

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 6/25/2025 11:24:08 PM

11.2 USES

Only those uses of land listed under Table 11-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood 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). 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 11-1: Permitted and Conditional Uses

Table 11-1: Permitted and Conditional Uses						
USE ¹	DISTRICTS					USE STANDARDS
	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
RESIDENTIAL USE						
Artist Community		C			P	Section 20.3.F
Bed and Breakfast – Accessory	C	C	C	C	C	Section 20.3.I
Bed and Breakfast - Principal				C	C	Section 20.3.I
Day Care Home, Adult – Small	C	P	P	P	P	Section 20.3.T
Day Care Home, Adult – Large				C	C	Section 20.3.T
Dwelling, Established Two-Family	P					Section 20.3.W
Dwelling, Single-Family	P	P	P	P	P	
Dwelling, Two-Family		P	P	P	P	Section 20.3.Y
Dwelling, Townhouse			C	P	P	Section 20.3.X
Dwelling, Multi-Family				P	P	
Dwelling, Established Multi-Family	P,C ⁴	P,C ⁴	P,C ⁴			Section 20.3.W
Dwelling, Small Multi-Family Affordable		P	P	P	P	Section 20.3.SSS
Group Home, Small	P	P	P	P	P	Section 20.3.GG
Group Home, Large				P	P	Section 20.3.GG
Group Home, Congregate				C	C	Section 20.3.GG
Home Based Child Care, Small	P	P	P	P	P	Section 20.3.T
Permanent Supportive Housing				P	P	Section 20.3.PP
Residential Care Facility		P	P	P	P	Section 20.3.YY
COMMERCIAL USE						
Day Care Center, Adult – Small				P	P	Section 20.3.S
Day Care Center, Adult – Large				C	C	Section 20.3.S
Neighborhood Commercial Establishment	C	C	C	C	C	Section 20.3.NN

Table 11-1: Permitted and Conditional Uses						
USE ¹	DISTRICTS					USE STANDARDS
	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
Private Residential Recreation Facility (Indoor or Outdoor)				P	P	Section 20.3.SS
Racetrack (Only Those Existing as of Ordinance Effective Date)		C				Section 20.3.VV
INDUSTRIAL USE						
Solar Energy System – Small-Scale Ground Mounted Only	P	P	P	P	P	Section 20.3.DDD
INSTITUTIONAL USE						
Child Care Center, Small	P	P	P	P	P	Section 20.3.S
Child Care Center, Large	P	P	P	P	P	Section 20.3.S
City Hall	C	C	C	C	C	
Community Center	C	C	C	C	C	
Convent and Monastery	P	P	P	P	P	
Cultural Facility	C	C	C	C	C	Section 20.3.R
Domestic Protection Shelter				P	P	Section 20.3.U
Educational Facility, Primary	C	C	C	C	C	Section 20.3.Z
Educational Facility, Secondary	C	C	C	C	C	Section 20.3.Z
Emergency Shelter				P	P	Section 20.3.AA
Government Offices	P	P	P	P	P	Section 20.3.FF
Hospital					C	
Place of Worship	P	P	P	P	P	
Public Works and Safety Facilities	C	C	C	C	C	
Social Club or Lodge		C	C	C	C	Section 20.3.CCC
Veterans Wellness Facility				C	C	Section 20.3.OOO
OPEN SPACE USE						
Agriculture – No Livestock	P	P	P	P	P	Section 20.3.C
Agriculture – With Livestock	C	C	C	C	C	Section 20.3.C
Country Club	C	C	C	C	C	Section 20.3.MMM
Parks and Playgrounds	P	P	P	P	P	
Stormwater Management (Principal Use)	P	P	P	P	P	
OTHER						
Parking Lot (Accessory Use)	C ⁵	C ⁵	C ⁵	C ⁵		
Planned Development	C	C	C	C	C	Article 5
Pumping Station	P	P	P	P	P	Section 20.3.UU
Utilities	p ²	p ²	p ²	p ²	p ²	Section 20.3.GGG

Table 11-1: Permitted and Conditional Uses						
USE ¹	DISTRICTS					USE STANDARDS
	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
Wireless Communications Antenna & Facility	C,P ³	C,P ³	C,P ³	C,P ³	C,P ³	Section 20.3.JJJ
Wireless Communications Tower & Facility	C	C	C	C	C	Section 20.3.JJJ

TABLE 11-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² 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.

³ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁴ Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

⁵As authorized in Article 22, Section 22.8.B.2.a

Ord. No. 27,375, §2, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Ord. 28176, Sept. 5, 2019, ZD 59/19; Ord. No. 28,156 MCS, §5, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord.28279 MCS, 12-19-19, ZD 62/19; Ord.28328 MCS, 4-15-20, ZD 115/19; Ord. 28432 MCS, 8-6-20, ZD 38/20; Ord. 28622 MCS, 3-11-21, ZD83/20: Ord 28905 MCS, 1-6-22, ZD 83/21 ;Ord. No. 28,911, §3, January 6, 2022, Zoning Docket 084/21; Ord 29100, 7-21-22, ZD 36/22; Ord 29126, 8-12-22, ZD016/22; Ordinance No. 29382, March 23, 2023, Zoning Docket 02/23; Ordinance No. 29702, November 7, 2023, Zoning Docket 063/23; Ord. No 29744, 12-8-23, Zoning Docket 055/23; Ordinance No. 29946, 6-13-24, Zoning Docket 002/24