

Search  | Clear, 58 F (14 C)

SECTIONS:

Arts · Politics · Crime  
· Sports · Food ·  
· Opinion · NOLA ·  
Lagniappe

THE  
Defender Picks

TWELFTH  
NIGHT

January 6th

Anti Crime Rally  
**Jackson Square**, 5p.m.  
*Voice your opinion about rampant local crime before celebrating the anniversary of the Battle of New Orleans*

Phunny Phorthy Phellows  
**St. Charles Streetcar**, 7p.m.  
*Celebrate the beginning of Carnival Season with 40 anonymous fellows packed like sardines in the streetcar*

Krewe de Jeanne d'Arc  
**French Quarter**, 6p.m.  
*Parade thru the Quarter to honor the birth of Joan of Arc and get festive for the Twelfth Night*

Twelfth Night Masquerade Ball

**Civic Theatre**, 9:30p.m.  
*Quintron & Miss Pussycat + Morning 40 Federation + King James and the Special Men entertain at this masked ball*

Clutch  
**House of Blues**, 7p.m.  
*American rock band based out of Maryland ft. special guests Torche and Lionize*

Hazlehurst  
**Circle Bar**, 10p.m.  
*New Orleans rock band with Mississippi roots plays with the Stone Coats*

The Wicked Son and DJ Princeofponies  
**Siberia**, 10p.m.  
*Celebrate the Twelfth Night Tattonaggo Takeover*

Jerry Giddens  
**St. Roch Tavern**, 7p.m.  
*Visit this Bywater bar for some music and a good time*

Songwriter Showdown  
**Hi Ho Lounge**, 7p.m.  
*Check out local talent on St. Claude ft. Ryan Gregory Floyd*

Singer Songwriter Night  
**Dmac's Bar and Grill**, 7p.m.  
*Will Wesley plays at 8p.m. with sign up for singer/songwriters at 7p.m.*

MERCREDI

January 7th

Swing Night with Clockwork Elvis  
**Rock 'N Bowl**, 8p.m.

POLITICS

NEIGHBORHOOD  
COALITION SAYS CZO A  
NO GO

Posted Tuesday, January 6th, 2015

By Ashley Larsen

The Comprehensive Zoning Ordinance (CZO) has been the center of controversy for years.

Despite [passage of a revised draft](#) in October, public debate continues. Tuesday (1.06) morning six neighborhood associations banded together to protest

the newest version of the legislation and demand that City Council “Fix the CZO.”



The Riverfront Alliance, the coalition formed by the neighborhood associations, put up a billboard on Loyola Avenue in an attempt to gain the attention of city council members. “New Orleans is a city of unique neighborhoods, and within the first few pages of the master plan it guarantees that the land will be ‘tailored to the character, conditions, and needs of specific neighborhoods,’” says Keith Hardie a neighborhood advocate. The Riverfront Alliance argues that the new draft goes against the master plan.

The CZO is essentially the law that governs property use. Within confines of the 600 page document, one finds rules and restrictions on height limits, setback requirements, urban design standards, operational rules (like how long a business can be open for), and a whole lot of other regulations. The document is intended to provide legality to the principles set for by the city’s master plan for long term development.

Hardie states that the draft CZO is “applying a one-size-fits-all approach” and not making allowances for the differing neighborhood characters.

The current draft has been three years in the making, it has gone through multiple revisions and many neighborhood association meetings before it got released. The CZO proposes to tackle several key issues plaguing New Orleans: storm water management standards, new parking standards, zoning standards, and reviews the processes to preserve neighborhood character.

“We often hear people say how much they love New Orleans, it is one of the greatest cities on this planet. We need to always remember that it is the neighborhoods that make New Orleans great. When these five neighborhoods Algiers, the French Quarter, Holy Cross, Marigny, and the Bywater and their several neighborhood associations realized how dead wrong some of the proposals in the draft in the CZO were going to be for or city, they joined

ADVERTISE  
with  
NOLA Defender

Contributors:

Dead Huey Long, Emma Boyce, Elizabeth Davas, Ian Hoch, Lindsay Mack, Anna Gaca, Jason Raymond, Lee Matalone, Phil Yiannopoulos, Joe Shriner, Chris Staudinger, Chef Anthony Scanio, Tierney Monaghan, Stacy Coco, Rob Ingraham,

Staff Writers

Cheryl Castjohn, Sam Nelson

Art Listings

Cheryl Castjohn

Photographers

Brandon Roberts, Rachel June, Daniel Paschall

Film Critic

Jason Raymond

Puzzler

Paolo Roy

Art Director:

Michael Weber, B.A.

Editor:

B. E. Mintz

Published Daily by

Mincsed Media, Inc.

Editor Emeritus

Stephen Babcock

*Elvis Presley tribute band with a  
Kubrick twist performs for what  
would have been Elvis' 80th bday*

California X, Donovan  
Wolffington  
**The Beatnik**, 8p.m.  
*Loud rock pop delivered by heavy  
guitar*

MainLine  
**Maple Leaf**, 10:30p.m.  
*8 piece ensemble of funk and soul*

forces to get the CZO fixed,” said Mark Gonzalez of the Riverfront Alliance.

The Riverfront Alliance has identified four top priorities that the organization would like to see fixed or removed within the CZO:

### **1 The Return of Section 8.1 to the document**

The Supreme Court, in a 1941 decision, stated that “the preservation of the Vieux Carre as it was originally is a benefit to the inhabitants of New Orleans generally.” This section has been removed from the new draft, and Meg Lousteau, Executive Director for the Vieux Carre Property Owners, Residents and Associates says “this is vital for the protection of the Vieux Carre.”

### **2 The Removal of Section 18.13, The Riverfront Overlay**

This section would allow for buildings up to 75 or 100 feet along the river in the Algiers, Bywater, and Marigny areas. The Alliance says that “the height and density bonuses are overwhelmingly opposed by the neighbors because it gives developers a ‘luxury bonus’ that will price the average New Orleanian out” of the historic neighborhood. Brian Lockett of Neighbors first for Bywater, says “it creates zoning uncertainty which will lead land developers to take advantage of the luxury bonuses” and that it “violates the master plan.”

### **3 The Removal of Article 5**

This section removes many zoning requirements and gives the City Planning Commission staff more power in the decision making process. “Has the potential to undermine the entire CZO, because it continues the atmosphere of unpredictability and zoning uncertainty. For example, Article 5 allows buildings as small as 10,000 square feet to become land developments. Thus allowing them exemptions from restrictions such as density, parking, floor area ratio, and signage,” says Rhonda Findley of the Riverfront Alliance.

### **4 The Removal of language in Appendix A on expanded alcohol sales, expanded restaurant hours, and live entertainment.**

According to the new draft, restaurants citywide would be allowed to stay open till midnight Sunday through Wednesday, and until 2a.m. Thursday through Saturday. It also changes the restrictions on live music, allowing non-amplified live music in restaurants. The Alliance is critical of the new policies, and Hardie states that restaurants will turn into “barstaurants” that can generate noise, trash, and vandalism in the area.”

The Riverfront Alliance wants to make their position clear, “we are not anti-music” but are against the “the mindless assault that the draft CZO has presented to us.”

“Zoning is how great neighborhoods develop. Houston a city with little or no zoning, is not known for its music, is not known for its restaurants, and its not known for its architecture. And it is surely not known for its character, but we are,” said Gonzalez.

The Riverfront Alliance is hosting a public meeting and information session on January 14th at 7p.m. at Holy Angels. Several members of the city council are slated to attend.

The Riverfront Alliance is comprised of Algiers Point Association, Faubourg Marigny Improvement Association, French Quarter Citizens, Inc., Holy Cross Neighborhood Association, Neighbors First for Bywater, and Vieux Carre Property Owners, Residents and Associates.

For more information, on the CZO go to [nola.gov/city-planning](http://nola.gov/city-planning). For more information on the Riverfront Alliance visit [riverfrontalliance.org](http://riverfrontalliance.org) or [sizematters.info](http://sizematters.info).



Also post on Facebook

Posting as Cheron Brylski ([Change](#))

Facebook social plugin

**Like** One person likes this.  
Be the first of your friends.

*Tagged with:*

BILLBOARD COMPREHENSIVE ZONING ORDINANCE CZO DOWNTOWN  
NEW ORLEANS PROPERTY RIVERFRONT COALITION USAGE ZONING

[Contact & Submit](#) | [About](#) |  [RSS](#)



*Copyright 2015 NOLA Defender*