



Gretna Unified Development Code (UDC)

Significant Changes from Existing Codes

All text in **red** reflects changes/clarity to the Summary as of **5.8.2019**.

1. Consolidates zoning and subdivision regulations
2. Clarifies development procedures and responsibilities for action
3. Establishes a Planning and Zoning Commission ~~to~~ that also serves as the Board of Adjustments
4. Establishes a process for amending the Comprehensive Plan
5. Requires zoning actions to be consistent with the Comprehensive Plan
6. Establishes new procedures for development agreements and vested rights determination
7. Distinguishes between major works (requiring Historic District Commission approval) and minor works (which may be approved by staff) in historic districts
8. Clarifies and expands staff authority to grant relief to certain design standards (building design, planting requirements, lot sizes and setbacks)
9. Consolidates the OTR, R-1A, R-1MH and R-1 districts
10. Consolidates the R-1TH and R-3 districts
11. Consolidates the GO-1, H-1, and C-1 districts
12. Consolidates the MUCD and ~~BC-2~~ **C-2** districts
 - a. **The intent of the administration is to transition MUCD districts to C-2. The administration intends to recommend that MUCD districts will transition to C-2 and amend section 58-102 to reflect this change in the adopted version of the UDC. The MUCD -> C-2 transition is already reflected in the updated zoning map.**
13. Renames the PUD district to PD district
14. Clarifies rules for interpreting the zoning map
15. States and illustrates desired outcomes for each zoning district (see attached pages)
16. Replaces district use lists with use tables that use the Land Based Classification Structure for definitions
17. Limits expansion of religious institutions in R-1 and R-2 zoning districts
18. Allows limited retail and service uses within R-3 districts
19. Clarifies purposes of commercial districts (see attached pages)
20. Allows reduced front setbacks in the BC-1 and ~~BC-2~~ **C-1** districts subject to appropriate window and door arrangement
 - a. **See UDC sections 58-116 and 58-127.**
21. Requires setbacks of floors above the second story in the BC-1 and C-1 districts
22. Allows shared off-site parking to be provided within 800 feet of BC-1 uses
23. Allows for and encourages mixed use development within the BC-2 district
24. Requires a conditional use permit for buildings exceeding 45 feet in height within the BC-2 district
25. Shifts the City's historic preservation provisions from Chapter 32 of the City Code to the UDC

26. Creates a new recreation/open space district
27. Establishes neighborhood overlay districts that allow for greater lot size flexibility and setbacks based on existing neighborhood characteristics
28. Provides height incentives for development in the BC, C and M districts for sustainable development, shared parking or open space provision
29. Requires greater setbacks of portions of buildings exceeding two stories that abut R-1 or R-2 districts
30. Encourages and sometimes requires the use of pervious parking surfaces
31. Reduces the number of required parking spaces for many non-residential uses
32. Provides increased flexibility for the use of off-site, shared and on-street parking
33. Establishes standards for parking lot design and landscaping
34. Establishes standards for parking structures
35. Requires provision of bicycle parking
36. Removes content-based sign regulations
37. Requires the use of monument signs except along the expressway and in certain ~~BC-1~~ BC-2 and ~~C-1~~ C-2 settings
 - a. Section 58-197(e)(7) states that “Except for sites in the BC-2 and C-2 districts that are larger than one acre or that abut the expressway, all detached signs shall be monument signs.”
38. Establishes standards for brightness and dimming of electronic message center signs
39. Establishes standards for lighting to protect adjacent properties from spillover lighting
40. Limits access to the 4th Street Extension.
41. Establishes standard street cross-sections for major collector, collector, minor collector and local streets
42. Establishes standards and provisions for traffic calming
43. Establishes thresholds, procedures and standards for preparing traffic impact analyses and mitigating excess traffic
44. Requires underground or rear-overhead utilities for new development
45. Clarifies standards for fencing and screening
46. Establishes new requirements for planting and stormwater management that require:
 - a. The use of green infrastructure for stormwater management in some circumstances
 - b. Tree protection during construction
 - c. Tree preservation and replacement
 - d. Use of appropriate plantings in various situation
 - e. Buffers between different zoning districts
 - f. Planting in vehicle use areas (e.g., parking lots)
47. Establishes conditions for additional specific uses including:
 - a. Accessory guesthouses
 - b. Short-term vacation rentals
 - c. Outdoor dining
 - d. Commercial use of rooftops
 - e. Large scale retail development
 - f. Townhomes
 - g. Vehicle sales lots

48. Clarifies rules for the continuation, expansion or termination of situations that do not conform to the UDC's standards for uses, sites and buildings. Note that the new provisions provide greater flexibility for the conversion and redevelopment of non-conforming situations

Sec. 58-108 Residential District Purposes

- (a) **R-1 - Single-Family Residential District Purpose.** The R-1 District applies to low density, single-family residential neighborhoods. Uses are limited to single-family residences and small scale, nonresidential institutional uses that are intended to provide service to the adjacent neighborhood.

Examples of R-1 Development



- (a) **R-2 – Two-Family Residential District Purpose.** The R-2 district applies to areas with a greater variety and higher densities of residential uses than the R-1 district. This district allows for one-family and two-family dwelling units, and small scale, nonresidential institutional uses that are intended to provide service to the adjacent neighborhood. Multiple-family structures are not permitted in the R-2 district.

Examples of R-2 Development



- (a) **R-3 – Multiple-Family Residential District.** The R-3 district applies to areas where it is desirable to allow a greater variety and higher densities of residential uses than in the R-1 and R-2 districts. Because of the greater density of population and concentration of vehicles, these districts are situated where they have direct access to collector or higher order streets and proximity to a variety of public and private services.

Examples of R-3 Development



Sec. 58-109 Business Core District Purposes

- (a) **BC-1 District Purpose:** The BC-1 Business Core District is intended to foster a pedestrian-oriented environment for retail and service activities in support of the business core, governmental complex, and surrounding residential neighborhoods. In addition to the variety of commercial and governmental uses in conjunction with City and Parish administrative offices, the district will accommodate mixed-use development with residences located above office, retail, or restaurant uses. Parking structures may be integrated into blocks where they are located and designed to promote pedestrian safety and vibrant commercial activity along most streets.

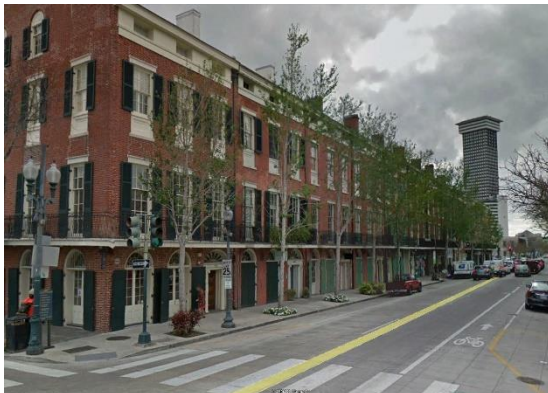
Examples of BC-1 Development



- (b) **BC-2 District Purpose.** The BC-2 Business Core District applies areas of high-intensity development and in locations with a high potential for redevelopment for pedestrian oriented commercial and mixed-use development near principal thoroughfares that support intensive urban development. These high-density developments may contain local and regional office, retail, and service uses as well as residential uses when part of a mixed-use development. These districts are intended to become places where people can live, work, and shop.



Examples of BC-2 Development



Sec. 58-122 Commercial District Purposes.

- (a) **C-1 District Purpose.** The C-1 neighborhood commercial district applies to lands and structures used primarily to provide for retail goods and selected services at a neighborhood scale. Regulations for the district are intended to encourage buildings and uses that are compatible with and accessible to adjacent residential neighborhoods. Small-scale, pedestrian-oriented businesses occur in one or two-story structures.

Examples of C-1 Development



- (b) **C-2 District Purpose.** The C-2 general commercial district provides opportunities for more intensive retail and service uses. This district characteristically occupies a larger area than the neighborhood commercial district since it is intended to serve community and regional demands for wide range of services. C-2 districts are located along major thoroughfares in larger nodes than the C-1 district to accommodate larger-scale development. Portions of this district that abut residential neighborhoods are more limited in scale and intensity of uses and buffers are required. Expansions of districts should result in deeper parcels that create flexible nodes of development rather than shallow strip-like extensions along the major thoroughfares. While primarily serving clientele that arrives by automobile, pedestrian and bicycle access and circulation are required.

Examples of C-2 Development



Sec. 58-132 Industrial District Purposes

(a) **M-1 District Purpose.** The M-1 light industrial district is intended for light manufacturing, processing, storage and warehousing, wholesaling and distribution. This district should be accessible to major transportation routes and located to maximize safety and minimize infrastructure costs to local government. Service and commercial activities relating to the character of the district and supporting its activities are encouraged.

Examples of M-1 Development



(b) **M-2 District Purpose.** The M-2 special industrial district accommodates a broad range of manufacturing, processing, storage and warehousing, wholesaling and distribution uses in addition to service and commercial activities supporting district activities. The district provides areas for intensive employment activities that must be carefully developed and operated to ensure the health and safety of the City's commercial and residential neighborhoods.

Examples of M-2 Development

