principal building. Consistency of design includes the use of the same palette of building materials as the principal building, trim, and colors.

If a freestanding ice storage machine was proposed as the only use on the property, the regulations in CZO 21.6.S would not apply. The freestanding ice storage machine would be treated as a principal structure, so all the bulk and yard, building design, parking, and landscaping requirements of a principal structure would apply. In addition, freestanding ice storage machines would only be a permitted use in the Commercial Center and Institutional Campus Districts.