

**ORDINANCE
(AS AMENDED)
CITY OF NEW ORLEANS**

CITY HALL: June 8, 2023

CALENDAR NO. 34,231

NO. 29528 MAYOR COUNCIL SERIES

**BY: COUNCILMEMBERS MORENO, GIARRUSSO, GREEN, KING, MORRELL,
AND THOMAS**

AN ORDINANCE to amend and reordain Articles 7, 10, 12, 14, 15, 16, 20, 21, 22, and 26 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), to create a definition and use standards for “electric vehicle (EV) charging station (principal use)”, to reduce zoning barriers for EV charging stations with the following considerations, and otherwise to provide with respect thereto:

- Consider updating existing regulations in the Comprehensive Zoning Ordinance to increase opportunities for EV charging stations in appropriate zoning districts;
- Consider defining Levels 1, 2, and 3 EV charging stations or other relevant EV charging industry standards when creating use standards and definitions;
- Consider requiring EV charging stations in any newly proposed parking lots (principal use) or parking structures (principal use) based off national best practices;
- Consider reducing the required number of off-street vehicle parking requirements for developments that include EV charging stations; and

10 **Table 7-1: Permitted and Conditional Uses**

| USES ¹ | DISTRICT | | | | | | | USE STANDARDS |
|-------------------------------------|----------|------|------|----|-----------------|--------|-------|------------------|
| | OS-N | OS-G | OS-R | NA | GPD | OS-CBD | OS-AR | |
| * * * | | | | | | | | |
| OTHER | | | | | | | | |
| EV Charging Station (Principal Use) | | | | | C ⁵ | | | Section 20.3.YYY |
| Parking Lot (Accessory Use) | | | | | C ¹¹ | | | |
| Parking Lot (Principal Use) | | | | | C ⁵ | | | Section 20.3.OO |
| Parking Structure (Principal Use) | | | | | C ⁵ | | | Section 20.3.OO |
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1 **SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**

2 **ORDAINS**, That Article 10 of the Comprehensive Zoning Ordinance (Ordinance No. 4264

3 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is

4 hereby amended and reordained to read as follows:

5 **“ARTICLE 10. HISTORIC CORE NEIGHBORHOODS NON-RESIDENTIAL**

6 **DISTRICTS**

7 * * *

8 **10.2 USES**

9 **10.2.A PERMITTED AND CONDITIONAL USES**

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11 **Table 10-1: Permitted and Conditional Uses**

| Use ¹ | District | | | | | | | | | | Use Standards |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------|------------------|
| | VCC-1 | VCC-2 | VCE | VCE-1 | VCS | VCS-1 | VCP | HMC-1 | HMC-2 | HM-MU | |
| * * * | | | | | | | | | | | |
| OTHER | | | | | | | | | | | |
| EV Charging Station (Principal Use) | | | | | C | C | | | C | C | Section 20.3.YYY |
| Parking Lot (Accessory Use) | P ⁸ | P ⁸ | P ⁸ | P ⁸ | P ⁸ | P ⁸ | P ⁸ | P ⁸ | P ⁸ | | |

| | | | | | | | | | | | |
|----|-----------------------------------|--|---|--|---|---|--|---|---|---|-----------------|
| 25 | Parking Lot (Principal Use) | | | | C | C | | | C | C | Section 20.3.00 |
| 26 | | | | | | | | | | | |
| 27 | | | | | | | | | | | |
| 28 | | | | | | | | | | | |
| 29 | Parking Structure (Principal Use) | | C | | C | C | | P | P | P | Section 20.3.00 |
| 30 | | | | | | | | | | | |
| 31 | | | | | | | | | | | |
| 32 | | | | | | | | | | | |
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1 SECTION 3. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY
 2 ORDAINS, That Article 12 of the Comprehensive Zoning Ordinance (Ordinance No. 4264
 3 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is
 4 hereby amended and reordained to read as follows:

5 **“ARTICLE 12. HISTORIC URBAN NEIGHBORHOODS NON-RESIDENTIAL**
 6 **DISTRICTS**

7 * * *

8 **12.2 USES**

9 **12.2.A PERMITTED AND CONDITIONAL USES**

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| Table 12-1 Permitted and Conditional Uses | | | | |
|---|-----------------|-----------------|-----------------|------------------|
| Use ¹ | Districts | | | Use Standards |
| | HU-B1A | HU-B1 | HU-MU | |
| * * * | | | | |
| OTHER | | | | |
| EV Charging Station (Principal Use) | | C | C | Section 20.3.YYY |
| Parking Lot (Accessory Use) | P ¹⁰ | P ¹⁰ | P ¹⁰ | |
| Parking Lot (Principal Use) | | C | C | Section 20.3.00 |
| Parking Structure (Principal Use) | | C | C | Section 20.3.00 |
| * * * | | | | |

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1 SECTION 4. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY
 2 ORDAINS, That Article 14 of the Comprehensive Zoning Ordinance (Ordinance No. 4264
 3 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is
 4 hereby amended and reordained to read as follows:

5 “ARTICLE 14. SUBURBAN NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS

6 * * *

7 14.2 USES

8 14.2.A PERMITTED AND CONDITIONAL USES

9 * * *

10 **Table 14.1 Permitted and Conditional Uses**

| Use ¹ | Districts | | | | | | | | Use Standards |
|-------------------------------------|-------------------|-------------------|--------------------------|--------------------------|-------------------|-----------------|-----------------|-----------------|------------------|
| | S-B1 ⁵ | S-B2 ⁶ | S-LB1 ^{5&7} | S-LB2 ^{5&8} | S-LC ⁹ | S-MU | S-LP | S-LM | |
| * * * | | | | | | | | | |
| OTHER | | | | | | | | | |
| * * * | | | | | | | | | |
| EV Charging Station (Principal Use) | P | P | C | C | P | | C | C | Section 20.3.YYY |
| Parking Lot (Accessory Use) | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | |
| Parking Lot (Principal Use) | C | C | C | C | C | | C | C | Section 20.3.OO |
| Parking Structure (Principal Use) | C | C | | | P | | C | C | Section 20.3.OO |
| * * * | | | | | | | | | |

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1 SECTION 5. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY
 2 ORDAINS, That Article 15 of the Comprehensive Zoning Ordinance (Ordinance No. 4264
 3 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is
 4 hereby amended and reordained to read as follows:

5 “ARTICLE 15. COMMERCIAL CENTER & INSTITUTIONAL CAMPUS DISTRICTS

6 * * *

7 **15.2 USES**

8 **15.2.A PERMITTED AND CONDITIONAL USES**

9 * * *

10 **Table 15-1: Permitted and Conditional Uses**

| Use ¹ | District | | | | | | | | | Use Standards |
|-------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------|-----------------|-----------------|-----------------|------------------|
| | C-1 | C-2 | C-3 | MU-1 | MU-2 | EC-3 ³ | MC | MS | LS | |
| * * * | | | | | | | | | | |
| OTHER | | | | | | | | | | |
| EV Charging Station (Principal Use) | P | P | P | P | P | P | P | P | P | Section 20.3.YYY |
| Parking Lot (Accessory Use) | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | |
| 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 |
| * * * | | | | | | | | | | |

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1 **SECTION 6. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
 2 **ORDAINS**, That Article 16 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S.,
 3 as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is hereby
 4 amended and reordained to read as follows:

5 **“ARTICLE 16. CENTERS FOR INDUSTRY**

6 * * *

7 **16.2 USES**

8 * * *

9 **Table 16-1: Permitted and Conditional Uses**

| USE ¹ | DISTRICTS | | | | USE STANDARDS |
|-------------------------------------|----------------|----------------|-----------------|----------------|------------------|
| | LI | HI | MI ² | BIP | |
| * * * | | | | | |
| OTHER | | | | | |
| EV Charging Station (Principal Use) | P | P | P | P | Section 20.3.YYY |
| Parking Lot | P ⁷ | P ⁷ | P ⁷ | P ⁷ | |

| | | | | | | |
|----|-------------------|---|---|---|---|-----------------|
| 18 | (Accessory Use) | | | | | |
| 19 | Parking Lot | P | P | P | P | Section 20.3.OO |
| 20 | (Principal Use) | | | | | |
| 21 | Parking Structure | P | P | P | P | Section 20.3.OO |
| 22 | (Principal Use) | | | | | |
| 23 | * * * | | | | | |

24 * * *

1 **SECTION 7. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That Article 20 of the Comprehensive Zoning Ordinance (Ordinance No. 4264
3 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is
4 hereby amended and reordained to read as follows:

5 **“ARTICLE 20. USE STANDARDS**

6 * * *

7 **20.3 USE STANDARDS**

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9 **20.3.OO PARKING STRUCTURE OR PARKING LOT (PRINCIPAL USE)**

10 All parking structures and parking lots are subject to the parking design standards of Article 22. In
11 addition, parking structures and parking lots are subject to the following standards. All parking
12 lots and parking structures with greater than 10 spaces are required to construct 1 space or 5% of
13 all spaces, whichever is greater, with installed electric vehicle charging stations.

14 * * *

15 **20.3.YYY ELECTRIC VEHICLE CHARGING STATION (PRINCIPAL USE)**

16 Electric vehicle charging station (principal use) shall meet the following requirements:
17 a) The principal use of the parcel is for the retail sale of electricity from electric vehicle supply
18 equipment (EVSE) to charge electric vehicles (EVs). The facility must provide at minimum
19 Level 2 EV charging equipment.

- 20 b) Electric vehicle charging stations (principal use) shall be used solely for charging of
21 passenger vehicles for periods less than one day and cannot be used as off-street loading,
22 or for vehicle repair or service of any kind.
- 23 c) No other parking structures or buildings other than those for shelter of attendants or
24 payment kiosks are permitted. The allowable shelters shall not exceed ten (10) feet in
25 height and fifty (50) square feet in area.
- 26 d) All electric vehicle charging stations (principal use) are subject to the parking design
27 standards of Article 22.
- 28 e) The parking lots shall be screened and landscaped in accordance with the requirements of
29 Article 23.
- 30 f) Electric vehicle charging stations (principal use) are limited to two (2) curb cuts.
31 Driveways shall be located and designed to ensure that they will not adversely affect the
32 safety and efficiency of pedestrian access or traffic circulation on adjoining sidewalks and
33 streets.
- 34 g) Signs shall comply with the regulations of Section 24.12, or for Historic Core Districts,
35 Section 24.13.
- 36 h) The submission of a Traffic Plan is required. The Traffic Plan shall include the following
37 components: circulation routes for motor vehicles and pedestrians, ingress and egress
38 locations, any proposed on-site signage, locations and capacity of all charging spaces,
39 striping, and ADA compliance. The Traffic Plan shall be approved by the City Planning
40 Commission staff and the Department of Public Works. All electric vehicle charging
41 stations are subject to electrical and building permit approval by Safety & Permits and may
42 require site plan approval.

43 i) The volume on any audio component that is a part of or enters an electric vehicle charging
44 station (principal use) shall be maintained at a level so as not to be audible in adjoining
45 residential districts. The volume on any audio component shall comply with all local noise
46 regulations.”

1 **SECTION 8. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That Article 21 of the Comprehensive Zoning Ordinance (Ordinance No. 4264
3 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is
4 hereby amended and reordained to read as follows:

5 **“ARTICLE 21. ON-SITE DEVELOPMENT STANDARDS**

6 * * *

7 **21.6.M ELECTRIC VEHICLE CHARGING STATION**

8 Where Electric Vehicle Charging Stations are permitted as a principal use, they shall be subject to
9 the use standards in Article 20. Electric vehicle charging is permitted as an accessory use in all
10 parking lots and structures, as well as part of a gas station use. An electric vehicle charging station
11 shall be counted as a required vehicle parking space, and is subject to the yard restrictions for off-
12 street parking in the underlying districts.

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1 **SECTION 9. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That Article 22 of the Comprehensive Zoning Ordinance (Ordinance No. 4264
3 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is
4 hereby amended and reordained to read as follows:

5 **“ARTICLE 22. OFF-STREET PARKING AND LOADING**

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7 **22.4.A GENERAL REQUIREMENTS**

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Table 22-1: Off-Street Vehicle and Bicycle Parking Requirements

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| USE | MINIMUM REQUIRED VEHICLE SPACES | TOTAL REQUIRED BICYCLES SPACES | | ELECTRIC VEHICLE CHARGING STATION MINIMUM REQUIREMENTS | |
|-----------------------------|--|---|--|--|--|
| | | REQUIRED SHORT-TERM BICYCLE SPACES | PERCENTAGE OF TOTAL REQUIRED AS LONG-TERM SPACES | PERCENTAGE OF TOTAL REQUIRED OFF-STREET VEHICLE PARKING SPACES WITH LEVEL 2 OR LEVEL 3 ELECTRIC VEHICLE CHARGING STATIONS INSTALLED ¹ | PERCENTAGE OF TOTAL REQUIRED OFF-STREET VEHICLE PARKING SPACES THAT ARE ELECTRIC VEHICLE CHARGING READY ² |
| Adult Use | 1 per 300sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| Airport | 1 per 100sf GFA of terminal building | | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| Amusement Facility, Indoor | 1 per 300sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | 10% or 1 space, whichever is greater |
| <i>Bowling Alley</i> | <i>2 per lane</i> | Over 10,000sf GFA: 1 per 2,500sf GFA | | | 10% or 1 space, whichever is greater |
| <i>Movie Theater</i> | <i>1 per 4 seats for first 400 seats + 1 per 6 seats after first 400</i> | Over 10,000sf GFA: 1 per 2,500sf GFA | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| <i>Pool Hall</i> | <i>2 per table</i> | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| Amusement Facility, Outdoor | 1 per 300sf GFA (including all outdoor areas) | Over 10,000sf GFA: 1 per 2,500sf GFA | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |

| | | | | | | |
|-----|--|---|---|-----|--|--|
| 54 | Animal Hospital | 1 per exam room | Over 10,000sf GFA: 1 per 2,500sf GFA | 25% | | |
| 55 | | | | | | |
| 56 | | | | | | |
| 57 | | | | | | |
| 58 | Arena | 1 per 200sf GFA | 1 per 5,000sf GFA | 25% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 59 | | | | | | |
| 60 | | | | | | |
| 61 | Art Gallery | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 62 | | | | | | |
| 63 | | | | | | |
| 64 | | | | | | |
| 65 | Artist Community | 1 per dwelling/sleeping space + 1 per 100sf of exhibition or performance space GFA | 1 per 5 dwelling/sleeping spaces | 80% | | |
| 66 | | | | | | |
| 67 | | | | | | |
| 68 | | | | | | |
| 69 | Arts Studio | 1 per 500sf | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 70 | | | | | | |
| 71 | | | | | | |
| 72 | | | | | | |
| 73 | Auditorium (Only applicable when Auditorium is principle use) | 1 per 200sf GFA | 1 per 5,000sf GFA | 25% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 74 | | | | | | |
| 75 | | | | | | |
| 76 | | | | | | |
| 77 | Bar | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 78 | | | | | | |
| 79 | | | | | | |
| 80 | | | | | | |
| 81 | Bed and Breakfast | 1 per 2 guest bedrooms | | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 82 | | | | | | |
| 83 | | | | | | |
| 84 | Boat Dock | None. If vehicle spaces are provided, all spaces shall be constructed of permeable materials | | | | |
| 85 | | | | | | |
| 86 | | | | | | |
| 87 | | | | | | |
| 88 | Boat Launch | 2 per launch | 1 per 2 launches | | | |
| 89 | Brewery | 1 per 1,000sf GFA +1 per 500sf of tasting room, restaurant, or bar gross floor area | 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 90 | | | | | | |
| 91 | | | | | | |
| 92 | | | | | | |
| 93 | Broadcast/Recording Studio | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 5,000sf GFA | | | |
| 94 | | | | | | |
| 95 | | | | | | |
| 96 | | | | | | |
| 97 | Bus Terminal | 1 per 500sf GFA of terminal building | 1 per 2,500sf GFA | | | |
| 98 | | | | | | |
| 99 | Campground | 1 per camp site | 1 per 2 campsites | | | |
| 100 | | | | | | |

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|-----|---|---|---|-----|--------------------------------------|--------------------------------------|
| 101 | Car Wash | 1 per car wash bay + 3 stacking spaces per bay | | | | |
| 102 | | | | | | |
| 103 | Casino/Gaming Establishment | 1 per 200sf GFA | Over 10,000sf GFA: 1 per 5,000sf GFA | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 104 | | | | | | |
| 105 | | | | | | |
| 106 | | | | | | |
| 107 | Catering Kitchen | 1 per 1,000sf GFA | | | | |
| 108 | Cemetery | 1 per 20,000sf of GFA + 1 per 4 seats in chapel + 1 per 300sf of office | | | | |
| 109 | | | | | | |
| 110 | | | | | | |
| 111 | Check Cashing Establishment | 1 per 300sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 112 | | | | | | |
| 113 | | | | | | |
| 114 | | | | | | |
| 115 | City Hall | 1 space per 500sf GFA | 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 116 | | | | | | |
| 117 | | | | | | |
| 118 | Community Center | 4 spaces + 1 per 300sf GFA over first 1,000sf | 1 per 2,500sf GFA | | | 10% or 1 space, whichever is greater |
| 119 | | | | | | |
| 120 | | | | | | |
| 121 | Construction & Demolition Debris Recycling Facility | 1 per 25,000sf GFA | | | | |
| 122 | | | | | | |
| 123 | | | | | | |
| 124 | Contractor Storage Yard | 1 per 300sf GFA of office | | | | |
| 125 | | | | | | |
| 126 | Convention Center | 1 per 200sf GFA | 1 per 5,000sf GFA | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 127 | | | | | | |
| 128 | | | | | | |
| 129 | Country Club | Cumulative - determined by sum of requirements for all uses within development (golf course, driving range, restaurant, etc.) | Cumulative - determined by sum of requirements for all uses within development (golf course, driving range, restaurant, etc.) | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
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| 131 | | | | | | |
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| 133 | | | | | | |
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| 135 | | | | | | |
| 136 | | | | | | |
| 137 | | | | | | |
| 138 | Cultural Facility | 1 per 300sf GFA | 1 per 2,500sf GFA | | | 10% or 1 space, whichever is greater |
| 139 | | | | | | |
| 140 | | | | | | |
| 141 | Care Center, Adult or Child | 1 per 500sf GFA | 1 per 2,500sf GFA | 50% | | |
| 142 | | | | | | |
| 143 | District Energy System | 1 per 500 sf GFA of office space | 1 per 5000 sf GFA of office space | 50% | | |
| 144 | | | | | | |
| 145 | | | | | | |

| | | | | | | |
|--------------------------|---|---|---|-----|--|--|
| 146 147 148 | Dormitory | 1 per 4 rooms | 1 per 5 rooms | 80% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 149 150 151 | Driving Range | 2 per tee stand | 1 per tee | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 152 153 | Dwelling, Above the Ground Floor | 1 per dwelling unit | 1 per 5 dwellings | 80% | | |
| 154 | Dwelling, Caretaker | 1 per dwelling unit | | | | |
| 155 156 157 | Dwelling, Multi-Family | 1 per dwelling unit | 1 per 5 dwellings | 80% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 158 159 | Dwelling, Single- Family | 1 per dwelling unit | | | | |
| 160 161 | Dwelling, Small Multi- Family Affordable | None | None | | | |
| 162 | Dwelling, Townhouse | 1 per dwelling unit | | | | |
| 163 | Dwelling, Two-Family | 1 per dwelling unit | | | | |
| 164 165 166 | Educational Facility, Primary | 1 per classroom | 3 per classroom | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 167 168 169 | Educational Facility, Secondary | 4 per classroom + 1 per 500sf GFA of office | 1 per 5,000sf GFA | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 170 171 172 | Educational Facility, University | 1 per 4,000sf GFA | 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 173 174 175 | Educational Facility, Vocational | 1 per 4,000sf GFA | 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 176 177 178 179 | Employment Services | 1 per 200sf GFA (indoor area only) | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 180 181 182 | Financial Institution | 1 per 500sf GFA + 3 stacking spaces per drive- through lane | 1 per 5,000sf GFA | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 183 184 185 186 | Flea Market | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 187 188 189 190 | Food Processing | 1 per 1,000sf GFA | Over 10,000sf GFA: 1 per 5,000sf GFA | | | |

| | | | | | | |
|--|-----------------------------------|--|---|-----|--------------------------------------|--------------------------------------|
| 191 | Fraternity/Sorority | 1 per 4 rooms | 1 per 5 rooms | 80% | | |
| 192 193 | Freight Terminal | 1 per 1,000sf GFA of terminal building | 1 per 5,000sf GFA | 50% | | |
| 194 195 196 197 | Funeral Home | 1 per 4 seats in chapel + 1 per 300sf of office | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 198 199 200 201 202 203 | Gas Station | 2 per pump + 1 per 500sf of retail area + 2 per service bay of accessory motor vehicle service and repair + 4 stacking spaces for car wash bay | | | | |
| 204 205 206 | Golf Course | 4 per hole | 1 per 2 holes | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 207 208 209 | Government Offices | 1 per 500sf GFA | 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 210 211 212 213 | Health Club | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | 10% or 1 space, whichever is greater |
| 214 215 216 217 | Heavy Sales, Rental & Service | 1 per 300sf GFA of indoor area + 1 per 1,000sf of outdoor sales & display area | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 218 | Horse Stables | 1 per 4 stalls | | | | |
| 219 220 221 | Hospital | 1 per room | 1 per 25 rooms | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 222 223 224 | Hotel/Motel/Hostel | 1 per 2 guest bedrooms | 1 per 10 guest bedrooms | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 225 | Kennel | 1 per 500sf office GFA | | | | |
| 226 227 | Live Performance Venue | 1 per 200sf GFA | 1 per 2,500sf GFA | | | |
| 228 229 | Manufacturing, Artisan-Related | 1 per studio | 1 per 2 studios | 50% | | |
| 230 | Manufacturing, Light | 1 per 1,000sf GFA | 1 per 5,000sf GFA | 50% | | |
| 231 232 | Manufacturing, Heavy | 1 per 1,000sf GFA | 1 per 5,000sf GFA | 50% | | |
| 233 234 | Manufacturing, Maritime-Dependent | 1 per 1,000sf GFA | 1 per 5,000sf GFA | 50% | | |

| | | | | | | |
|-----|--|---|--------------------|-----|--------------------------------------|--------------------------------------|
| 235 | Mardi Gras Den | 1 per 10,000sf GFA of warehouse space + 1 per 500sf GFA of office | 1 per 5,000sf GFA | 50% | | |
| 236 | | | | | | |
| 237 | | | | | | |
| 238 | Marina, Recreational | 1 per 2 slips Additional uses within the recreational marina (restaurant, bar, etc.): Cumulative - determined by sum of requirements for each uses within development | 1 per 4 slips | | | |
| 239 | | | | | | |
| 240 | | | | | | |
| 241 | | | | | | |
| 242 | | | | | | |
| 243 | | | | | | |
| 244 | | | | | | |
| 245 | | | | | | |
| 246 | Marina, Commercial | 1 per 2 slips | 1 per 4 slips | | | |
| 247 | Marine Terminal | 1 per 1,000sf GFA of land-based terminal area | 1 per 5,000sf GFA | 50% | | |
| 248 | | | | | | |
| 249 | Medical/Dental Clinic | 1.5 per exam room | 1 per 2 exam rooms | 50% | | 10% or 1 space, whichever is greater |
| 250 | | | | | | |
| 251 | | | | | | |
| 252 | Micro-brewery, micro-distillery | 1 per 1,000sf GFA + 1 per 500sf of tasting room, restaurant, or bar gross floor area | 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 253 | | | | | | |
| 254 | | | | | | |
| 255 | | | | | | |
| 256 | Mini-Warehouse | 1 per 100 storage units | | | | |
| 257 | Motor Vehicle Service & Repair, Minor or Major | 2 spaces per service bay | | | | |
| 258 | | | | | | |
| 259 | | | | | | |
| 260 | Motor Vehicle Operations Facility | 1 per 3,000sf GFA | | | | |
| 261 | | | | | | |
| 262 | Motor Vehicle Dealership | 1 per 500sf GFA of indoor sales and display area | | | | |
| 263 | | | | | | |
| 264 | Motor Vehicle Rental Establishment | 1 per 500sf GFA (indoor area only; indoor vehicle storage excluded) | | | | |
| 265 | | | | | | |
| 266 | | | | | | |
| 267 | Movie Studio | 1 per 2,000sf GFA | 1 per 5,000sf GFA | 50% | | |
| 268 | | | | | | |
| 269 | Nursery | 1 per 500sf GFA including any outdoor sales and display area | 1 per 5,000sf GFA | | | |
| 270 | | | | | | |
| 271 | | | | | | |
| 272 | Office | 1 per 500sf GFA | 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 273 | | | | | | |
| 274 | | | | | | |
| 275 | Outdoor Amphitheater | 1 per 300 sf GFA of seating or standing area | 1 per 2,500sf GFA | | | |
| 276 | | | | | | |
| 277 | Outdoor Storage Yard | 1 per 300sf GFA of office | | | | |
| 278 | Passenger Terminal | 1 per 200sf GFA of terminal building | 1 per 5,000sf GFA | 25% | | |
| 279 | | | | | | |

| | | | | | | |
|-----|------------------------------------|---|---|-----|--|--|
| 280 | Permanent Supportive Housing | 0.5 per dwelling unit | | | | |
| 281 | | | | | | |
| 282 | Personal Service Establishment | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 5,000sf GFA | 50% | | |
| 283 | | | | | | |
| 284 | | | | | | |
| 285 | | | | | | |
| 286 | Pet Day Care Center | 1 per 500sf GFA (indoor area only) | Over 10,000sf GFA: 1 per 5,000sf GFA | 50% | | |
| 287 | | | | | | |
| 288 | | | | | | |
| 289 | | | | | | |
| 290 | Places of Worship | Single-Family & Two-Family Districts: 1 per 4 seats or 1 per 30sf, whichever is greater Other Districts: 1 per 8 seats or 1 per 60sf, whichever is greater | 1 per 5,000sf GFA | | | |
| 291 | | | | | | |
| 292 | | | | | | |
| 293 | | | | | | |
| 294 | | | | | | |
| 295 | | | | | | |
| 296 | | | | | | |
| 297 | Printing Establishment | 1 per 500sf GFA | 1 per 5,000sf GFA | 50% | | |
| 298 | | | | | | |
| 299 | Prison | 1 per 20 cells | 1 per 40 cells | 50% | | |
| 300 | Public Works and Safety Facility | 1 per 500sf GFA of office | 1 per 5,000sf GFA | 50% | | |
| 301 | | | | | | |
| 302 | Reception Facility | 1 per 250sf of GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | 50% | | |
| 303 | | | | | | |
| 304 | | | | | | |
| 305 | | | | | | |
| 306 | Research & Development | 1 per 300sf GFA | 1 per 5,000sf GFA | 50% | | |
| 307 | | | | | | |
| 308 | Residential Care Facility | To be calculated on the type of facility or combination of facilities provided below + 2 per 1,000sf GFA of office | 1 per 5,000sf GFA | 50% | | |
| 309 | | | | | | |
| 310 | | | | | | |
| 311 | | | | | | |
| 312 | <i>Assisted Living Facility</i> | <i>.5 per dwelling unit</i> | | | | |
| 313 | | | | | | |
| 314 | <i>Independent Living Facility</i> | <i>1 per dwelling unit</i> | | | | |
| 315 | | | | | | |
| 316 | <i>Nursing Home</i> | <i>.25 per bed</i> | | | | |
| 317 | Restaurant, Carry-Out | 1 per 500sf GFA + 3 stacking spaces per drive-through lane | 1 per 2,500sf GFA | | | |
| 318 | | | | | | |
| 319 | | | | | | |
| 320 | Restaurant, Fast Food | 1 per 500sf GFA + 3 stacking spaces per drive-through lane | 1 per 2,500sf GFA | | | |
| 321 | | | | | | |
| 322 | | | | | | |
| 323 | Restaurant, Specialty | 1 per 500sf GFA + 3 stacking spaces per drive-through lane | 1 per 2,500sf GFA | | | |
| 324 | | | | | | |
| 325 | | | | | | |

| | | | | | | |
|--------------------------|---|---|---|-----|--------------------------------------|--------------------------------------|
| 326 327 328 | Restaurant, Standard | 1 per 500sf GFA | 1 per 2,500sf GFA | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 323 324 325 | Retail Goods Establishment | 1 per 500sf GFA | 1 per 5,000sf GFA | 50% | | 10% or 1 space, whichever is greater |
| 326 | Rooming House | 1 per 4 rooms | 1 per 4 rooms | 80% | | |
| 327 | Salvage Yard | 1 per 20,000sf GFA | | | | |
| 328 329 | Separation/Recovery Facilities | 1 per 1,000sf GFA | | | | |
| 330 331 332 | Shipyards | 1 per 500sf GFA of office + 1 per 10,000sf of land-based shipyard area | | | | |
| 333 334 335 336 | Shopping Center | Less than 500,000sf GFA: 1 per 500GFA 500,000sf or more GFA: 1 per 250 GFA | 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 337 338 339 | Shooting Range, Indoor and Outdoor | 1 per shooting stall | | | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 340 341 342 | Short Term Rental, Commercial | 1 space per 2 guest bedrooms | 1 per 5 rooms | 25% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 343 344 | Short Term Rental, Large Residential | 1 per 2 guest bedrooms | 1 per 5 rooms | 25% | | |
| 345 346 347 | Short Term Rental, Partial-Unit and Small Residential | See applicable dwelling type | | | | |
| 348 349 350 351 | Social Club or Lodge | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | 50% | | |
| 352 353 354 | Stadium | 1 per 200sf GFA | 1 per 5,000sf GFA | 25% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |
| 355 356 357 358 | T-Shirt Shop | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 359 360 361 362 | Tattoo Parlor | 1 per 500sf GFA | Over 10,000sf GFA: 1 per 2,500sf GFA | | | |
| 363 364 365 | Truck Repair | 3 truck spaces per service bay + 2 vehicle spaces per service bay | | | | |

| | | | | | | |
|--|-------------------------------|--|---|-----|--------------------------------------|--------------------------------------|
| 366 367 368 369 370 371 372 373 | Truck Stop | 1 truck space per 5,000sf GFA Additional uses within the truck stop (retail, restaurant, etc.): Cumulative - determined by sum of requirements for each uses within development | | | | |
| 374 | Truck Terminal | 1 per 5,000sf GFA | | | | |
| 375 376 | Veterans Wellness Facility | 1 per 500sf GFA | 1 per 2,500sf GFA | | | |
| 377 378 379 380 | Warehouse | 1 per 20,000sf GFA of warehouse space + 2 per 1,000sf GFA of office | Over 10,000sf GFA: 1 per 5,000sf GFA | 50% | | |
| 381 382 383 384 | Wholesale Goods Establishment | 1 per 20,000sf GFA of warehouse space + 2 per 1,000sf GFA of office | Over 10,000sf GFA: 1 per 5,000sf GFA | 50% | | |
| 385 386 387 388 389 390 391 392 | Winery | 1 per 500sf of tasting room area Additional uses within the winery (restaurant, retail, etc.): Cumulative - determined by sum of requirements for each use within development | Over 10,000sf GFA: 1 per 5,000sf GFA | 50% | 10% or 1 space, whichever is greater | 10% or 1 space, whichever is greater |

393 ¹ This requirement shall apply to off-street parking providing 10 or more spaces. See Section 22.18
394 for guidance on Level 2 and Level 3 Electric Vehicle Charging standards.

395 ² This requirement shall apply to off-street parking providing 10 or more spaces. See Section 22.18
396 for guidance on “Electric Vehicle Ready” requirements.

397 * * *

398 **22.5.F REDUCTION OF OFF-STREET VEHICLE PARKING SPACE REQUIREMENTS**
399 **FOR VOLUNTARY INSTALLATION OF LEVEL 2 AND LEVEL 3 ELECTRIC**
400 **VEHICLE CHARGING STATIONS:**

401 1. The following reductions in the number of required vehicle parking spaces are permitted
402 when non-required EV Charging Stations are voluntarily installed:

- 403 a. Where 10% or more of required off-street vehicle parking spaces provide
404 installation of Level 2 Electric Vehicle Charging Stations, a 10% reduction of the
405 off-street vehicle parking space requirement is permitted.
- 406 b. Where 10% or more of required off-street vehicle parking spaces provide
407 installation of Level 3 Electric Vehicle Charging Stations, a 20% reduction of off-
408 street vehicle parking space requirements is permitted.
- 409 2. These benefits may be combined for a maximum of a 30% reduction of off-street vehicle
410 parking space requirements.
- 411 3. Uses required to provide installation of Electric Vehicle Charging Stations are eligible for
412 the above reductions if:
- 413 a. Providing a greater number of Electric Charging Station installations than required
414 per Section 22.4.A General Requirements Table 22-1, and
- 415 b. The above conditions are met in Section 22.4.A.

416 * * *

417 **22.18 ELECTRIC VEHICLE CHARGING**

- 418 1. Level 2 Charging: Level 2 AC (alternating current) offers charging through 240 V (typical
419 in residential applications) or 208 V (typical in commercial applications) electrical service.
420 At least 19 KW of charging capacity must be provided to satisfy requirements of Section
421 22.4.A General Requirements Table 22-1 and achieve parking reductions outlined in
422 Section 22.5.F
- 423 2. Level 3 Charging: Level 3 DC (direct-current) chargers are fast charging EV equipment
424 (typically a three-phase AC input). At least 100 KW of charging capacity per plug must be
425 provided to satisfy requirements of Section 22.4.A General Requirements Table 22-1 and
426 achieve parking reductions outlined in Section 22.5.F

427 3. Electric Vehicle Ready: An off-street parking space is Electric Vehicle Ready if it provides
428 sufficient electrical capacity for a 40-ampere 240-volt branch circuit for the future
429 installation of Electric Vehicle Supply Equipment.

430 * * *

1 **SECTION 10. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That Article 26 of the Comprehensive Zoning Ordinance (Ordinance No. 4264
3 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is
4 hereby amended and reordained to read as follows:

5 **“ARTICLE 26. DEFINITIONS**

6 * * *

7 **26.6 DEFINITIONS**

8 * * *

9 **Electric Vehicle Charging Station.** A parking space developed with installed electric vehicle
10 supply equipment for the retail of electricity directly to the public on premises for purposes of
11 charging electric vehicles. EV Charging Stations may be principal or accessory uses when
12 providing at least Level 2 or Level 3 charging stations as defined by the Department of Safety and
13 Permits.

14 **Electric Vehicle Supply Equipment (EVSE).** A portable, pedestal-mounted, or wall-mounted
15 unit that delivers electricity to an electric vehicle. There are three types of EVSE:

- 16 • Level 1 Chargers with a power level of 110 to 120 VAC and/or up to 20 Amps.
- 17 • Level 2 Chargers with a power level of 208 to 240 VAC and/or up to 100 Amps.
- 18 • Level 3 Chargers and Fast DC Chargers with a capacity of up to 50kW.

19 * * *

20 **Gas Station.** An establishment where flammable or combustible liquids or gases used as fuel for
21 motor vehicles are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles.
22 Gas stations may include electric vehicle charging stations for passenger vehicles.

23 * * *”

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS JULY 13, 2023

JP MORRELL
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON JULY 14, 2023

APPROVED:

DISAPPROVED: JULY 24, 2023

LATOYA CANTRELL
MAYOR

RETURNED BY THE MAYOR ON JULY 24, 2023 AT 3:25 P.M.

LORA W. JOHNSON
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Giarrusso, Green, King, Morrell, Thomas -5

NAYS: 0

ABSENT: Harris, Moreno -2

RECUSED: 0

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

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