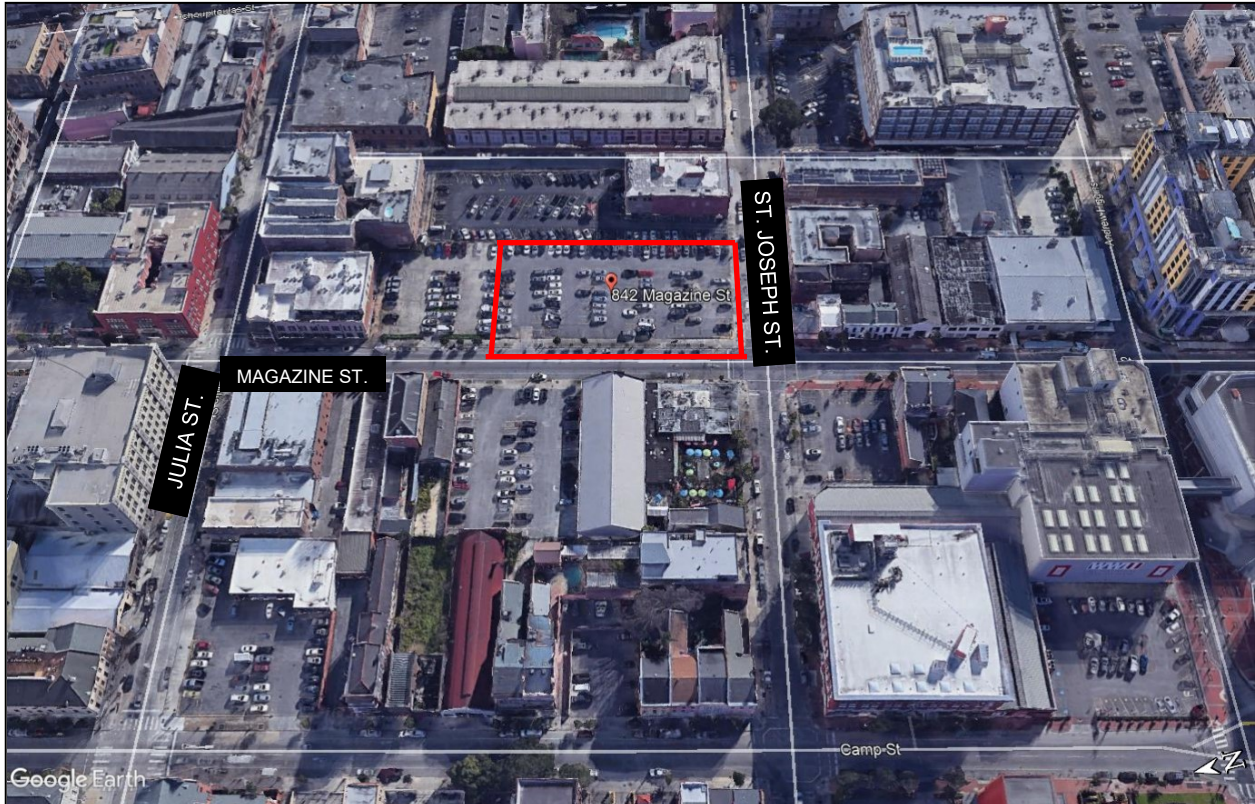


OUTSTANDING SITE IN THE NEW ORLEANS CBD/ WAREHOUSE DISTRICT



- ADDRESS:** 842 MAGAZINE STREET (CORNER OF ST. JOSEPH STREET)
NEW ORLEANS, LA 70130
- PRICE:** \$10,500,000
- LAND SIZE:** 33,211.72 SQUARE FEET
- ZONING:** CBD-6, URBAN CORE NEIGHBORHOOD MIXED-USE DISTRICT
(THE ZONING ALLOWS FOR A 5-STORY, 65 FOOT HIGH BUILDING.)
- COMMENTS:** THIS PROPERTY OFFERS ONE OF THE LAST REMAINING EFFICIENT SITES LEFT IN THE CBD/ WAREHOUSE DISTRICT. THE SITE IS SURROUNDED BY NUMEROUS HOTELS, APARTMENTS, ART GALLERIES, RESTAURANTS, RETAIL AND THE WORLD WAR II MUSEUM.

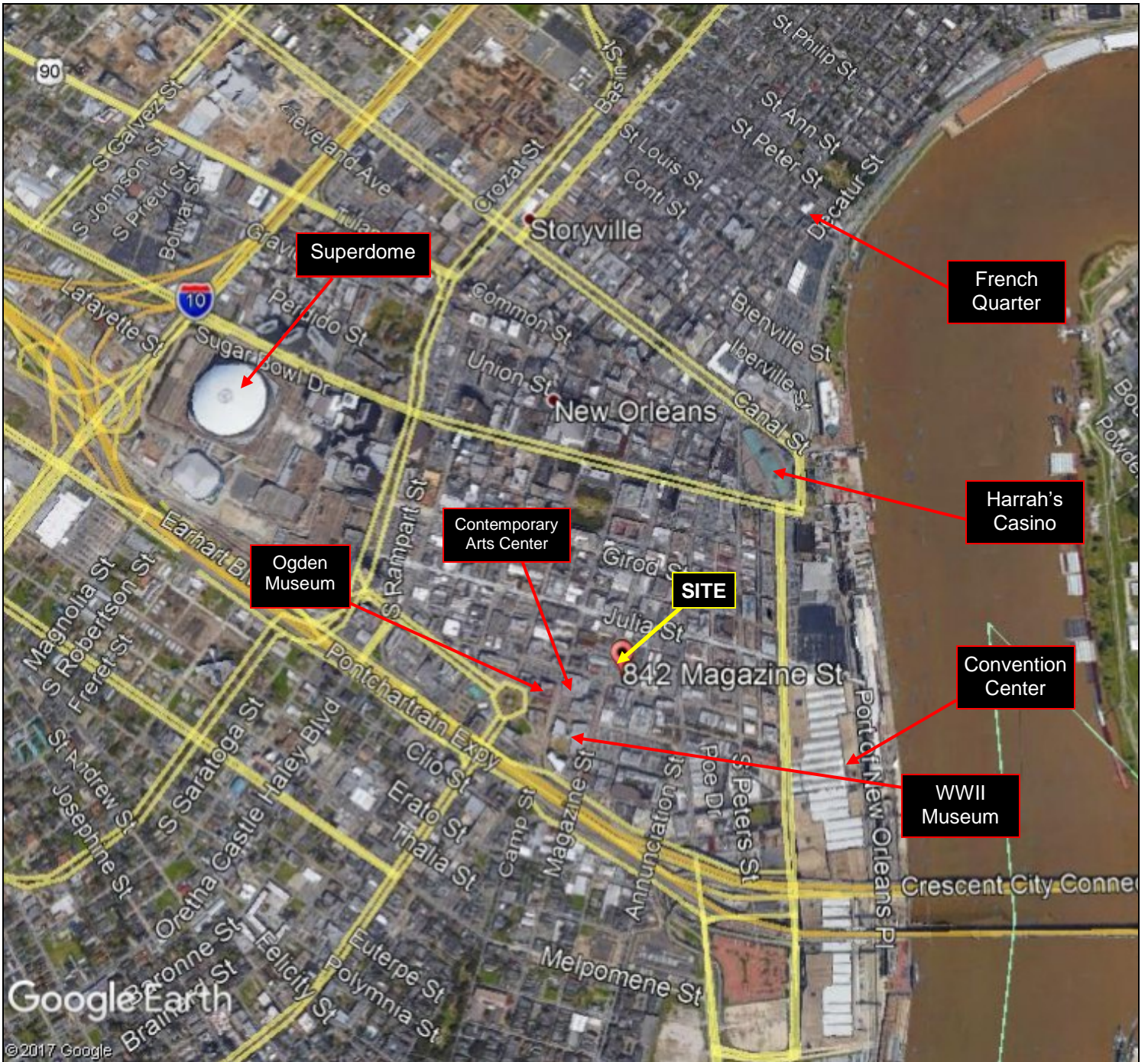
FOR MORE INFORMATION CONTACT:

BOBBY TALBOT, CCIM
(504) 525-9763
BTALBOT@TALBOT-REALTY.COM
WWW.TALBOT-REALTY.COM

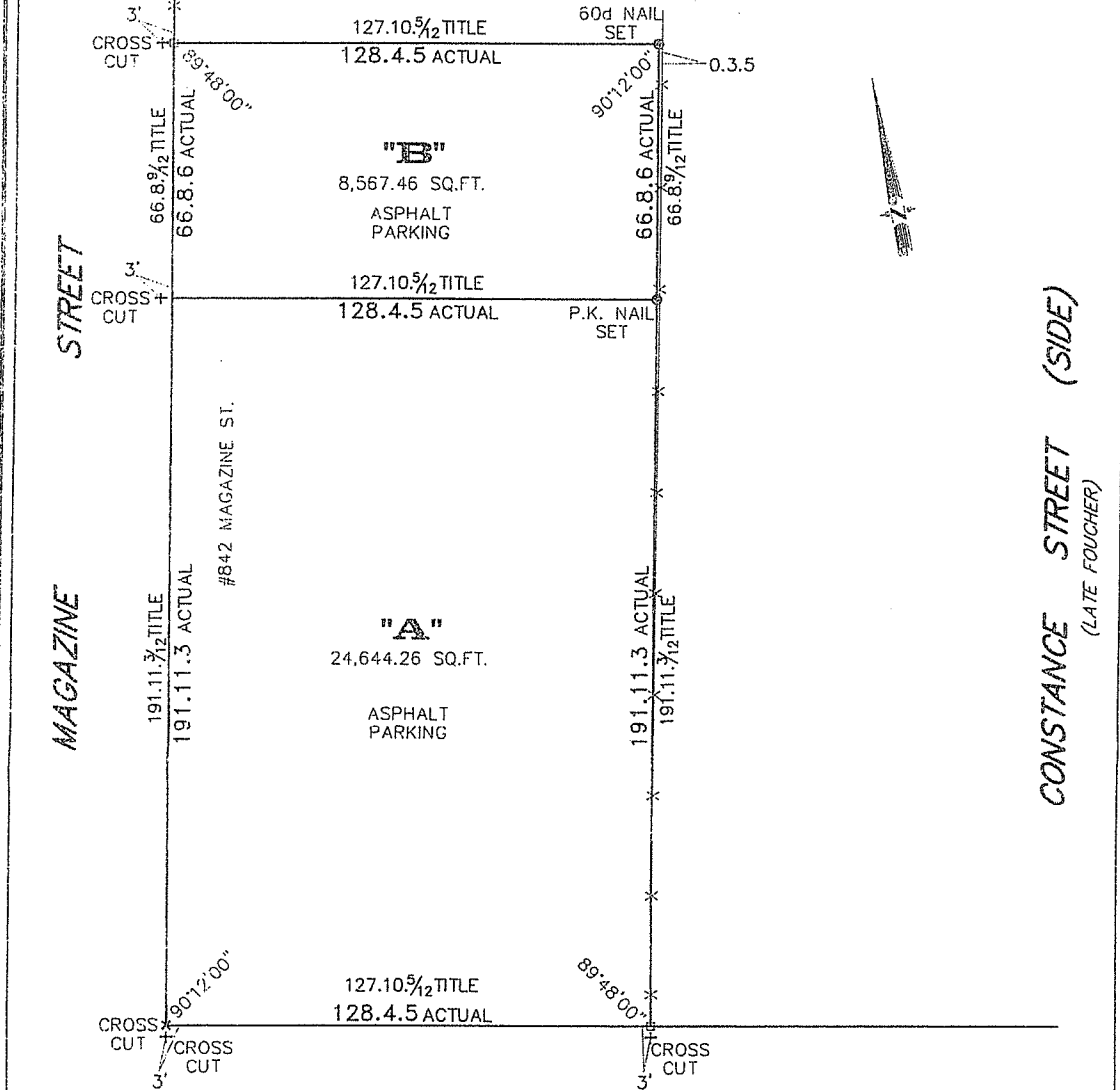
MARK B. HERMAN
(504) 495-0474
MARK0124@GMAIL.COM
WWW.MARKHERMANREALESTATE.COM

842 MAGAZINE STREET

NEW ORLEANS, LA



**BOUNDARY SURVEY OF
LOTS A & B
SQUARE 134
FIRST DISTRICT
ORLEANS PARISH, LA
JULIA STREET (SIDE)**



NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY GILBERT, KELLY & COUTURIE SURVEYING & ENGINEERING
DECEMBER 13, 1969

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: MARCH 1, 1984
FLOOD ZONE: B
COMMUNITY PANEL: 225203 0160 E
BASE FLOOD ELEVATION: N/A

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METairie, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: richmondwk@rwkcrebs.com
WEB: www.rwkcrebs.com

MADE AT THE REQUEST OF BARRY KATZ

BY: *[Signature]*
RICHMOND W. KREBS, PLS, LIC. #4836

DATE: AUGUST 1, 2016	DRAWN BY: WRB
SCALE: 1" = 40'	CHECKED BY:
JOB #: 162536	

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/23/2017 8:56:47 AM

ARTICLE 17 CENTRAL BUSINESS DISTRICTS

PURPOSE OF THE CENTRAL BUSINESS DISTRICTS

New Orleans' Central Business Districts are characterized by a wide diversity of uses functioning within a single geography. These uses are mixed horizontally and vertically in a series of buildings, arranged along a continuous streetwall. The Central Business Districts are designed to serve a diversity of functions within this same compact geography, including the community's civic center, a regional employment center, an international visitor center, and centers of service and learning.

The zoning districts of the Central Business Districts contain regulations that create and maintain a focused destination that mixes employment, shopping, residential and entertainment activities in an intense, high density, primarily pedestrian environment.

CHARACTER OF THE CENTRAL BUSINESS DISTRICTS

The character of the Central Business Districts is defined by:

- » The highest intensity development within the City, including office and residential high-rises
- » High-intensity office and employment growth centers
- » A pedestrian environment with active uses such as retail and restaurants along the street
- » Large-scale entertainment uses, such as the Superdome and Convention Center
- » Cultural and entertainment destinations, including museums, theaters, and music venues
- » Historic structures and districts that preserve the Central Business Districts' heritage and provide opportunities for adaptive reuse and mixed-use development
- » Urban core neighborhoods with a variety of housing types mixed in with supporting business and commercial uses

17.1 ARTICLE STRUCTURE

To determine which regulations apply to an area within the CBD Districts, the user should follow the steps shown in the flowchart of this Article. (See Figure 17-1: Guide to Article Structure)

17.2.C CBD-3 CULTURAL ARTS DISTRICT

The CBD-3 Cultural Arts District is intended to create a cultural and entertainment destination through the clustering of museum, cultural, performing arts, and supporting visitor services uses. The CBD-3 District is also intended to accommodate a mixture of residential, retail, and other commercial uses for residents and visitors. The CBD-3 District is specifically intended to address the music and theater corridor along and adjacent to the intersection of Basin, Rampart, and Canal Streets, and theaters and museum uses along Magazine Street and Howard Avenue.

17.2.D CBD-4 EXPOSITION DISTRICT

The CBD-4 Exposition District is intended for large destination uses and related services which generate high volumes of visitor traffic. The CBD-4 District addresses unique large-scale uses like the Superdome, Arena, and Convention Center.

17.2.E CBD-5 URBAN CORE NEIGHBORHOOD LOWER INTENSITY MIXED-USE DISTRICT

The CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District is intended to provide for a downtown neighborhood environment through a mix of housing types and supporting residential services and commercial uses conveniently situated with respect to employment opportunities. The CBD-5 District is intended to accommodate a lower concentration of certain commercial uses than the CBD-6 District, and is particularly suited for the area around Lafayette Square and surrounding areas.

17.2.F CBD-6 URBAN CORE NEIGHBORHOOD MIXED-USE DISTRICT

The CBD-6 Urban Core Neighborhood Intensity Mixed-Use District is intended to provide for a downtown neighborhood environment with a mix of housing types, supporting residential services and commercial uses conveniently situated with respect to employment opportunities. The CBD-6 District is intended to accommodate a higher concentration of certain commercial uses than the CBD-5 District, and is particularly suited for the Warehouse District.

17.2.G CBD-7 BIO-SCIENCE DISTRICT

The CBD-7 Bio-Science District is intended for large-scale bio-science campuses and supportive services. Standards for the CBD-7 District address the unique development of a large campus and its supportive services in order to create proper transitions from the campus to adjacent uses, as well as specific regulations for the core of the district.

17.3 USES

17.3.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 17-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Central Business 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 17-1: Permitted and Conditional Uses

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
RESIDENTIAL USE								
Bed and Breakfast – Accessory	P	P	P		P	P		Section 20.3.I
Bed and Breakfast – Principal	P	P	P		P	P		Section 20.3.I
Day Care Home, Small					P	P	P	Section 20.3.S
Day Care Home, Large					P	P	P	Section 20.3.S
Dormitory		P					P	
Dwelling, Above the Ground Floor	P	P	P		P	P	P	
Dwelling, Single-Family					P	P		
Dwelling, Two-Family					P	P		Section 20.3.Y
Dwelling, Townhouse					P	P		
Dwelling, Multi-Family	P	P	P	P	P	P	P	
Group Home, Small	P	P	P		P	P	P	Section 20.3.GG
Group Home, Large	P	P	P		P	P	P	Section 20.3.GG
Group Home, Congregate	P	P	P		P	P	P	Section 20.3.GG
Permanent Supportive Housing	P	P	P		P	P	P	Section 20.3.PP

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
Residential Care Facility	P	P	P		P	P	P	Section 20.3.YY
Short Term Rental, Commercial	P	P	P	P	P	P	P	Section 20.3.LLL
Timeshare	C	C	C	C			P	
COMMERCIAL USE								
Amusement Facility, Indoor	P	P	P	P	C	C	C	Section 20.3.E
Amusement Facility, Outdoor				P				Section 20.3.E
Arena				C				
Art Gallery	P	P	P	P	P	P	P	
Arts Studio	P	P	P	P	P	P	P	
Auditorium				P			P	
Bar	C	C	C	P		C	C	Section 20.3.G
Broadcasting Studio	P	P	P	P				
Bus Terminal				C				
Casino/Gaming Establishment				C				Section 20.3.M
Catering Kitchen	P	P	P	P	P	P	P	
Convention Center				C				
Day Care Center, Adult or Child - Small	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult or Child - Large	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial	P	P	P	P	P	P	P	Section 20.3.S
Employment Services	C						C	Section 20.3.BB
Financial Institution	P	P	P	P	P	P	P	

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
Gas Station				C				Section 20.3.EE
Health Club	P	P	P	P	P	P	P	
Hostel	P	P	P	P			P	
Hotel/Motel	P	P	P	P	C	P	P	
Live Entertainment - Secondary Use	P	P	P	P	C	C	P	Section 20.3.JJ
Live Performance Venue	C	C	C	P	C	C		Section 20.3.JJ
Motor Vehicle Rental Establishment	C			C			C	Section 20.3.LL
Medical/Dental Clinic	P	P	P	P	P	P	P	
Micro-Breweries		P					P	
Micro-Distilleries		P					P	
Off-Track Betting Facility				C				
Office	P	P	P	P	P	P	P	
Outdoor Amphitheater				C				
Personal Service Establishment	P	P	P	P	P	P	P	
Public Market	C	C	C	C	P	P	C	Section 20.3.TT
Recording Studio	P	P	P	P				
Reception Facility	P	P	P	P	C	P	P	Section 20.3.WW
Restaurant, Standard	P	P	P	P	P ²	P	P	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	P	P ²	P	P	Section 20.3.ZZ
Restaurant, Fast Food	C	C		C	C ²	C	C	Section 20.3.ZZ

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
Restaurant, Carry-Out	P	P	P	P	P ²	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	P	P	P	P	
Retail Sales of Packaged Alcoholic Beverages	C	C	C	C	C	C	C	
Social Club or Lodge	P	P	P	P	C	C	P	Section 20.3. CCC
Stadium				C				
INDUSTRIAL USE								
Brewery		P ⁵					P ⁵	
Manufacturing, Artisan		C					C	
Manufacturing, Light		C					C	
Mini-Warehouse						P		
Motor Vehicle Operations Facility							P	
Helistop	C			C			C	Section 20.3.D
Printing Establishment	P	P	P	P	C	C		
Research & Development	P	P					P	
INSTITUTIONAL USE								
Community Center	P	P	P	P	P	P		
Convent and Monastery	P	P	P	P	P	P	P	
Cultural Facility	P	P	P	P	P	P		Section 20.3.R
Domestic Protection Shelter							P	Section 20.3.U
Educational Facility, Primary	P	P	P		P	P	P	Section 20.3.Z

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
Educational Facility, Secondary	P	P	P		P	P	P	Section 20.3.Z
Educational Facility, University	P	P	P	P	P	P	P	
Educational Facility, Vocational	P	P	P	P	P	P	P	Section 20.3.Z
Emergency Shelter	C	C					C	Section 20.3.AA
Government Offices	P	P	P	P	P	P	P	
Hospital							P	
Place of Worship	P	P	P	P	P	P	P	
OPEN SPACE USE								
Parks and Playgrounds	P	P	P	P	P	P	P	
Stormwater Management (Principal Use)	C	C	C	C	C	C	C	Section 23.12
OTHER								
Parking Structure (Principal Use)	P	P	P	P	P	P	P	Section 20.3.OO
Public Transit Wait Station	P	P	P	P	P	P	P	Section 21.6.BB
Pumping Station	P	P	P	P	P	P	P	Section 20.3.UU
Utilities	P ³	P ³	P ³	P ³	P ³	P ³	P ³	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P ⁴	C,P ⁴	C,P ⁴	C,P ⁴	C,P ⁴	P ⁴	C,P ⁴	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	C	C	C	C	Section 20.3.JJJ

TABLE 17-1 FOOTNOTES

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

² Subject to the use restriction in Section 17.3.B.4.

³ 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

⁴ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁵ Subject to the use restrictions in Section 17.3.B.5.

Adopted by Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,389, §1, May 8, 2017, Zoning Docket 22/17

17.3.B USE RESTRICTIONS

17.3.B.1 REQUIRED USES FOR GROUND FLOORS OF STRUCTURES WITH FRONTAGE ON MULTI-MODAL/PEDESTRIAN CORRIDORS

a. In all CBD Districts, at least twenty-five percent (25%) of the floor area of the ground story of a structure on a lot that abuts a multi-modal pedestrian corridor, as defined in Section 17.6, shall be allocated for occupancy by one (1) or more of the uses listed below. Only the net floor area of the uses listed below, not including corridors or other spaces used in common with other uses, is counted in determining the amount of floor area allocated. Single-family dwellings, two-family dwellings, educational facilities, and townhouses are exempt from this use restriction.

i. Art Gallery

ii. Art Studio

iii. Cultural Facility

iv. Health Club

v. Personal Service Establishment

vi. Restaurant, Standard

vii. Restaurant, Specialty

viii. Retail Goods Establishment

ix. Related ancillary uses of a Hotel/Motel, as provided in Article 26, with the exception of conference and meeting rooms.

b. For the purpose of meeting these space requirements, space will qualify only if it is at street level and is directly accessible to the public from a sidewalk or other public pedestrian way.

considered permitted uses.

17.4 SITE DESIGN STANDARDS

17.4.A BULK AND YARD REGULATIONS

17.4.A.1 GENERAL REQUIREMENTS

Table 17-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Central Business District.

Table 17-2: Bulk and Yard Regulations

BULK AND YARD REGULATIONS	DISTRICTS						
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7
BULK REGULATIONS							
MINIMUM LOT AREA	None	None	None	None	None	None	None
MINIMUM BUILDING HEIGHT	36' & 3 stories	36' & 3 stories	36' & 3 stories	None	36' & 3 stories	36' & 3 stories	36' & 3 stories
MAXIMUM BUILDING HEIGHT	See Figure 17-2 and Section 17.4.A.2	See Figure 17-2 and Section 17.4.A.2	See Figure 17-2 and Section 17.4.A.2	See Figure 17-2 and Section 17.4.A.2	See Figure 17-2 and Section 17.4.A.2	See Figure 17-2 and Section 17.4.A.2	See Figure 17-2 and Section 17.4.A.2
MAXIMUM FLOOR AREA RATIO	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹
YARD REQUIREMENTS							

	None required, but a 5' maximum	None required, but a 5' maximum	None required, but a 5' maximum		None required, but a 5' maximum		None required, but a 5' maximum
FRONT YARD	Larger front yard permitted by conditional use	Larger front yard permitted by conditional use	Larger front yard permitted by conditional use	None	Larger front yard permitted by conditional use	None	Larger front yard permitted by conditional use
MINIMUM INTERIOR SIDE YARD	None	None	None	None	None	None	None
MINIMUM CORNER SIDE YARD	None	None	None	None	None	None	None
MINIMUM REAR YARD	None	None	None	None	None	None	None

TABLE 17-2 FOOTNOTES

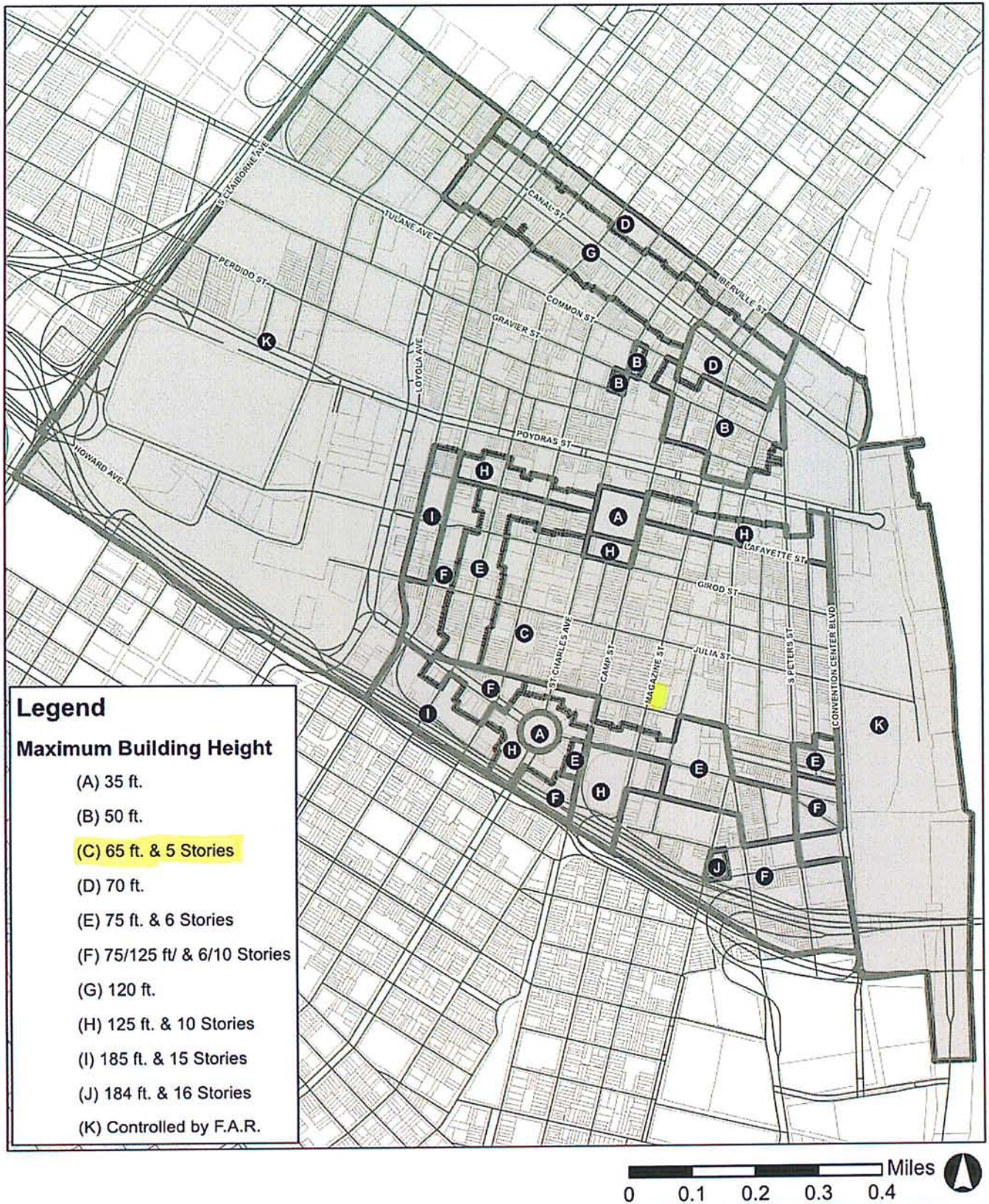
¹ Public benefit FAR bonuses may enable developments to exceed the maximum base FAR indicated in Figure 17.3, in accordance with the provisions of Section 17.5. Bonuses are only available in the areas regulated by Floor Area Ratio. Bonuses are not available in the areas with maximum height established by Figure 17-2 and Section 17.4.A.2.

17.4.A.2 BUILDING HEIGHT

- a. The maximum building height on a lot is indicated in Figure 17-2: Maximum Building Height. Those lots that are not subject to building height limits are subject to maximum floor area ratio (FAR) limits and are indicated in Figure 17-3: Maximum FAR.
- b. Within those blocks bounded by Canal, Iberville, North Peters, and Crozat Streets, where a lot fronts on two (2) or more principal street frontages, each with a different maximum building height, the maximum building height for each street frontage applies for a distance of eighty-three (83) feet from the centerline of the street. (See Figure 17-4: Height Applicability to Street Frontage for Certain Blocks for illustration and Figure 17-5: Height Example for Certain Lots Along Canal Street for an example).
- c. The height designation of "75/125 ft & 6/10 Stories" on Figure 17-2 is interpreted as follows: a height limit of six (6) stories and seventy-five (75) feet applies within twenty (20) feet of all property lines adjacent to any public right-of-way, and a height limit of ten (10) stories and one hundred twenty-five (125) feet applies to all other portions of the lot.
- d. Where provided as accessory flat roof features, open spaces located on roofs shall be excluded from

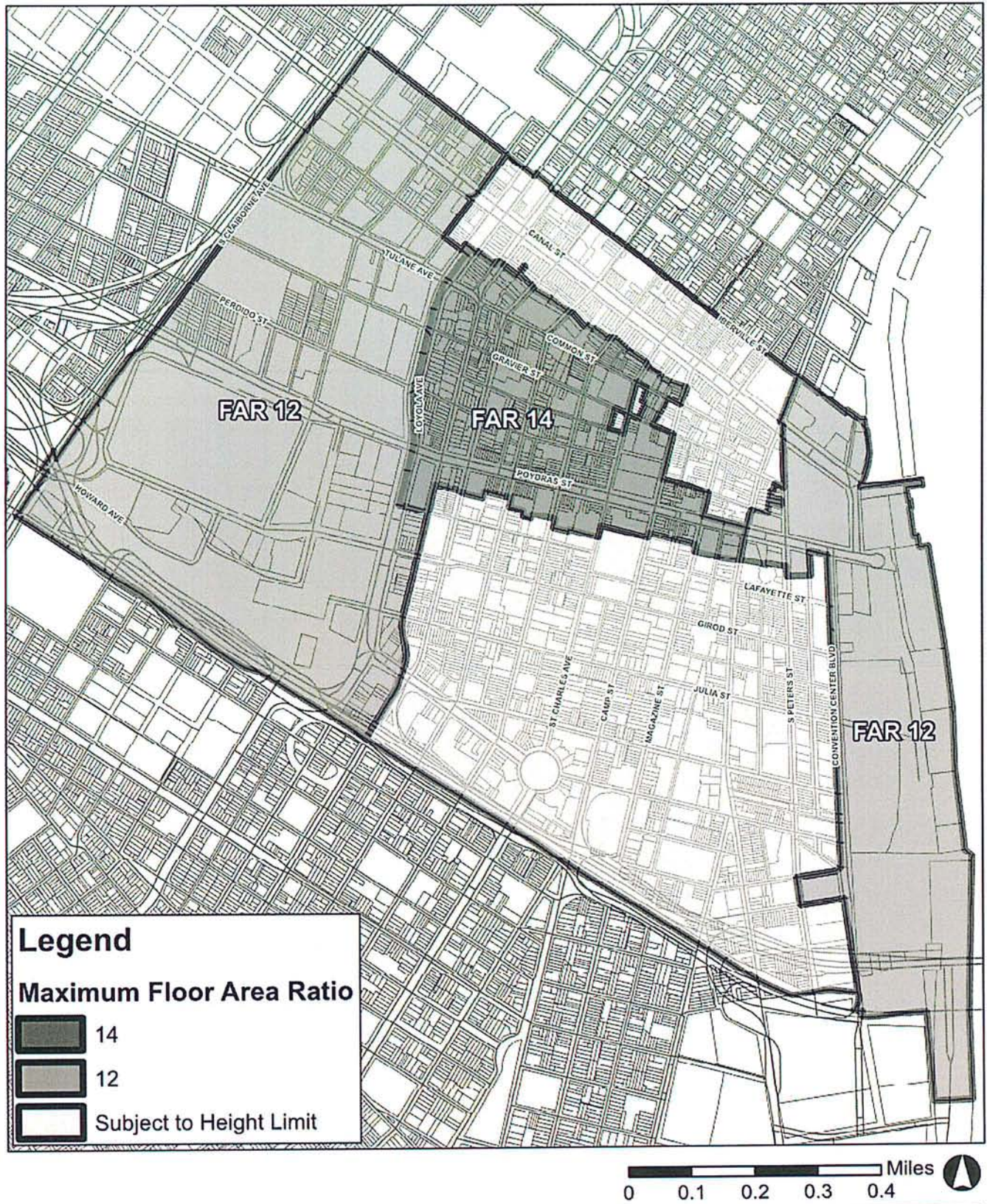
the calculation of building height in accordance with Section 21.6.

FIGURE 17-2: MAXIMUM BUILDING HEIGHT



(/czo/media/Files/ARTICLE%2017/C-Figure-17-2.jpg)

FIGURE 17-3: MAXIMUM FLOOR AREA RATIO



(/czo/media/Files/ARTICLE%2017/D-Figure-17-3.jpg)

FIGURE 17-4: HEIGHT APPLICABILITY TO STREET FRONTAGE IN CERTAIN BLOCKS



(/czo/media/Files/ARTICLE%2017/G-Figure-17-6.jpg)

17.6.B EFFECTIVE DATE

The building design standards below are requirements for all buildings constructed as of the effective date of this Ordinance.

17.6.C DESIGNATION AND BOUNDARIES

Multi-modal/pedestrian corridors are identified below and illustrated in Figure 17-6. The multi-modal/pedestrian corridors designation applies to all lots that abut the corridor.

1. St. Charles Avenue, Howard Avenue/Andrew Higgins Drive to Canal Street, including the curvilinear portion of St. Charles Avenue that abuts the public space known as Lee Circle
2. Canal Street, Claiborne Avenue to Convention Center Boulevard
3. Magazine Street, Canal Street to the Pontchartrain Expressway
4. Poydras Street, Claiborne Avenue to Convention Center Boulevard
5. Julia Street, Loyola Avenue to Convention Center Boulevard
6. Camp Street, Andrew Higgins Drive to Canal Street
7. Andrew Higgins Drive, St. Charles Avenue to Convention Boulevard
8. North Rampart Street, Canal Street to Iberville Street
9. Howard Avenue, St. Charles Avenue to Baronne Street
10. Baronne Street, Howard Avenue to Canal Street
11. Convention Center Boulevard, Canal Street to the Pontchartrain Expressway
12. Loyola Avenue, Canal Street to the Pontchartrain Expressway
13. Carondelet Street, Canal Street to Howard Avenue
14. Bourbon Street, Canal Street to Iberville Street
15. Tulane Avenue, Claiborne Avenue to Loyola Avenue/Elk Place
16. Tchoupitoulas Street, Canal Street to Andrew Higgins Drive
17. Girod Street, Loyola Avenue to Baronne Street
18. Dauphine Street, Canal Street to Iberville Street
19. Royal Street, Canal Street to Iberville Street
20. Chartres Street, Canal Street to Iberville Street
21. Decatur Street, Canal Street to Iberville Street

17.6.D BUILDING DESIGN

1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet. The façade that faces the corridor shall maintain a minimum transparency of fifty percent (50%). The bottom of any window used to satisfy this requirement may not be more than four and one-half (4.5) feet above the adjacent sidewalk. Windows shall be constructed of clear or lightly tinted glass. Tinting above twenty percent (20%) or reflective glass is prohibited.
2. All façades along the corridor shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.
3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade along the corridor shall be designed as decorative elements and integrated into the overall building design.
4. Structures shall maintain a primary entrance that fronts on the corridor. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.
5. The site shall be designed to ensure safe pedestrian access to the building from the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required. Sidewalks shall extend to the lot line and connect to existing sidewalks on abutting property.
6. Mid-building pedestrian passages are encouraged. Such passageways shall be designed to be safe and well lit, providing convenient pedestrian access to and from areas such as parking lots and adjacent buildings, and/or service streets from the opposite sides of a building. Any passage shall be a minimum of eight (8) feet in width.
7. Building design shall be reviewed so that the primary entrance, travel between buildings, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.
8. When a ground floor parking structure is located along a corridor, it shall be subject to the ground story use restrictions in 17.3.B.. Parking access is prohibited along corridors.
9. Garage entrances, driveways, or loading bays are prohibited along a pedestrian street.
10. Bicycle parking is required in accordance with Article 22. Bicycle parking racks are encouraged to be decorative elements.
11. If a property abutting a multi-modal/pedestrian corridor is within the jurisdiction the New Orleans Historic District Landmarks Commission and/or the Central Business District Historic District Landmarks Commission, development of such property is subject to the approval of such Commission. Applicants shall refer to and comply with the Historic District Landmarks Commission procedures in the City Code. The New Orleans Historic District Landmarks Commission and/or Central Business District Historic District Landmarks Commission shall have no jurisdiction over use.

17.6.E VARIANCES OF BUILDING DESIGN STANDARDS

17.8.C SITE DEVELOPMENT STANDARDS

See Article 21 (/Article-21) for additional site development standards such as exterior lighting, environmental performance standards, and permitted encroachments.

17.8.D OFF-STREET PARKING AND LOADING

See Article 22 (/article-22) for standards governing off-street parking and loading.

17.8.E LANDSCAPE, STORMWATER MANAGEMENT, AND SCREENING

See Article 23 (/article-23) for standards governing landscape, stormwater management, and screening.

17.8.F SIGNS

See Article 24 (/article-24) for standards governing signs.

17.8.G OVERLAY DISTRICTS

See Article 18 (/article-18) for additional overlay district regulations, when applicable.

17.8.H NONCONFORMITIES

See Article 25 (/article-25) for regulations governing nonconformities.

17.8.I DEMOLITIONS

See Section 26-2 of the City Code for regulations governing demolitions in the Central Business Districts.