

Issues Relating to City of New Orleans Municipal Code

Because designs are required to be ADA and Universal Design compliant *and* seven (7) feet above grade, any stairs and or ramps used may encroach into the prescribed setbacks of ten feet (10' front yard), three feet (3' side yards), and 20 feet (20' back yard). The City of New Orleans Zoning Ordinance includes but is not limited to the following crucial regulations:

1. **Section 15.5.7, Item 1, Part e.** – “Wheelchair ramps or wheelchair lifts are permitted in a required front, side or rear yard in accordance with the provisions of this section. Wheelchair ramps may extend or project into a required rear yard without limitation but shall be designed to minimize the encroachment in the required front yard. Where a ramp or lift is provided in a side yard, a solid seven (7) foot high fence shall be provided along the side property line for the length of the ramp and landing. Weather protection may be provided over the ramp and landing provided there is a two (2) foot distance between the canopy and any property line.”
2. **Section 15.5.7, Item 2** – “Where these regulations refer to side streets for corner lots, the side street will normally be the street along which the corner lot has its largest dimensions, but the Director of Safety and Permits may be guided by the pattern of development in the vicinity of the lot in question in determining which of the two (2) streets is the side street.”
3. **Section 15.5.8, Item 4** – “Open, unenclosed porches, raised platforms or raised paved terraces, not covered by a roof or canopy, and which do not extend above the level of the first floor of a building, or a maximum of five (5) feet above grade, may extend or project into the front or side yard not more than (6) feet.”
4. **Section 15.5.9, Item 4** – “A carport, attached to or detached from the main building, may be constructed in a required side yard and may be attached to an enclosed accessory building provided that no wall of such accessory building is less than forty (40) feet from the front lot line nor less than three (3) feet from the side lot line. Every part of the projection of such carport must be at least two (2) feet from the side lot line, and the combined length of such carport and accessory building must not exceed forty (40) feet. The height of such carport or accessory building may not exceed thirteen (13) feet. A carport attached to the main building shall be unenclosed on the street side and on the side nearest the side lot line. A carport detached from the main building shall be unenclosed on the street side and on both sides which approximately parallel the side lot line.”
5. **Section 15.6.7, “Development Standards,” Item 1** – “Front Yard Setback: The required front yard setback shall be equal to or within a three (3)-foot variation of the average (mean) front yard setback of all structures within the same block as the property in question, and as indicated on the Sanborn maps field inspection or land surveys. If the block is more than seventy-five (75) percent vacant, the dimension of the opposing block face shall be applied. The calculation of the

average front yard shall not include vacant lots. In no instances shall the front yard exceed twenty (20) feet.”

6. **Section 15.6.7, “Development Standards,” Item 2** – “Side Yard Setback of a Corner Lot: The minimum required side yard setback on the street side of a corner lot is five (5) feet. The setback may be less than five (5) feet, if it equals the historical setback for prior development on the lot as indicated on the historic Sanborn maps or land surveys.”

What this means:

1. There is no limit on a ramp’s encroachment into a rear yard, front yard ramps should minimize encroachment, side yard ramps need to have a seven foot (7’) wall for their entire length, and any sort of roof over the ramp cannot be less than two feet (2’) from the side property line.
2. Should BDC select a design to be constructed on a corner lot, the longer side of the property will be considered the side street.
3. Open porches and steps may extend up to a maximum of six feet (6’) into front and/or side yards beyond the setbacks.
4. Carports must be at least forty feet (40’) from the front line of the property and at least three feet (3’) from the side lines. Overhangs from the carport must be at least two feet (2’) from the side property line. Carports may not exceed thirteen feet (13’) in height or forty feet (40’) in length.
5. Setbacks are required to be within three feet (3’) of the average setback depth already existing on the block and the facing street. **Please assume, for the sake of continuity of design, that the average setback in the front yard is ten feet (10’).**
6. Should BDC select a design to be constructed on a corner lot, the side yard setback on the street side of the corner may not be less than five feet (5’) unless the existing setback on the lot was historically less than five feet (5’). **Please assume, for the sake of continuity of design, that the average side setback is three feet (3’).**

DISCLAIMER: Due to the fact that specific lots for these houses are still being acquired, we cannot provide lot details beyond what is already available. Please understand that in the event a design is selected for construction by the Broadmoor Development Corporation (BDC), designers will be expected to work with BDC, EnviRenew, City of New Orleans Officials and all other necessary parties to modify designs to meet all required zoning ordinances and building codes, or to apply for appropriate zoning variances if needed. In the event of specific questions relating to zoning, please consult the [Municipal Code of New Orleans](#).