

ARTICLE 9A LAKE AREA ZONING DISTRICTS

Section 9A.9. LB-2 Lake Area Neighborhood Business District.

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9A.9.1. Purpose of the District.

The purpose of this district is to provide for larger retail shopping venues and personal services uses, to be developed either as a unit or in individual parcels, to serve the needs of a relatively small area, primarily nearby, low to medium density residential neighborhoods. This district may also be combined with the Lake Area Design Corridor Overlay District to achieve superior design, landscaping and unified sign criteria across zoning district boundaries.

9A.9.2. Uses Authorized in the District.

Only those uses of land listed under permitted use, accessory use, or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory, or conditional use designated with an asterisk (*) in the use list appearing in this section.

Uses or structures for multiple uses classified as permitted yet exceeding the 5,000 gross square foot maximum shall be classified as conditional uses. Uses and/or structures exceeding 5,000 square feet of gross floor area are prohibited.

9A.9.3. Permitted Uses.

The following uses of land are authorized as permitted uses in the LB-2 Lake Area Neighborhood Business District subject to the performance standards of Article 7, Section 7.5 and the 5,000 gross square foot maximum. Uses classified as permitted yet exceeding the 5,000 gross square foot maximum shall be classified as conditional uses. Uses which sell alcoholic beverages for consumption on or off the premises require conditional use approval. Timeshare buildings and transient vacation rentals are prohibited.

1. Any use permitted in the LB-1 Lake Area Neighborhood Business District subject to the height,

area, bulk and maximum gross square footage standards included therein.

2. Lawnmower, yard and garden equipment, rental, sales, and services.
3. Lumber and building materials stores, retail only, and provided that the entire operation shall be conducted in a completely enclosed building where such use abuts a residential district.
4. Plumbing shops.
5. Printing shops.
6. Meeting halls.
7. Reception/Catering facilities.* (See Section 11.63)
8. Radio and television stations or recording studios, but not towers more than 125 feet in height above grade, and providing such towers are set back a minimum of fifty (50) feet from all lot lines.
9. Studios for artists, photographers, teachers, sculptors, or musicians.
10. Funeral homes and mortuaries.
11. Health and fitness centers.

9A.9.4. Accessory Uses.

The following uses of land are authorized as accessory uses within the LB-2 Lake Area Neighborhood Business District:

1. Any accessory use allowed in the LB-1 Lake Area Neighborhood Business District.
- 2 Storage in connection with a permitted use where storage is incidental or integral to the approved occupancy of the building, provided all products and materials used are enclosed by a masonry wall, screening fence, or hedge, not less than six (6) feet in height. Storage of all materials and equipment shall not exceed the height of the wall. Storage of cars or trucks used in connection with the permitted trade or business is permitted within the walled or screened area, but not including storage of heavy equipment such as road-building or excavating equipment and provided that the aggregate amount of such storage space does not exceed thirty (30) percent of the gross floor area of the main structure.
3. Ice storage machines may be located on the exterior of small convenience stores which occupy not more than 5,000 square feet of floor area. They shall be placed against the building and shall not protrude into any public rights-of-way or into any required front or side yards. The ice storage machine shall be placed so that customers accessing these units shall not have to block the public right-of-way. The following additional conditions apply:
 - a. Such ice storage units shall not exceed seventy-eight (78) inches in height, forty (40) inches in depth and seventy-eight (78) inches in width.
 - b. The only signage to be permitted on these storage units shall be the word "ICE." The size of the sign shall not exceed one (1) foot by one (1) foot or one (1) foot square. The size of this sign shall not be subtracted from the size of the permitted sign for the main use.

9A.9.5. Conditional Uses.

The following uses of land are authorized as conditional uses within the LB-2 Lake Area Neighborhood Business District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of the zoning regulations. However, no use shall be

authorized to exceed 25,000 square feet in total area.

1. Any conditional use authorized in the LB-1 Lake Area Neighborhood Business District.
2. Any permitted use authorized in the LB-2 Lake Area Neighborhood Business District that exceeds the 5,000 gross square foot maximum.
3. Business, vocational, and proprietary schools; schools for industrial training, trade, or business.
4. Fast food restaurants, except drive-thru service, shall be prohibited.
5. Multiple family residential uses, up to four residential units, subject to the area regulations of the LRM-1 Lake Area Low-Rise Multiple-Family Residential District.

9A.9.6. Permitted Signs.

Subject to the general sign regulations in Article 12, the following illuminated or non-illuminated accessory signs shall be permitted in the LB-2 Lake Area Neighborhood Business District:

1. Each business shall be limited to one (1) attached wall or projecting sign. The sign shall be limited to one (1) square foot per linear foot of building width or tenant space up to a maximum of seventy (70) square feet. Exterior attached signs shall not project above the first floor of a building.
2. One (1) detached monument sign shall be permitted for businesses/uses located along corridors or sections of corridors with at least four (4) traffic lanes. The sign shall be limited to one-half (1/2) square foot per linear foot of the lot width to a maximum of seventy (70) square feet in area. Maximum permitted height of the detached sign shall be twelve (12) feet. Any detached sign shall be set back from all adjacent public rights-of-way a distance at least equal to the height of the sign.
3. A maximum of two (2) canopy signs shall be permitted for each business. Their sign area shall be counted in the total allowable sign area for the business.
4. Signs may be illuminated, but shall not flash, blink, or fluctuate. The backlighting of awnings containing signage shall be prohibited.
5. Only one interior window sign per business shall be permitted within four (4) feet of the interior face of any window of a building and shall be counted in the total allowable sign area for the business.
6. Directional signs limited in area to ten (10) square feet each, giving directions to motorists regarding the location of parking areas and access drives, shall be permitted as accessory signs and not included in any computation of sign area.
7. One (1) flat, double-faced general advertising sign, illuminated or non-illuminated, limited in area to thirty (30) square feet shall be permitted on public transit waiting stations, provided that no such advertising sign shall be placed higher than nine (9) feet or to the roofline of the public transit waiting station, whichever is lower, and provided that no advertising signs on bus shelters shall be constructed in any historic district in the City of New Orleans without the prior approval of the appropriate Historic District Commission.

9A.9.7. Height, Area, and Bulk Requirements.

Minimum requirements for lot area, yards and open space, and maximum height and Floor Area Ratio for non-residential uses in the LB-2 Lake Area Neighborhood Business District are contained in Table 9A.M. Area requirements for residential uses are the same as for the Lake

Area Low-Rise Multiple-Family Residential District regulations in Section 9A.6.

Standards for nonresidential uses and for residential uses apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses, unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.

Table 9A.M

Area Regulations for the LB-2 District

REQUIREMENTS	STANDARDS
Maximum height	55 ft.
Minimum depth of front yard	20 ft.
Minimum yard on a side street	None
Minimum interior side yard	None
Minimum interior side yard abutting a residential district	5 ft.
Minimum yard on a side street when rear yard abuts a residential district	10 ft.
Minimum side or rear yard if any is provided	3 ft.
Minimum rear yard abutting a residential district	20 ft.
Maximum Floor Area Ratio	2.00

(Ord. 22,896 § 1 (part), adopted 11/15/07)

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ARTICLE 9A LAKE AREA ZONING DISTRICTS

Section 9A.8. LB-1 Lake Area Neighborhood Business District.9A.8.1. Purpose of the District.9A.8.2. Uses Authorized in the District.9A.8.3. Permitted Uses.9A.8.4. Accessory Uses.9A.8.5. Conditional Uses.9A.8.6. Permitted Signs.9A.8.7. Height, Area, and Bulk Requirements.**9A.8.1. Purpose of the District.**

The purpose of this district is to provide for small offices, retail shopping and personal services uses, to be developed either as a unit or in individual parcels, to serve the needs of a relatively small area, primarily nearby, low-density residential neighborhoods. This district may also be combined with the Lake Area Design Corridor Overlay District to achieve superior design, landscaping and unified sign criteria across zoning district boundaries.

9A.8.2. Uses Authorized in the District.

Only those uses of land listed under permitted use, accessory use, or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory, or conditional use designated with an asterisk (*) in the use list appearing in this section.

To enhance the general character of the district and its compatibility with adjacent residential neighborhoods, this category has a limitation on maximum gross square footage of uses and structures permitted by right of 5,000 square feet. Uses and/or structures exceeding 5,000 square feet of gross floor area are prohibited.

9A.8.3. Permitted Uses.

The following uses of land are authorized as permitted uses in the LB-1 Lake Area Neighborhood Business District subject to the performance standards of Article 7, Section 7.5 and Supplementary Use Standards of Article 11. Timeshare buildings and transient vacation rentals are prohibited. Uses which sell alcoholic beverages for consumption on or off the premises require conditional use approval.

1. Any use permitted in the LRS-1 Lakeview Single-Family Residential District.
2. Two-family residential dwellings.
3. Automatic ice distribution station or other drive-in automatic vending machine station. Groups of vending machines shall be contained in a completely enclosed building.
4. Banks without drive-in facilities.
5. Banks with drive-in facilities, provided that all the requirements listed in the supplemental use standards are met. (See Section 11.4)
6. Bakeries without drive-thru, provided that all products produced on the premises shall be sold at retail on the premises.
7. Barbershops, beauty parlors, chiropractic, or similar personal service shops, except massage or tattoo parlors.
8. Bicycle sales and repair shops.
9. Plumbing shops.
10. Catering and delicatessen businesses.
11. Health clinics for human patients.
12. Custom dressmaking, millinery, tailoring, or similar retail trades.
13. Dry cleaning shops using no cleaning fluid that has a base of petroleum or one of its derivatives.
14. Printing shops.
15. Flower shops and greenhouses incidental thereto.
16. Laundromats and laundries.
17. Locksmith shops.
18. Messenger and telegraph service stations.
19. Offices, general business or professional.
20. Museums.
21. Studios for artists, photographers, teachers, sculptors, or musicians.
22. Standard and cafeteria restaurants and coffee shops.
23. Shoe repair shops.
24. Shops for the repair of electrical and radio equipment.
25. Stores or shops for the conduct of a retail business, except automobile/vehicular parts/sales/non-service, and pawnshops.
26. Dance or yoga studios.
27. Hospital or clinic for small animals, dogs, cats, birds, and the like, provided that such hospital or clinic and any treatment rooms, cages, pens or kennels, be maintained within a completely enclosed soundproof building, and that such hospital or clinic be operated in such a way as to produce no objectionable noise or odors outside its walls.
28. Public elementary schools or private elementary schools having curriculum essentially the same as ordinarily given in public elementary schools, including kindergartens.* (See Section 11.37)

29. Public junior high or senior high schools or private junior or senior high schools having the curriculum essentially the same as ordinarily given in public junior high or senior high schools.* (See Section 11.38)
30. Child care facilities.* (See Section 11.15)
31. Adult day care centers.* (See Section 11.14)
32. Bed and breakfast family homes, bed and breakfast guest homes, bed and breakfast historic homes, and bed and breakfast inns.* (See Sections 11.6, 11.7, 11.8, 11.9)

9A.8.4. Accessory Uses.

The following uses of land are authorized as accessory uses within the LB-1 Lake Area Neighborhood Business District:

1. Any accessory use allowed in the LRS-1 Lakeview Single-Family Residential District.
2. Storage in connection with a permitted use, where storage is incidental or integral to the approved occupancy of the building and provided the aggregate amount of such storage space does not exceed thirty (30) percent of the gross floor area of the main structure. All products and material must be used or stored in a completely enclosed building or enclosed by a masonry wall, screening fence, or hedge, not less than six (6) feet in height. Storage of all materials and equipment shall not exceed the height of the wall. Storage of cars or trucks used in connection with the permitted trade or business is permitted within the walled or screened area, but not including storage of heavy equipment such as road-building or excavating equipment.
3. Ice storage machines may be located on the exterior of small convenience stores. They shall be placed against the building and shall not protrude into any public rights-of-way or into any required front or side yards. The ice storage machine shall be placed so that customers accessing these units shall not have to block the public right-of-way. The following additional conditions apply:
 - a. Such ice storage units shall not exceed seventy-eight (78) inches in height, forty (40) inches in depth and seventy-eight (78) inches in width.
 - b. The only signage to be permitted on these storage units shall be the word "ICE." The size of the sign shall not exceed one (1) foot by one (1) foot or one (1) foot square. The size of this sign shall not be subtracted from the size of the permitted sign for the main use.

9A.8.5. Conditional Uses.

The following uses of land are authorized as conditional uses within the LB-1 Lake Area Neighborhood Business District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of the zoning regulations. Uses and/or structures shall be limited to a maximum of 5,000 square feet of gross floor area, or specific size restriction(s) stated below. Uses or structures exceeding 5,000 square feet of gross floor area or the specific size restriction(s) stated below are prohibited:

1. Any conditional use authorized in the LRS-1 Lakeview Single-Family Residential District.
2. Cocktail lounges or bars limited to 2,500 square feet in gross floor area. (See Section 11.13).
3. Fast food restaurants, except that drive-thru service shall be prohibited.
4. Live entertainment limited to an unamplified soloist or combo (up to three members) in standard and cafeteria restaurants and coffee shops.

5. Banks with drive-in facilities which do not meet all the requirements listed in the supplemental use standards.* (See Section 11.4).
6. Automobile service centers.* (See Section 11.3).
7. Automobile/vehicular parts sales/non-service.
8. Any permitted use allowed in the LB-1 Lake Area Neighborhood Business District which sells alcoholic beverages for consumption on or off the premises.* (See Section 11.13).
9. Cemeteries and mausoleums (See Section 11.11)
10. Automated car wash or automobile laundry, providing reservoir space at the entrance of an automated car wash for not less than ten (10) vehicles for each washing lane, in conjunction with a gasoline service station.
11. Gasoline service stations, but with no lighting fixture extending to a height greater than fifteen (15) feet.
12. Parking lots, parking spaces and parking areas; however, not parking garages or automobile sales or storage lots.* (See Section 11.28)

9A.8.6. Permitted Signs.

Subject to the general sign regulations in Article 12, the following illuminated or non-illuminated accessory signs shall be permitted in the LB-1 Lake Area Neighborhood Business District:

1. Each business shall be limited to one (1) attached wall or projecting sign. The sign shall be limited to one (1) square foot per linear foot of building width or tenant space up to a maximum of seventy (70) square feet. Exterior attached signs shall not project above the first floor of a building.
2. One (1) detached monument sign shall be permitted for businesses/uses located along corridors or sections of corridors with at least four (4) traffic lanes. The sign shall be limited to one-half (1/2) square foot per linear foot of the lot width to a maximum of seventy (70) square feet in area. Maximum permitted height of the detached sign shall be twelve (12) feet. Any detached sign shall be set back from all adjacent public rights-of-way a distance at least equal to the height of the sign.
3. A maximum of two (2) canopy signs shall be permitted for each business. Their sign area shall be counted in the total allowable sign area for the business.
4. Signs may be illuminated, but shall not flash, blink, or fluctuate. The backlighting of awnings containing signage shall be prohibited.
5. Only one interior window sign per business shall be permitted within four (4) feet of the interior face of any window of a building and shall be counted in the total allowable sign area for the business.
6. Directional signs limited in area to ten (10) square feet each, giving directions to motorists regarding the location of parking areas and access drives, shall be permitted as accessory signs and not included in any computation of sign area.
7. One (1) flat, double-faced general advertising sign, illuminated or non-illuminated, limited in area to thirty (30) square feet shall be permitted on public transit waiting stations, provided that no such advertising sign shall be placed higher than nine (9) feet or to the roofline of the public transit waiting station, whichever is lower, and provided that no advertising signs on bus shelters shall be constructed in any historic district in the City of New Orleans without the prior approval of the appropriate Historic District Commission.

9A.8.7. Height, Area, and Bulk Requirements.

Minimum requirements for lot area, yards and open space, and maximum height and Floor Area Ratio for non-residential uses in the LB-1 Lake Area Neighborhood Business District are contained in Table 9A.L. Area requirements for residential uses are the same as for the Lake Area Low-Rise Multiple-Family Residential District regulations in Section 9A.6.

Standards for nonresidential uses and for residential uses apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses, unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.

Table 9A.L**Area Regulations for the LB-1 District**

REQUIREMENTS	STANDARDS
Maximum height	40 ft.
Minimum depth of front yard	20 ft.
Minimum yard on a side street	10 ft.
Minimum interior side yard	4 ft.
Minimum interior side yard abutting a residential district	5 ft.
Minimum yard on a side street when rear yard abuts a residential district	10 ft.
Minimum side or rear yard if any is provided	4 ft.
Minimum rear yard abutting a residential district	20 ft.
Maximum Floor Area Ratio	1.00

(Ord. 22,896 § 1 (part), adopted 11/15/07)

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