

Section 5.6. - B-2 Neighborhood Business District.

5.6.1. Purpose of the District.

The purpose of this district is to provide primarily for retail shopping and personal service uses to be developed either as a unit or in individual parcels, to serve the needs of a relatively small area, primarily nearby medium-density residential areas. Floor area requirements have been imposed on the permitted uses to restrict the size of retail services. To enhance the general character of the district and its compatibility with its residential surroundings, signs are limited in number, area and types.

5.6.2. Uses Authorized in the District.

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (*) in the use lists appearing in this section. Certain uses that appear in the use lists are authorized only in subdistricts; see Section 5.6.8. Subdistrict standards, which are set forth in Section 5.6.9 of this article, apply to car washes and automobile laundries in certain areas.

5.6.3. Permitted Uses.

The following uses of land are permitted uses within the B-2 Neighborhood Business District subject to the performance standards of [Section 7.5](#), except that timeshare buildings, transient vacation rentals, and bowling alleys are prohibited:

1. Any use permitted in the B-1 Neighborhood Business District or the RM-2 Multiple-Family Residential District.
2. Bakeries occupying not more than 5,000 square feet of floor area.
3. Custom dressmaking, millinery, tailoring, or similar retail trades occupying not more than 5,000 square feet of floor area.
4. Dancing or music academies, or similar nonindustrial training schools.
5. Dry cleaning shops occupying not more than 5,000 square feet of floor area and using no cleaning fluid whose base is petroleum or one (1) of its derivatives.
6. General retail, service, and repair establishments similar in character to those enumerated in this section, but occupying not more than 25,000 square feet of floor area, except automobile/vehicular parts sales/non-service and pawnshops.
7. Health or athletic club or studio.
8. Hospital or clinic for small animals, dogs, cats, birds, and the like provided that such hospital or clinic and any treatment rooms, cages, pens, or kennels, be maintained within a completely enclosed soundproof building, and that such hospital or clinic be operated in such a way as to produce no objectionable noise or odors outside its walls.
9. Laundries occupying not more than 5,000 square feet of floor area.
10. Lawnmower, yard and garden equipment, rental, sales, and services.
11. Lumber and building materials store, retail only and provided entire operation is conducted in a completely enclosed building and where such use abuts a residential district all buildings will set back a minimum of twenty (20) feet from the property line abutting said residential district.
12. Plumbing shops occupying not more than 5,000 square feet of floor area.
13. Printing shops occupying not more than 5,000 square feet of floor area.
- 14.

- Meeting hall.
15. Radio and television stations or recording studios, but not towers more than 125 feet in height above grade and providing such towers are set back a minimum of fifty (50) feet from all lot lines.
 16. Rental of single axle luggage trailers with total trailers in storage limited to ten (10), but not including truck trailer bodies.
 17. Standard restaurants.
 18. Fast food and drive-in restaurants on sites greater than two and one-half (2.5) acres in size, uninterrupted by and exclusive of public rights-of-way.
 19. Shoe repairing shops occupying not more than 5,000 square feet of floor area;
 20. Shops for the repair of electrical and radio equipment occupying not more than 5,000 square feet of floor area.
 21. Studios for artists, photographers, teachers, sculptors, or musicians.
 22. Tinsmithing shops occupying not more than 5,000 square feet of floor area.
 23. Funeral homes and mortuaries.
 24. Cablecasting studios and distribution or switching centers, but not towers more than 125 feet in height above grade and providing such towers are set back a minimum of fifty (50) feet from all lot lines.
 25. Child care facilities.* (See [Section 11.15](#))
 26. Adult day care centers.* (See [Section 11.14](#))
 27. Car wash or automobile laundry, providing reservoir space at the entrance of an automatic car wash for not less than ten (10) vehicles for each washing lane, and providing reservoir space at the entrance of a self-service facility for no less than three (3) vehicles for each washing lane. (See subdistrict standards, Section 5.6.9)
 28. Bed and breakfast family homes, bed and breakfast guest homes, bed and breakfast historic homes, and bed and breakfast inns.* (See Sections [11.6](#), [11.7](#), [11.8](#), [11.9](#))
 29. Light manufacturing of foods in existing buildings consisting of a maximum of 25,000 square feet of total floor area.
 30. Reception facility within a completely enclosed building.* (See [Section 11.63](#))
 31. Public and government buildings, limited to police stations, fire stations, community health centers, neighborhood centers, libraries, postal stations, and branch administrative offices.* (See [Section 11.30](#))

(Ord. 23,147 § 1 (part), adopted 7/10/08; Ord. 23,087 § 1 (part), adopted 5/1/08; Ord. 22,789 § 1 (part), adopted 9/6/07; Ord. 20,744 § 1 (part), adopted 6/06/02; Ord. 18,762 § 3 (part), adopted 6/18/98)

5.6.4. Accessory Uses.

The following uses of land are authorized as accessory uses within the B-2 Neighborhood Business District:

1. Any accessory use allowed in the RM-2 Multiple-Family Residential District.
- 2.

Storage in connection with a permitted use where storage is incidental to the approved occupancy of the building, provided all products and materials used are enclosed by a masonry wall, screening fence, or hedge, not less than six (6) feet in height. Storage of all materials and equipment shall not exceed the height of the wall. Storage of cars and trucks used in connection with the permitted trade or business is permitted within the walled or screened area, but not including storage of heavy equipment, such as road building or excavating equipment and provided that the aggregate amount of such storage space does not exceed thirty (30) percent of the gross floor area of the main structure.

3.

The rental, display and/or storage for rental purposes of utility rental trailers, as defined, at gasoline service stations. The rental, display and/or storage for rental purposes of household moving rental trucks when such locations have direct access to major, boulevard or collector-type street. The foregoing uses are authorized as accessory uses provided that the percent of the lot used for such vehicles shall not exceed the following, if the adjoining property on any two (2) of the three (3) sides of the involved parcel not abutting the main street are zoned as indicated:

Maximum Percentage of Lot Used for Vehicles

District	Maximum
RS Single-Family Residential or RD Two-Family Residential District	10%
RM Multiple-Family Residential District	15%
MS Medical Service, RO General Office or B Business District	20%
C Commercial District	25%
I Industrial District	30%

Any interior lot line abutting a residential district shall have along its entire length a landscaped screening fence or hedge a minimum of six (6) feet in height. All lots used for such purposes shall have a minimum area of 10,000 square feet, with a maximum of 20,000 square feet and be hard surfaced. Placement of rental equipment shall be limited to the rear portion of the station lot, behind the front building setback line parallel to the street and the side building setback line parallel to the street where the side property line of the main lot also abuts a street or streets. Where the storage of vehicles commences in the exterior side of a corner lot, a landscaped area shall be required to ameliorate the effects of the storage of vehicles.

4.

Ice storage machines may be located on the exterior of small convenience stores which occupy not more than 2,500 square feet of floor area. They shall be placed against the building and shall not protrude into any public rights-of-way or into any required front or side yards. The ice storage machines shall be placed so that customers accessing these units shall not have to block the public right-of-way. The following additional conditions apply:

a.

Such ice storage units shall not exceed seventy-eight (78) inches in height, forty (40) inches in depth and seventy-eight (78) inches in width.

b.

The only signage to be permitted on these storage units shall be the word "ICE." The size of the sign shall not exceed one (1) foot by one (1) foot or one (1) foot square. The size of this sign shall not be subtracted from the size of the permitted sign for the main use.

c.

The color of these units shall be unobtrusive. They may be steel gray, or neutral tones only.

5.6.5. *Conditional Uses.*

The following uses of land are authorized as conditional uses within the B-2 Neighborhood Business District upon approval of a conditional use permit under the standards and procedures contained in [Section 16.6](#) of these zoning regulations.

1.

Any conditional use allowed in the B-1 Neighborhood Business District.

2. Rooming, boarding, and lodging houses.
3. Mini-warehouse, limited in size to 25,000 square feet and not to exceed one (1) story in height (twenty-five (25) feet). Hours of operation shall be restricted to 8:00 a.m. to 10:00 p.m. (seven (7) days a week).
4. Business, vocational, and proprietary schools; schools for industrial training, trade, or business.
5. Leased bingo hall facilities.* (See [Section 11.10](#))
6. Flea market.* (See [Section 11.17](#))

5.6.6. *Permitted Signs.*

Subject to the general sign regulations of Article 12, the following illuminated or nonilluminated accessory signs shall be permitted in the B-2 Neighborhood Business District.

1. Accessory flat signs, limited in area to four (4) square feet per lineal foot of street frontage, or twenty (20) percent of the area of the wall on which the business has its main entrance, whichever is the lesser. Illuminated signs inside the show windows and within five (5) feet of such windows shall be included in the computation of aggregate sign area and, in addition, shall be limited to ten (10) percent of the total glass area of the window in which they are placed. Neon tubing outlining a show window shall be included in aggregate sign area and shall be measured by multiplying the length of tubing by six (6) inches.
2. If there are no detached signs, accessory projecting signs, one (1) for each business on the premises with sign area limited to forty (40) square feet each.
3. If there are no projecting signs, accessory detached signs, stationary or rotating, limited in area to one-half (½) a square foot of street frontage to a maximum of 100 square feet, and limited in height to thirty (30) feet.
4. Accessory canopy signs, two (2) for each business on the premises with sign area limited to three (3) square feet each.
5. Temporary, nonilluminated paper signs in the show windows limited to twenty (20) percent of the total glass area of the window in which they are placed.
6. Directional signs limited in area to ten (10) square feet each giving directions to motorists regarding the location of parking areas and access drives, shall be permitted as accessory signs and not included in any computation of sign area.
7. One (1) flat, double-faced general advertising sign illuminated or nonilluminated, limited in area to thirty (30) square feet shall be permitted on public transit waiting stations, provided that no such advertising sign shall be placed higher than nine (9) feet or to the roofline of the public transit waiting station, whichever is lower, and provided that no advertising signs on bus shelters shall be constructed in any historic district in the City of New Orleans without the prior approval of the appropriate Historic District Commission.

5.6.7. *Height, Area and Bulk Requirements.*

Minimum requirements for lot area, yards and open space, and maximum height and Floor Area Ratio for nonresidential uses in the B-2 Neighborhood Business District are contained in Table 5.F. Area requirements for residential uses are the same as for the RM-2 Multiple-Family Residential District regulations in [Section 4.9](#). Standards for nonresidential uses and for residential uses apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under [Section 14.6](#), and to all conditional uses unless modified by the City Council in conjunction with approval of a conditional use permit under [Section 16.6](#).

Table 5.F
Area Regulations for the B-2 Neighborhood Business District

Requirements	Standards
Maximum height	55 ft.
Minimum depth of front yard	20 ft.
Minimum yard on a side street	none
Minimum interior side yard	none
Minimum interior side yard abutting a residential district	5 ft.
Minimum yard on a side street when rear yard abuts a residential district	10 ft.
Minimum rear yard	none
Minimum side or rear yard if any is provided	3 ft.
Minimum rear yard abutting a residential district	20 ft.
Maximum Floor Area Ratio	2.00

5.6.8. *Special Regulations.*

The height of residential and nonresidential structures shall not exceed fifty (50) feet for properties abutting both sides of Esplanade Avenue; this height limitation shall not be waived by the Board of Zoning Adjustments, but only by direct appeal to the City Council after review and comment by the Historic District Landmarks Commission. This height limitation shall not apply to Square 380, bounded by Esplanade Avenue, St. Claude Avenue, Kerlerec Street and North Rampart Street.

5.6.9. *Subdistrict Standards.*

No car wash or automobile laundry is authorized in a B-2 Neighborhood Business District on General DeGaulle Drive.