

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

TAMMIE JACKSON
INTERM DIRECTOR

ZONING INTERPRETATION MEMORANDUM

Memorandum Z-20-01

DATE: April 8, 2020

FROM: Tammie Jackson, Interim Director

RE: Historic Urban Non-Residential Districts determination of front yard setback where adjacent average is greater than 5 feet

Article 12 of the Comprehensive Zoning Ordinance (CZO) contemplates a zero foot (0') build-to line for a front yard setback for all Historic Urban Non-Residential zoning districts, but further clarifies that, within the HU-B1 and HU-MU districts, in situations where the average of the front yard on adjacent lots on either side of the property is greater than five feet, that average is used to establish the required build-to line. Specific language is as follows:

Article 12.3.B.1.c. Where the average of the front yard of the adjacent lots on either side of a property is greater than five feet (5'), that average front yard shall be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. The applicant is permitted a plus or minus three (3) foot variation from a front yard build-to line established by the above method.

It is the determination of the Director that, in circumstances where only one structure exists on an adjacent lot, that single existing structure will be utilized in establishing the build-to line (within 3' variation) for the proposed new development.

Further, in circumstances where the proposed new development is located adjacent to a vacant corner lot, the average setback shall be calculated as if the corner lot has an established zero foot (0') build-to line, in recognition of and conformance with Article 12.3.B.1.b. Structures on a corner lot shall be built to the corner.

