

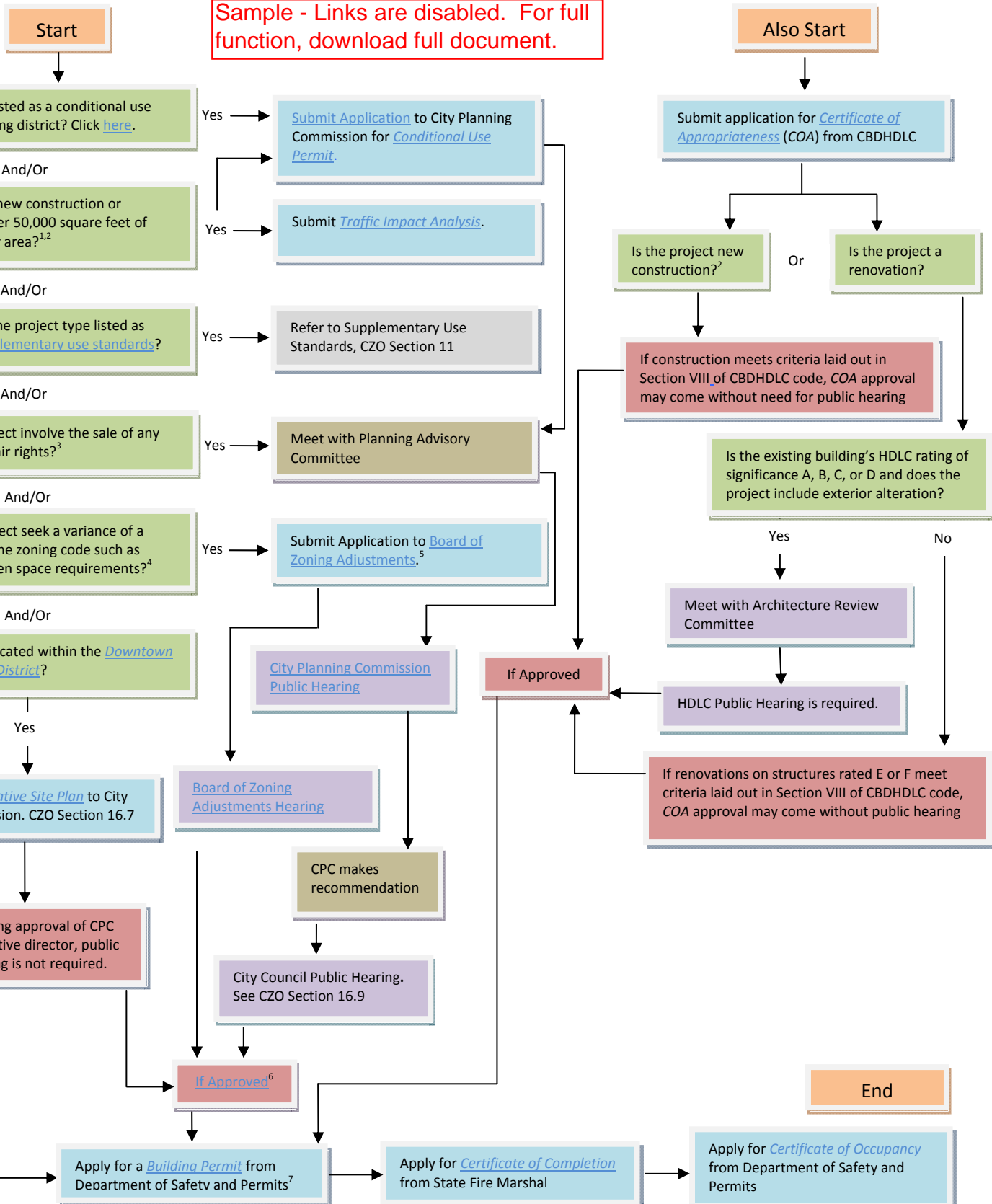
# Generalized Regulatory Flow Chart for Downtown Projects

For further information, New Orleans' "Comprehensive Zoning Ordinance" is available [here](#).



Downtown Development District

Sample - Links are disabled. For full function, download full document.



<sup>1</sup> If project is over one acre in lot size and under single ownership structure, consider applying for a [Central Business District Planned Community District](#) zoning amendment, as outlined in CZO sections 10.9 and 16.5. The zoning overlay provides for increased height and FAR allowances.

<sup>2</sup> All Demolitions within the CBD, unless for sites within a [local historic district](#), requires City Planning Commission approval. Applications can be made to CPC. Demolitions within local historic districts are under the purview of the HDLC

<sup>3</sup> Sales of public land must be initiated with the City Department of Property Management, Division of Real Estate and Records. Air Rights and Public Land Sales for projects not otherwise listed as conditional uses do not require public hearing

<sup>4</sup> If variances are required on projects that also require conditional use authorization, BZA approval is not necessary. The process goes through CPC and City Council.

<sup>5</sup> The Board of Zoning Appeals is specifically prohibited from granting variances in height, FAR, and parking requirements in the CBD districts. These are filed as conditional use permits.

<sup>6</sup> For more information on approval and appeal process, see page XX in this packet

<sup>7</sup> Building permits for new construction and additions of more than 50% of the existing structure also require a [Benchmark Certificate](#) from a registered surveyor.