

6 **18.2 PURPOSE STATEMENTS**

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8 **18.2.CC – PURPOSE OF THE BEHRMAN MIXED-USE INTEGRITY OVERLAY DISTRICT**

9 The purpose of the Behrman Mixed-Use Integrity Overlay District is to ensure that any multi-family
10 developments proposed within any mixed-use zoning district contain non-residential uses which align with the
11 mixed-use goal of those districts.

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13 **18.34 BEHRMAN MIXED-USE INTEGRITY OVERLAY DISTRICT**

14 **18.34.A APPLICABILITY**

15 1. The Behrman Mixed-Use Integrity Overlay District applies to those mixed-use zoned lots generally
16 bound by Wall Boulevard, Holiday Drive, and General De Gaulle Drive.

17 **18.34.B USES**

18 **18.34.B.1 PERMITTED USES**

19 The following uses are allowed as permitted uses, subject to the use standards of Article 20 and the standards
20 of Section 18.34.C below.

- 21 a. Multi-Family Dwellings as Above Ground Floor Dwellings
- 22 b. The following non-residential uses when integrated within the same building or development site as a
23 multi-family dwelling and subject to the limitations of this section:
 - 24 1. Animal Hospital
 - 25 2. Arts Studio
 - 26 3. Art Gallery
 - 27 4. Catering Kitchen
 - 28 5. Cultural Facility
 - 29 6. Day Care Center, Adult – Small

- 30 7. Day Care Center, Adult – Large
- 31 8. Financial Institution
- 32 9. Grocery Store
- 33 10. Health Club
- 34 11. Medical/Dental Clinic with a maximum of three (3) practitioners
- 35 12. Office
- 36 13. Personal Services Establishment
- 37 14. Pet Day Care Service
- 38 15. Recording Studio
- 39 16. Retail Goods Establishment
- 40 17. Restaurant, Specialty
- 41 18. Restaurant, Carry-Out
- 42 19. Small Box Variety Store

43 **18.34.B.2 PROHIBITED USES**

44 a. Where otherwise permitted in the base zoning, the following use is prohibited:

- 45 1. Multi-family development that does not include a non-residential component
- 46 2. Public Market
- 47 3. New Drive-Through Facility
- 48 4. Ice Manufacturing and Vending Machines as a Principal Use

49 b. Ice Manufacturing and Vending Machines as an accessory use shall not count toward the required non-
50 residential use.

51 c. Storage rooms, lobbies, fitness rooms limited to residents, and other accessory residential amenities
52 shall not qualify as required non-residential uses.

53 **18.34.C USE STANDARDS**

54 **18.34.C.1 OPERATIONAL STANDARDS**

- 55 a. Required non-residential uses shall maintain publicly accessible hours of operation consistent with the
56 permitted use classification.
- 57 b. Required non-residential uses shall not be restricted solely to residents of the development.

58 **18.34.D SITE AND DESIGN STANDARDS**

59 All new and redeveloped multi-family residential developments are required to contain at least one (1) non-
60 residential component that serves the surrounding residential community integrated within a development that
61 complies with the following standards:

62 1. Minimum Floor Area Requirement

- 63 a. Multi-family developments shall incorporate non-residential uses comprising a minimum of
64 10% of total ground floor area, and no less than 1,000 square feet of non-residential floor area.
- 65 b. Leasing offices serving only the residential development shall not count toward the required
66 non-residential floor area.

67 2. Ground Floor Requirement

- 68 a. Required non-residential uses shall be located on the ground floor and directly accessible from
69 a public street or publicly accessible pedestrian space.

70 3. Building Orientation Requirements

- 71 a. Blank walls along view corridors and promenades are prohibited. Primary or secondary
72 building entrances are encouraged to be located on façades facing the promenade.
- 73 b. Ground-floor non-residential frontage facing a public road shall maintain a transparency of
74 forty percent (40%). Windows shall be constructed of clear or lightly tinted glass. Tinting
75 above twenty percent (20%) or reflective glass is prohibited.

76 c. No overhead service doors or bays may face the promenade. Loading and service areas shall
77 be internal to the development block and accessed through service corridors and not through
78 pedestrian-oriented streets or promenades.

79 4. Parking Requirements

80 a. Surface parking shall not be located between required non-residential frontage and a public
81 street.

20 * * *"

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

**MOTION
NO. M-26-185**

CITY HALL: May 7, 2026

**BY: COUNCILMEMBER KING
SECONDED BY: COUNCILMEMBER WILLARD**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and recommendation for **APPROVAL** by the City Planning Commission (CPC) on **ZONING DOCKET NO. 34/26** initiated by **CITY COUNCIL MOTION NO. M-26-53**, requesting an amendment to the text of Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district called the Behrman Mixed-Use Integrity Overlay District, the intent of which is to ensure that any multi-family developments proposed within the S-MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive contain non-residential uses which align with the mixed-use goal of those districts, is received and the request is approved as recommended by the CPC and as outlined in the CPC staff report.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:
YEAS: Green, Harris, Hughes, King, McCarron, Willard
NAYS: 0
ABSENT: Morrell - 1
RECUSED: 0

AND THE MOTION WAS ADOPTED.

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**THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY**

CLERK OF COUNCIL