

HOW THE MASTER PLAN AND ZONING WORKS IN NOLA

The city MASTER PLAN is the guidebook outlining in general terms how zoning is expected to work. <http://masterplan.nola.gov/>

The CZO Comprehensive Zoning Ordinance contains the technical specifications that detail how the Master Plan is to be implemented. <https://czo.nola.gov/home/>

The CZO is legally required to follow the Master Plan. This is mostly true but there have been many contentious exceptions.

There are many 13 different zoning districts identified in the CZO Lower Coast Algiers is District 13. Each district may have rules specific to it. These rules are designed to implement the goals of the Master Plan.

In the Master Plan Land Use Maps are used to guide zoning. These are called FLUMs Future Land Use Maps. You can see the FLUMs for any area in the city by going to the New Orleans Property Viewer <https://property.nola.gov/> and clicking on layers (box at top of page) and turning on Future Land Use which will give you an overview of what the Master Plan calls for. Then turn on Zoning layer and you can see what the zoning is for each parcel of property. Click on any parcel and the property information pops up, Ownership, Zoning, Overlay districts, and there is a clickable link to the assessor's web site for even more information. You can spend hours going down that rabbit hole checking out your friends, family and neighbors.

The city Master Plan is open for revision now Fall 2022.

Requests to revise the FLUMs for certain parcels in LCA to single family have been submitted.

To assure that these revisions are approved, community participation in signing a petition and attending several public meetings is necessary. [LowerCoastAlgiers](#)

The application for changes to the Master Plan allows requests to change the FLUM for an area, NOT THE ZONING.

It is presumed that once a FLUM is changed then all property in that area would be rezoned to conform to the new FLUM. Details of this are outlined at [See \(enter link\) for details](#)

FLUMs currently in Lower Coast Algiers

RSR

RESIDENTIAL SINGLE-FAMILY SEMI-RURAL

Goal: Provide for single-family residential development that preserves existing semi- rural character in areas like Lower Algiers (Planning District 13).

Range of Uses: Single-family dwellings, agricultural and stormwater management uses are allowed. Cluster development that preserves open space is preferred. Supporting public recreational and community facilities are also allowed.

Development Character: Large-lot single-family new development should have a minimum lot area of 2 acres per dwelling unit. Cluster development may result in increased densities on individual lots, but when taken with preserved open space, the overall density should not exceed one dwelling unit per 2 acres. Incorporate risk reduction and adaptation strategies in the built environment.

Typical zoning is RRE Rural Residential Estate CZO link showing the details <http://czo.nola.gov/article-8/>

RSF-POST (reference is post WW2)

RESIDENTIAL SINGLE-FAMILY POST-WAR

Goal: Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of worship).

Neighborhood-serving businesses and traditional corner stores may be allowed where current or former use is verified. Conversion to multifamily, neighborhood-serving commercial, or mixed used may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

Typical zoning is S-RS Suburban Single-Family Residential District CZO link showing the details <http://czo.nola.gov/article-13/>

RMF-POST

RESIDENTIAL MULTIFAMILY POST-WAR

Goal: Preserve the character and scale of existing suburban multifamily residential areas and encourage new multifamily development at nodes along potential mass transit routes or major city roadways that can support greater densities.

Range of Uses: Mixed single- and two-family units, and multifamily residential structures allowed.

Limited neighborhood-serving commercial uses on the ground floor allowed. Agricultural, stormwater management, and supporting recreational and community facilities allowed (e.g., schools and places of worship). Conversion to multifamily, neighborhood-serving, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: Design guidelines and landscaping requirements required to encourage walkability and allow for proper transition to surrounding single-family and low density neighborhoods. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

Typical zoning is S-RM1 Suburban Multi-Family Residential District CZO link showing the details <http://czo.nola.gov/article-13/>

NC

NEIGHBORHOOD COMMERCIAL

Goal: Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.

Range of Uses: Retail and professional service establishments serving local neighborhood area residents. Single and two-family dwellings are allowed. Agricultural, stormwater management, and supporting

public recreational and community facilities are allowed. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscaping is required for parking lots facing the street. Incorporate risk reduction and adaptation strategies in the built environment.

Typical zoning is S-B2 Suburban Pedestrian-Oriented Corridor Business District CZO link showing the details <http://czo.nola.gov/article-14/>

RLD-POST

RESIDENTIAL LOW DENSITY POST-WAR

Goal: Preserve the scale and character of post-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential lots and allow for compatible infill development.

Range of Uses: New development includes single-family, two-family, town home, and multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Commercial developments may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. New two-family and town home developments may be allowed in planned communities. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding neighborhoods where residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential

densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

Typical zoning is S-RD Suburban Two-Family Residential District. CZO link showing the details <http://czo.nola.gov/article-13/>

P

PARKLAND AND OPEN SPACE

Goal: Provide areas for parks, recreational facilities and open space networks owned by public or semi-public entities while offering the opportunity to utilize such spaces for stormwater management measures.

Range of Uses: Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, agricultural uses, rain gardens, bioswales and other stormwater management measures. In large parks, a variety of passive and active recreation facilities, cultural facilities, and supportive commercial uses may be allowed. **Development Character:** Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater

management measures. Incorporate risk reduction and adaptation strategies in the built environment.

Typical zoning is OS-N Neighborhood Open Space District CZO link showing the details <http://czo.nola.gov/article-7/>

PDA

PLANNED DEVELOPMENT AREA

Goal: Allow for the potential development of large underutilized or underdeveloped parcels that are completely within the external levee protection system and only in areas that do not contain sensitive wetland environments.

Range of Uses: Single-family, two-family and multifamily residential; recreational, commercial or industrial uses dependent on formal planning process. Cluster development that preserves open space is preferred. Agricultural, stormwater management, and public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The type and scale of new development would be determined through a multitiered planned development process that would require community input and city approval. Large-scale, coordinated development with appropriate transitions to surrounding uses and neighborhoods is preferred. Incorporate risk reduction and adaptation strategies in the built environment.

Typical zoning is GPD General Planned Development District CZO link showing the details <http://czo.nola.gov/article-7/>

