

**BULLARD AVENUE SITE**

**ADDRESS:** #5 BULLARD AVENUE  
NEW ORLEANS, LA 70128  
(BETWEEN LAKE FOREST & INTERSTATE 10)

**PRICE:** \$3,275,000

**LAND SIZE/DIMENSIONS:** 262,386.78 SQUARE FEET/ 656.64' X 399.59'

**ZONING:** C-1, GENERAL COMMERCIAL DISTRICT WITH EASTERN NEW ORLEANS  
RENAISSANCE CORRIDOR USE OVERLAY DISTRICT

**COMMENTS:** THIS COMMERCIAL SITE IS LOCATED ON THE PREMIER NEW ORLEANS  
EAST RETAIL AND COMMERCIAL CORRIDOR. THE OTHER RETAILERS ON  
THE BULLARD AVENUE CORRIDOR ARE HOME DEPOT, PEP BOYS, IHOP,  
NEW ORLEANS HAMBURGER & SEAFOOD, KFC, TACO BELL, MCDONALDS,  
WENDYS, AARONS, PAPA JOHNS, WAFFLE HOUSE, CITY GEAR, US  
AGENCIES AND BURGER KING.

**FOR MORE INFORMATION CONTACT:**

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RD DISTRICT-LAKRATT TRACT  
FORMER NEW ORLEANS-LAKESHORE LAND CO.  
SEC. 26 HIGHWAY I-10 SIDE

4-A-4

N53°32'-25"E  
399.59

725'± to 12" water line

8" sewer

8" sewer

8" sewer

4-A-6A

6.0236 Acres  
Vacant

PARCEL I

Proposed 20' S & W.B. servitude  
N53°32'-25"E 399.59

80' ± 73918 sq. ft. = 0.1835 Ac.

S53°32'-25"W 399.59

399.59

PARCEL II

4-A-6

656.64

656.64

1131.37

N36°27'-35"W

1701

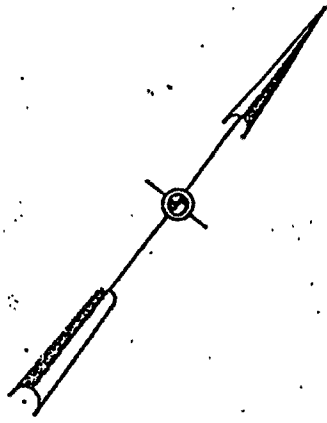
BULLARD AVENUE

AL SIDE

4-A-7

S27°35'27"W

656.64

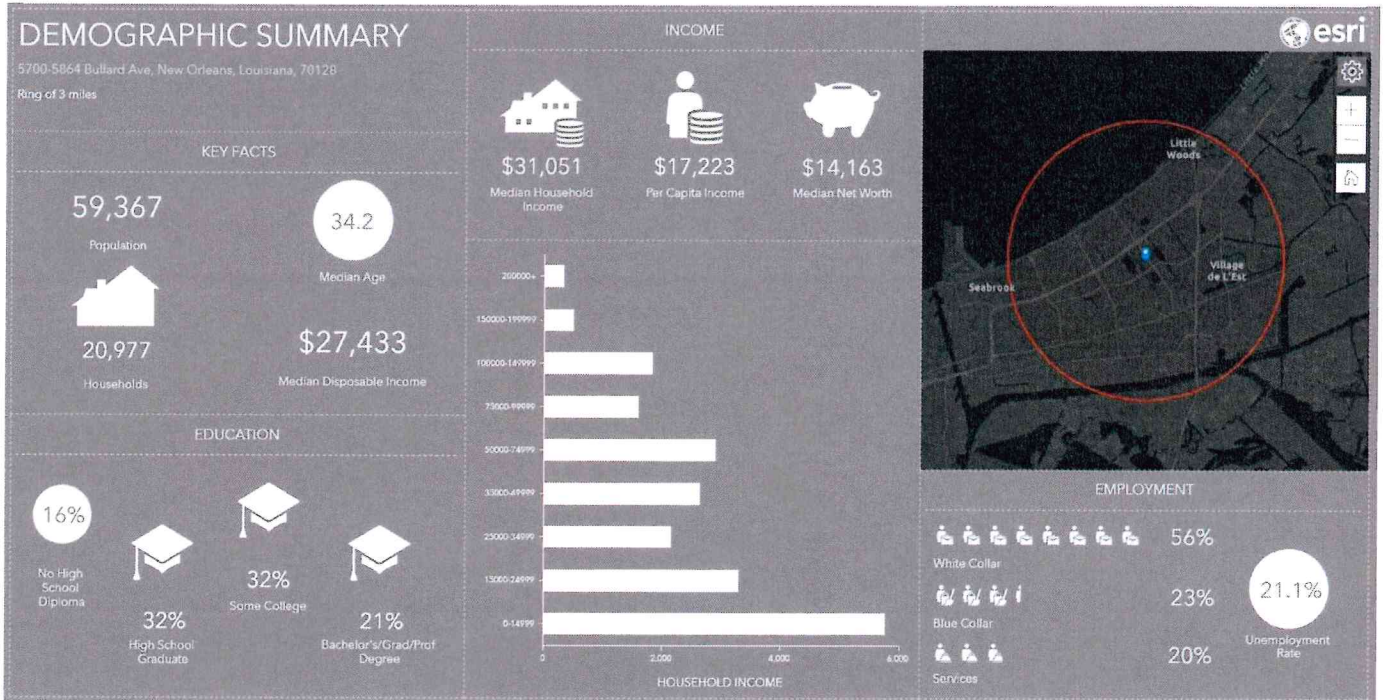




# BULLARD AVENUE SITE

## AREA INFORMATION

### 3 MILES



### 5 MILES





# NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

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## ARTICLE 15 COMMERCIAL CENTER & INSTITUTIONAL CAMPUS DISTRICTS

### PURPOSE OF THE COMMERCIAL CENTER AND INSTITUTIONAL CAMPUS DISTRICTS

Commercial Center and Institutional Campus Districts represent the major destination areas within the city. They contain districts that address areas of commercial concentration and institutional campuses, and range from areas that are more pedestrian in orientation to those designed to accommodate significant parking demand. The types of commercial uses permitted within the Commercial Center and Institutional Campus Districts are based on a number of factors, including their proximity to residential areas, their location along major streets and the intensity of uses allowed within the districts. In addition to commercial districts that allow a variety of retail, personal service, office, and restaurant uses, specialized districts for large-scale users are also destination centers, such as hospital and university campuses. Finally, in certain districts a mixed-use environment is permitted where higher density residential uses and vertical mixed-use is encouraged.

Commercial Center and Institutional Campus Districts contain regulations that create and maintain intensive mixed employment, shopping, and entertainment destination environments. Controls within the districts address proper scales of development based on the desired intensity of the district, including regulations on parking, landscape, and screening.

### CHARACTER OF THE COMMERCIAL CENTER AND INSTITUTIONAL CAMPUS DISTRICTS

The character of the Commercial Center and Institutional Campus Districts is defined by:

- » Concentrations of retail, service, office, and entertainment uses both along major thoroughfares and at commercial nodes
- » A variety of commercial district types - from pedestrian-oriented commercial corridors to larger shopping centers
- » Large-scale campuses, such as hospitals and universities, that contain a variety of uses and activities on site
- » Mixed-use development, including residences above ground floor commercial and higher density dwelling types



## 15.1 PURPOSE STATEMENTS

### 15.1.A PURPOSE OF THE C-1 GENERAL COMMERCIAL DISTRICT

The C-1 General Commercial District is intended to provide appropriate locations for a variety of commercial activities, generally serving a wide area and located particularly along commercial corridors with a mix of commercial, service, and residential activities. Areas of the C-1 District are oriented toward pedestrians but also accommodate larger commercial uses generally accessed by automobiles.

### 15.1.B PURPOSE OF THE C-2 AUTO-ORIENTED COMMERCIAL DISTRICT

The C-2 Auto-Oriented Commercial District is intended for a wide variety of commercial activities, generally serving a wide area and located along major arterials. The C-2 District is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking. The C-2 District is also intended to accommodate marine-oriented commercial and recreational uses along major bodies of water.

**15.1.C PURPOSE OF THE C-3 HEAVY COMMERCIAL DISTRICT**

The C-3 Heavy Commercial District is intended to provide for auto-oriented heavy commercial uses and large-scale shopping centers. Standards for the C-3 District are designed to maintain and enhance the appearance of these areas, and to provide adequate buffering between any residential and lower-intensity commercial properties adjacent to the district.

**15.1.D PURPOSE OF THE MU-1 MEDIUM INTENSITY MIXED-USE DISTRICT**

The MU-1 Medium Intensity Mixed-Use District is intended to encourage walkable neighborhood centers and corridors, with a mix of residential and commercial uses. Buildings may contain vertical mixed-use as well as single purpose uses designed to provide transitions to adjacent lower density residential areas.

**15.1.E PURPOSE OF THE MU-2 HIGH INTENSITY MIXED-USE DISTRICT**

The MU-2 High Intensity Mixed-Use District is intended encourage walkable neighborhood centers and corridors conducive to transit, with a mix of residential and supportive commercial and office uses. Buildings may contain vertical mixed-use as well as single purpose uses designed to be located both at neighborhood centers and along major arterial corridors.

**15.1.F PURPOSE OF THE EC EDUCATIONAL CAMPUS DISTRICT**

The EC Educational Campus District is intended for large university campus developments to facilitate an orderly and efficient regulation process for these types of uses. The district establishes a process that is flexible enough to accommodate evolving changes and expansions in campus plans, and creates the proper transitions between campus activities and adjacent neighborhoods. Within the district, development will proceed in accordance with an approved Institutional Master Plan that relates to the adjacent district, the surrounding neighborhoods, and needs of the universities.

**15.1.G PURPOSE OF THE MC MEDICAL CAMPUS DISTRICT**

The MC Medical Campus District is intended for medical campuses and the accompanying medical-related support services, including offices, research facilities and commercial uses, to facilitate an orderly and efficient regulation process for these types of uses. The district establishes a process that is flexible enough to accommodate evolving changes and expansion in medical campus plans, and creates the proper transitions between hospital activities and adjacent neighborhoods. Within the district, development will proceed in accordance with an approved Institutional Master Plan that relates to the adjacent district, the surrounding neighborhoods, and needs of the hospital.

**15.1.H PURPOSE OF THE MS MEDICAL SERVICE DISTRICT**

The MS Medical Service District is intended for local hospitals and medical service facilities of lower intensity than large medical campuses. The MS District is intended for hospitals, and hospital-related and support services that are generally integrated within and connected to adjacent areas of commercial and residential development.

**15.1.I PURPOSE OF THE LS LIFE SCIENCE MIXED-USE DISTRICT**

The LS Life Science Mixed-Use District is intended to provide a district that is focused on life sciences research, including research, development, medical and limited manufacturing activity. In addition to life science research and development uses, the area is also intended to be more mixed-use in nature, by also allowing higher density residential and supportive commercial uses to serve those that live and work within the district.

**15.2 USES****15.2.A PERMITTED AND CONDITIONAL USES**

Only those uses of land listed under Table 15-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Commercial Center and Institutional Campus Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). For conditional uses in the EC and MC Districts, Institutional Master Plan approval, in accordance with Section 15.5 is also required. No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that zoning district.

Table 15-1: Permitted and Conditional Uses

USES <sup>1</sup>	DISTRICTS									USE STANDARDS	
	C-1	C-2	C-3	MU-1	MU-2	EC <sup>2</sup>	MC	MS	LS		
<b>RESIDENTIAL USE</b>											
Bed and Breakfast - Accessory				P	P						Section 20.3.I
Bed and Breakfast - Principal				P	P						Section 20.3.I
Day Care Home, Adult or Child - Small				P	P						Section 20.3.T
Day Care Home, Adult or Child - Large				P	P						Section 20.3.T
Dormitory							P	P	P	P	
Dwelling, Above the Ground Floor	C	C	C	P	P					P	
Dwelling, Single-Family				P	P	P					
Dwelling, Two-Family				P	P	P					Section 20.3.Y
Dwelling, Townhouse				P	P						Section 20.3.X
Dwelling, Multi-Family				P	P	P	P			P	
Dwelling, Existing Single-Family									P		
Dwelling, Established Two-Family									P		Section 20.3.W
Dwelling, Established Multi-Family									P		Section 20.3.W
Fraternity/Sorority						P					Section 20.3.DD
Group Home, Small				P	P		P				Section 20.3.GG
Group Home, Large				P	P		P			P	Section 20.3.GG
Group Home, Congregate				C	C		P				Section 20.3.GG
Permanent Supportive Housing				P	P	P	P			P	Section 20.3.PP
Residential Care Facility	P	P		P	P		P	P	P		Section 20.3.YY
Short-Term Rental		C		C			C	C	C		
Timeshare		C		C			C	C	C		
<b>COMMERCIAL USE</b>											
Amusement Facility, Indoor	P	P	P	P	P	P					Section 20.3.E
Amusement Facility, Outdoor		C	P	C	P	C					Section 20.3.E
Art Gallery	P	P	P	P	P	P					
Arts Studio	P	P	P	P	P	P					
Animal Hospital	P	P	P	P	P						
Auditorium				P	P	C	C	P	P		

USES <sup>1</sup>	DISTRICTS										USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC <sup>3</sup>	MC	MS	LS		
Bar	C	P	P	C	P					P	Section 20.3.G
Broadcast Studio			P	P	P	P					
Bus Terminal	C	C	C	C	C						
Car Wash	C	C	P	C	C						Section 20.3.L
Catering Kitchen	P	P	P	P	P	P	P	P	P		
Check Cashing Establishment	P	P	P	P	P					P	Section 20.3.O
Convention Center					C						
Day Care Center, Adult or Child - Small	P	P	P	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult or Child - Large	P	P	P	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial	P	P	P	P	P	P	P	P	P	P	Section 20.3.S
Drive-Through Facility		P	P	C	C					C	Section 20.3.V
Employment Services		C	C							P	Section 20.3.BB
Financial Institution	P	P	P	P	P	P	P			P	
Funeral Home	P	P	P	P	P						
Greenhouse/Nursery			P	C	P						
Gas Station	C	P	P	C	C						Section 20.3.EE
Health Club	P	P	P	P	P	P	P				
Heavy Sales, Rental & Service			P		C						
Hostel	P	P	P	P	P	P	P			P	
Hotel/Motel	P	P	P	P	P	P	P	P	P	P	
Kennel			C	C	C						Section 20.3.II
Live Entertainment - Secondary Use	C	C	P	C	P						Section 20.3.IJ
Live Performance Venue	C	C	P	C	P						Section 20.3.IJ
Mardi Gras Den			P	C	C						
Medical/Dental Clinic	P	P	P	P	P	P	P	P	P	P	
Micro-Brewery	P	P	P	P	P						
Micro-Distillery	P	P	P	P	P						
Motor Vehicle Dealership		C	P		C						Section 20.3.LL
Motor Vehicle Operations Facility			P	C	C	C	C	P			
Motor Vehicle Rental Establishment		C	P		C						Section 20.3.LL
Motor Vehicle Service & Repair, Minor	C	P	P	P	P						Section 20.3.MM

USES <sup>1</sup>	DISTRICTS										USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC <sup>3</sup>	MC	MS	LS		
Motor Vehicle Service & Repair, Major		C	P		C						Section 20.3.MM
Movie Studio			P	C	P						
Office	P	P	P	P	P	P	P	P	P		
Pawn Shop			P								Section 20.3.O
Personal Service Establishment	P	P	P	P	P	P	P	P	P		
Pet Day Care Service	P	P	P	P	P						Section 20.3.QQ
Printing Establishment			P		P						
Public Market	P	P	P	P	P	P					Section 20.3.TT
Reception Facility	C	P	P	P	P						Section 20.3.WW
Recording Studio	P	P	P	P	P	P	P	P	P		
Recreational Vehicle Park		C	P								Section 20.3.XX
Restaurant, Carry-Out	P	P	P	P	P	C	C		P		Section 20.3.ZZ
Restaurant, Fast Food	P	P	P	C	P	C	C		P		Section 20.3.ZZ
Restaurant, Standard	P	P	P	P	P	P	P	P	P		Section 20.3.ZZ
Restaurant, Specialty	P	P	P	P	P	P	P	P	P		Section 20.3.ZZ
Retail Goods Establishment	P	P	P	P	P	P	P	P	P		
Retail Sales of Packaged Alcoholic Beverages	C	C	P	C	C					C	
Social Club or Lodge	P	P	P	P	P					C	Section 20.3.CCC
Stadium							C				
Tattoo Parlor	P	P	P	P	P						
Winery			C								
<b>INDUSTRIAL USE</b>											
Brewery	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup> ,C <sup>6</sup>	p <sup>5</sup>						
Contractor Storage Yard		C	C								Section 20.3.Q
Food Processing	P	P	P	C	P						
Helistop							P	P	P		Section 20.3.D
Heliport							C	C	C		Section 20.3.D
Marina, Commercial		P									
Marina, Recreational		P									
Manufacturing, Artisan			P	P	P						
Manufacturing, Light				C	P				P		
Mini-Warehouse		C	P	C	C						
Outdoor Storage Yard			C								Section 20.3.Q
Research & Development			P	P	P	P	P	P	P		

USES <sup>1</sup>	DISTRICTS										USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC <sup>2</sup>	MC	MS	LS		
Warehouse			P	C	P					P	
<b>INSTITUTIONAL USE</b>											
Community Center	P	P	P	P	P	P	P				
Convent and Monastery	P	P	P	P	P	P					
Cultural Facility	P	P	P	P	P	P	P				Section 20.3.R
Domestic Protection Shelter			C				P	P			Section 20.3.U
Educational Facility, Primary	P	P	P	P	P	P					Section 20.3.Z
Educational Facility, Secondary	P	P	P	P	P	P					Section 20.3.Z
Educational Facility, University	C	C	C	P	P	P	P		C		Section 20.3.Z
Educational Facility, Vocational	C	P	P	P	P	P			C		Section 20.3.Z
Emergency Shelter			C		C		P				Section 20.3.AA
Government Offices	P	P	P	P	P	P	P	P	P		
Hospital		C	C	C	C	P	P	P	P		
Place of Worship	P	P	P	P	P	P	P	P			
Public Works and Safety Facility	C	C	C	C	C					P	
Social Club or Lodge	P	P	P	P	P	P	P	P	P		Section 20.3.CCC
<b>OPEN SPACE USE</b>											
Agriculture – No Livestock				P	P	P	P			P	Section 20.3.C
Agriculture – With Livestock				C	C	C	C			C	Section 20.3.C
Parks and Playgrounds	P	P	P	P	P	P	P	P	P		
Stormwater Management (Principal Use)	C	C	C	C	C	C	C	C	C	C	Section 23.12
<b>OTHER</b>											
Parking Lot (Principal Use)	C	C	C	C	C	P	P	P	P		Section 20.3.OO
Parking Structure (Principal Use)	C	C	C	C	C	P	P	P	P		Section 20.3.OO
Planned Development	C	C	C	C	C					C	Article 5
Public Transit Wait Station	C	C	C	C	C	C	C	C	C	C	Section 21.6.BB
Pumping Station	P	P	P	P	P	P	P	P	P		Section 20.3.UU
Utilities	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	P	P	p <sup>2</sup>	p <sup>2</sup>		Section 20.3.GGG

USES <sup>1</sup>	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC <sup>2</sup>	MC	MS	LS	
Wireless Telecommunications Antenna & Facility	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	C,P <sup>4</sup>	C,P <sup>4</sup>	P	P	P <sup>4</sup>	P <sup>4</sup>	Section 20.3.4JJ
Wireless Telecommunications Tower & Facility	P	P	P	C	C	P	P	C	C	Section 20.3.4JJ

**TABLE 15-1 FOOTNOTES**

- <sup>1</sup> The terms in this column ("Use") are defined in Article 26.
- <sup>2</sup> Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2.
- <sup>3</sup> See Section 15.2.C.
- <sup>4</sup> Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.4JJ are considered permitted uses.
- <sup>5</sup> Subject to the use restrictions in Section 15.2.B.1.
- <sup>6</sup> Subject to the use restrictions in Section 15.2.B.2.

**15.2.B USE RESTRICTIONS**

**15.2.B.1 BREWERIES IN THE C-1, C-2, C-3, MU-1, AND MU-2 DISTRICTS**

In the C-1, C-2, C-3, MU-1, and MU-2 Districts, only breweries that produce fewer than 12,500 barrels per year are considered permitted uses.

**15.2.B.2 BREWERIES IN THE MU-1 DISTRICT**

In the MU-1 District, breweries that produce more than 12,500 barrels per year are considered conditional uses.

**15.2.C USES ASSOCIATED WITH COLLEGES AND UNIVERSITIES IN THE EC DISTRICT**

In addition to the permitted and conditional uses listed in Table 15-1 for the EC District, Colleges and Universities and uses normally associated therewith are permitted in the EC District when part of an approved Institutional Master Plan.

**15.3 SITE DESIGN STANDARDS**

**15.3.A BULK AND YARD REGULATIONS**

**15.3.A.1 GENERAL REGULATIONS**

Table 15-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Commercial Center and Institutional Campus Districts.

BULK & YARD REGULATIONS <sup>1</sup>	C-1	C-2	C-3	MU-1	MU-2	EC	MC	MS	LS
<b>BULK REGULATIONS</b>									

				SF: 3,000sf/du	SF: 3,000sf/du				
				2F: 1,700sf/du	2F: 1,700sf/du				
				MF: 1,000sf/du	MF: 800sf/du	2 acres	2 acres	None	5,000sf
<b>MINIMUM LOT AREA</b>	3,000sf	5,000sf	5,000sf	Townhouse: 2,000sf/du	Townhouse: 1,800sf/du				
				Non-Residential: None	Non-Residential: None				
						Limited to 2 times the most restrictive height of adjacent districts; height may be increased by 1' for each additional foot of setback from the required yard; additional height may be obtained through the conditional use process	Limited to 2 times the most restrictive height of adjacent districts; height may be increased by 1' for each additional foot of setback from the required yard	When adjacent to residential district: Maximum height of adjacent residential district - may exceed this height by 20 ft when the structure is set back 3' from residential district line for each additional 5' in building height	100', unless adjacent to a residential district then 50' but may exceed 50' if set back 1' for each foot above 50' up to 100'
<b>MAXIMUM BUILDING HEIGHT</b>	40' & no more than 3 stories	40' & no more than 3 stories	130' & no more than 12 stories	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF & Non-Residential: 60' & no more than 5 stories	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF & Non-Residential: 85' & no more than 7 stories				
<b>MAXIMUM LOT COVERAGE</b>						70%	70%		
<b>MINIMUM PERMEABLE OPEN SPACE*</b>	20% of the lot area	20% of the lot area	20% of the lot area	20% of the lot area	20% of the lot area	30% of the lot area	30% of the lot area	30% of the lot area	30% of the lot area
<b>MINIMUM YARD REQUIREMENTS</b>									
<b>B FRONT YARD</b>	Section 15.3.A.2	Section 15.3.A.2	Section 15.3.A.2	None	None	10'	10'	20'	Section 15.3.A.2
<b>C INTERIOR SIDE YARD</b>	None, unless abutting a residential district then 5'	5'	10'	SF & 2F: 10% of lot width or 3', whichever is greater Townhouse: 10' MF & Non-Residential/Mixed Use: None, unless abutting a residential district then 5'	SF & 2F: 10% of lot width or 3', whichever is greater Townhouse: 10' MF & Non-Residential/Mixed Use: None, unless abutting a residential district then 5'	10', unless abutting residential district then 25'	10', unless abutting residential district then 25'	10'	None, unless abutting residential district then 10'
<b>D CORNER SIDE YARD</b>	None	10'	10'	None	None	10'	10'	10'	None to a maximum of 20'

<b>E REAR YARD</b>	None, unless abutting a residential district then 20'	25'	25'	Residential: 20' Non-Residential/Mixed-use: None, unless abutting a residential district then 20'	Residential: 20' Non-Residential/Mixed-use: None, unless abutting a residential district then 20'	20', unless abutting residential district then 35'	20', unless abutting residential district then 35'	10'	10', unless abutting residential district then 20'

**TABLE 15-2 FOOTNOTES**

<sup>1</sup> If a property abuts more than one zoning district, the more restrictive yard requirement applies.

**ADDITIONAL FOOTNOTES**

\*Regulations in effect per Interim Zoning District (IZD) by Motion Number M-15-367 (<http://czo.nola.gov/czo/media/Files/IZD-MOTION-TEMP/Open-Space-Permeability-IZD.pdf>).