



ZONING REQUIREMENTS:
ZONING: BC-2 (NO OVERLAY)
Min. Lot Area: Min. 50' x 100' (5,000 SF)
Max. Height: 65'
Yards: 20' (front)
20' (rear - t)
15' (rear)
10' (side)

PARKING:
Non-residential uses in non-residential districts. Required parking spaces for non-residential uses in non-residential zoning districts shall be located on the same lot as the principal use, or may be located off-site in accordance with section 33-6.35.4, Off-site parking, of this Code.

A maximum of twenty-five (25) percent of the required parking spaces may be designated for use by compact vehicles. Compact vehicle parking spaces shall be identified by individually marking each parking space as compact vehicle

LANDSCAPING:
Streetscape: Suburban (S) character: 1 Class A tree / every 50 linear feet. 1 shrub /3 linear feet of street frontage is required, except that perennials may substitute for no more than 50% of the required shrubs.

Streetscape landscaping may be located in the public right-of-way if approved by the public works director. Use of public right-of-way to meet required streetscape landscaping shall be in accordance with applicable district standards and section 29-6, Right-of-way obstruction, of this Code, and may require a parish lease of right-of-way. State-owned rights-of-way may not be used to meet the streetscape landscaping requirements of this section.

Planting area. The width or depth of the area planted with streetscape landscaping shall be in accordance with the dimensional, setback, or area standards established in the applicable base or overlay zoning district.

From computation of the number of required parking spaces based on a fraction of space, expressed as a fraction, decimal, one-half ($\frac{1}{2}$) and over shall require one (1) parking space.

Retail/Gen. Business: 1/200SF (gross)
Office: 1/300SF (gross)
Restaurant: 1/150 SF(gross)

LOADING:
-Commercial or industrial building or use having a gross floor area over 7,500 SF and requiring the receipt of distri

Property Buffer: Not Required

Parking lot.

(1) Perimeter. :

- a. Street rights-of-way. In accordance with the streetscape requirements of this section, shrubs that form a living fence at maturity shall be planted along the street-facing perimeter of a parking lot or drive aisle to screen vehicles from view of the street right-of-way.
- b. Vehicular use areas. Where vehicular use areas on different development sites abut, a minimum 5' continuous buffer with 1 Class A tree per 35 linear feet, or portion thereof, plus a living fence, grass, or other groundcover, shall be provided between the abutting vehicular use areas.

7,500 SF of gross floor area or fraction thereof and located so as not to hinder the free movement of pedestrians vehicles over a sidewalk, street or alley.

-Retail operations with gross floor area of less than 7,500 SF shall provide sufficient off-street loading space (not necessarily a full berth if facility is shared by an adjacent establishment) so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley.

c. Parking lots consisting of ten (10) or more parking spaces:

- Min 1 island/peninsula for every ten 10 contiguous parking spaces or fraction thereof
- Endcap is required at the end of each row
- Each island, peninsula, or endcap to be 5' wide excluding curb & contain min. of 1 Class A tree plus shrubs, grass, or other groundcover.
- A planting strip shall be provided with a minimum width of 5' for every 2 parking aisles
- Interior lot landscaping shall be a min. 10% of site area not dedicated to required property buffers, streetscape landscaping, or buildings.

d. On any building side facing the interior of a parking lot, except those sides with pedestrian access to the building, openings for windows or overhead loading-area doors, or motor vehicle bays, shall be planted with landscaping that provides visual breaks along the blank building facade. The landscaping shall abut the building and be comprised of trees, shrubs, or ornamental plants in any combination, provided that at least fifty (50) % of the building facade is obscured by the landscaping.

shed and roof signs.
er.
one (1) detached sign or one (1) roof sign shall be permitted on a
ment site, but not both.
corner lots, one (1) additional sign of the same type as the first may
ed when at least one (1) of the lot lines abutting the street
way exceeds three hundred (300) linear feet.
rea. The maximum detached sign area shall be calculated at a
hree and one-half (3.5) square feet per linear foot of property
or four hundred fifty (450) square feet, whichever is less. The area
cond sign on a corner lot shall be calculated in the same manner.
spacing. There shall be a minimum distance of three hundred (300)
ween two (2) detached signs on the same site.
development sites. For developments located on property
g ten (10) acres, an additional three hundred (300) square feet of
is permitted provided the total area of both signs does not
even hundred fifty (750) square feet.

Attached signs. Signs on windows and awnings shall be included in the total sign area. The maximum attached sign area shall be calculated at a ratio of three square feet per linear foot of an establishment's primary building frontage or fifteen (15) percent of the primary building frontage elevation whichever is less. Establishments with more than one (1) street frontage, the site may be granted additional attached sign area. The maximum additional attached sign area shall be calculated at a ratio of one and one-half (1.5) square feet per linear foot of an establishment's secondary building frontage or seven and one-half (7.5) percent of the secondary building frontage elevation area, whichever is less.

Retail Center

The Feil Organization

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Site Study

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