

Call for Public Hearing

DDD Amendments

Public Hearing – October 16, 2025



PROJECT OVERVIEW

1. **Fall 2024:** Began assessment of DDD for effectiveness
2. **October 2024:** Met with stakeholders and toured the DDD
3. **March 2025:** Prepared DDD Assessment, with recommendations to reorganize DDD for user-friendliness
4. **August 2025:** Developed an updated DDD and met with stakeholders

PURPOSE AND SCOPE OF DDD UPDATES

1. Make regulations more user-friendly without changing meaning
2. Clarify sub-district and frontage standards with new graphics that illustrate how to apply the regulations
3. Correct errors and eliminate ambiguities

BETTER ORGANIZED FOR EASE OF USE

Nine articles that group similar provisions together

- A. Zoning sub-district regulations consolidated into one major section
- B. Frontage standards consolidated into one major section
- C. Development standards (parking, landscaping, fences and walls, signs) consolidated into one major section

MORE USER-FRIENDLY

Reorganized into nine articles that group similar provisions together

Section 1	General Provisions
Section 2	Administrative Procedures
Section 3	Zoning Sub-Districts
Section 4	Use Regulations
Section 5	Development Standards
Section 6	Frontage Standards
Section 7	Building Design and Material Standards
Section 8	Nonconformities
Section 9	Definitions and Rules of Construction

TEXT REORGANIZED INTO TABLES

2. Building height is limited to the following maximum heights:
 - (a) Two (2) stories in T-3, except for buildings fronting the east side of Lawrence Street between Civic Center Drive and Canal Street where the maximum height shall be three (3) stories, and in T-4,
 - (b) Three (3) stories in T-5.1,
 - (c) Five (5) stories in T-5.2, except for buildings fronting Bienville Square that may be up to eight (8) stories and except for buildings fronting the west side of Claiborne Street between Civic Center Drive and Canal Street that may be up to sixteen (16) stories; and
3. Parking deck height is limited to the following maximum heights:
 - (a) Thirty-four (34) feet in T-5.1,
 - (b) Sixty (60) feet in T-5.2 except for parking structures fronting the west side of Claiborne Street between Civic Center Drive and Canal Street, and SD-WH and Municipal, and
 - (c) Eighty (80) feet in T-5.2 for parking structures fronting the west side of Claiborne Street between Civic Center Drive and Canal Street and in T-6.



Table 9.2: Maximum Building and Parking Structure Height		
Sub-district and frontage	Maximum building height (stories)	Maximum parking structure height (feet)
T-3		
Civic Center site	3	n/a
All other T-3 lands	2	n/a
T-4	2	n/a
T-5.1	3	34
T-5.2		
Fronting Bienville Sq	8	60
Fronting west side of Clairborne Street on Civic Center site	16	80
All other T-5.2 lands	5 stories	60
T-6	No maximum	80
Municipal	4	60
Open	4	n/a
SD-WH	6	60

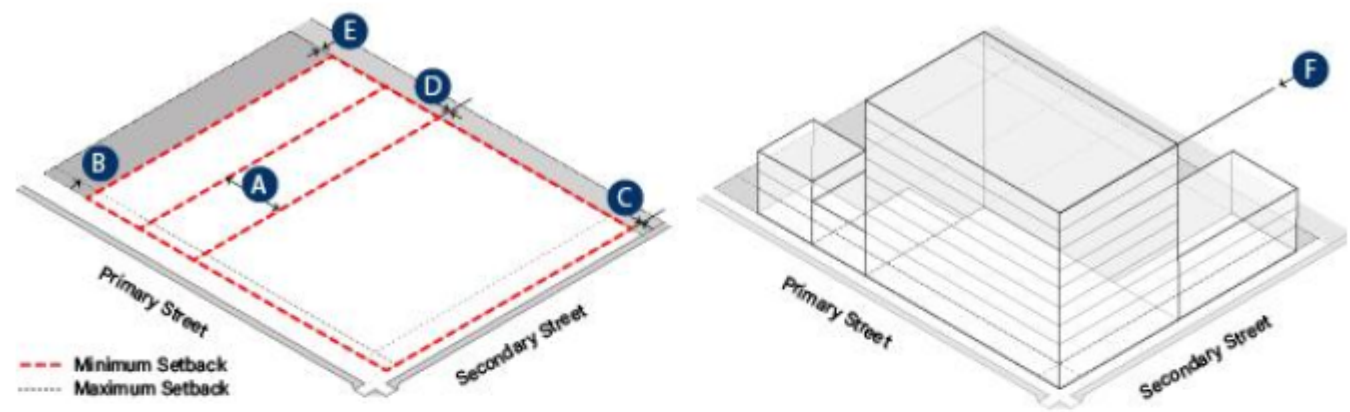
REGULATIONS CLARIFIED

1. Sub-districts organized in the same way as districts in the UDC.
2. New tables consolidate sub-district dimensional standards, transparency and frontage requirements, and include new illustrative graphics.
3. Frontage standards placed in one-page tables that include all relevant frontage requirements and include new illustrative graphics.
4. Requirements for modifications to existing buildings are placed in tables.

SUB-DISTRICT STANDARDS

CONSOLIDATED

Table 3.2: T-6 Dimensional and Intensity Standards

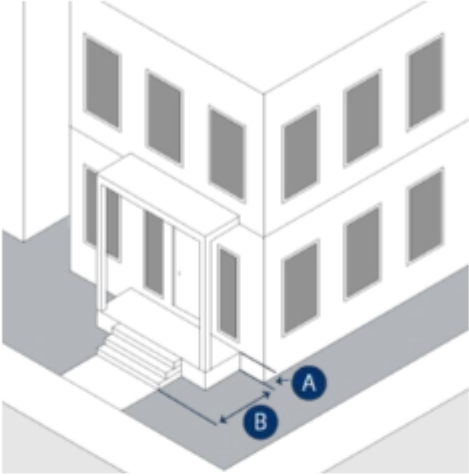


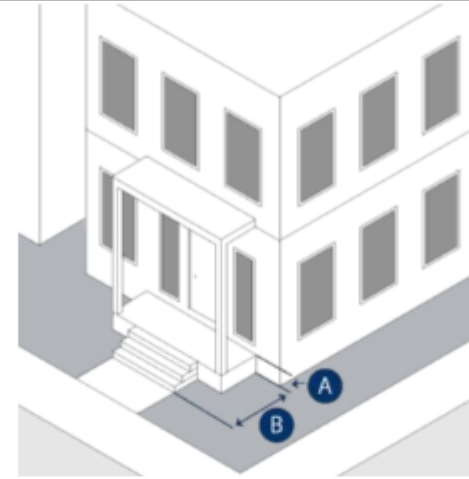
Site features		
Lot area (sf), min		No minimum
Lot width (ft), min max	A	14 No maximum [1]
Building per lot, max		No maximum
Building coverage (% of site), max		No maximum
Setback, primary buildings		
Primary frontage (ft), min max	B	0 10 [2] [3]
Secondary frontage (ft), min max	C	0 12 [3]
Side (ft), min	D	No minimum
Rear (ft), min	E	No minimum

Building Form		
Height, max	F	No maximum
Frontage Types ● = Permitted		
Lawn		
Terrace		
Stoop	●	
Common Entry		
Pedestrian forecourt	●	
Vehicular forecourt	●	

FRONTAGE STANDARDS CONSOLIDATED

Table 6.9: Lawn Frontage Type Standards

Site features		Applicable Sub-districts							
		T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
Finished floor elevation, first floor (min max)	A			•	•			•	16 in 48 in (measured from average grade at property line)
						•	•		As required to comply with flood elevation requirements
Encroachment depth (max)									
Porches, stairs, ramps	B				•				50 percent of front setback depth, min porch depth of 8 ft
				•					100 percent of front setback depth, min porch depth of 4 ft
Bay windows, roof overhangs, cornices, windows and door surrounds, other façade decorations	B			•	•	•	•	•	2 ft
Stoops	B			•	•	•	•	•	4 ft (may be covered by a roof structure supported by columns or wall brackets)
Fences									
Front property line and side lot lines to façade of building, max height				•	•	•	•	•	4 ft
Along side and rear property lines behind front façade, max height				•	•				8 ft
						•	•	•	10 ft
Permitted materials				•	•			•	Wood picket, wood slat, wood lattice, iron or steel, brick, stone, stone over masonry, aluminum that appears to be iron



STREAMLINE PROCESSES, CORRECT ERRORS, AND ELIMINATE AMBIGUITIES

Streamline administrative process and provide clarity

1. Clarifies steps and order of development review process
2. Eliminates CRC—Planning Director and staff review applications

Address key trouble points in development standards

1. Cleans up ambiguities about signs
2. Updates transparency requirements to comply with building code
3. Clarifies parking lot screening standards