

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

TAMMIE JACKSON
DIRECTOR

ZONING INTERPRETATION MEMORANDUM
Memorandum Z-20-03

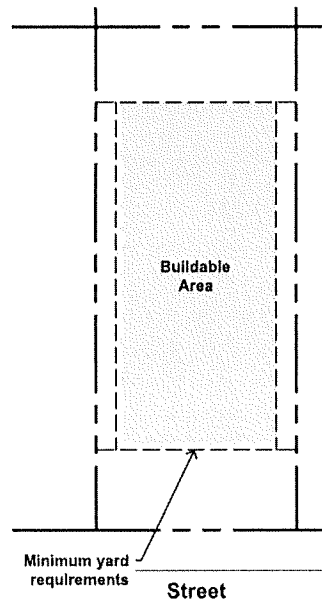
DATE: **December 15, 2020**

FROM: **Tammie Jackson, Director**

RE: Clarification on Prohibition of Certain Accessory Structures in Certain Portions of the Buildable Area

Accessory structures are generally permitted to be located in the buildable area of the lot. The buildable area is the portion of a lot that is not located in a *required* yard (see the definition below). Except for accessory structures that are listed below, accessory structures can be constructed in any portion of the buildable area, even if located in front of the principal structure.

Buildable Area. The area of a lot where a structure may be built once the minimum yard and open space requirements of this Ordinance have been met. (See Figure 26-3: Buildable Area)



While accessory structures are generally allowed in any portion of the buildable area, CZO Section 21.6.A.5 does outline circumstances where certain types of accessory structures are not allowed to locate in certain portions of the buildable area (see the citation below). There will be language that



states that the accessory structure is “permitted to locate only in...” certain yards, which also includes the buildable area between the principal structure and that required yard area

5. Accessory structures are permitted within the buildable area unless specifically prohibited by this section. In such cases, the limitation is indicated by language that states “permitted to locate only in...” or similar language, and a designation of the permitted yard or yards. When such location restriction is indicated, the yard indicated includes the area between the principal building wall located parallel to such yard and the lot line, which will include the minimum required yard area.

For example, CZO Section 21.6.EE.1 permits swimming pools only in the required rear and interior side yards, which includes the buildable area between the required rear and interior side yards and the principal structure. Swimming pool are prohibited in the front and corner side yard and prohibited in the buildable area between the principal structure and the front and corner side yards.

Based on the regulations in CZO Section 21.6, here are the type of accessory structures and the portions of the buildable area where these accessory structures are prohibited:

- **Amateur (HAM) Radio Equipment:** Front, Corner Side, & Interior Side Yards (21.6.C)
- **Apiary:** Front, Corner Side, & Interior Side Yards (21.6.D)
- **Aquaponics:** Front, Corner Side, & Interior Side Yards (21.6.E)
- **Mechanical Equipment:** Front & Corner Side Yards (21.6.T)
- **Pigeon Loft:** Front, Corner Side, & Interior Side Yards (21.6.Y)
- **Large Satellite Dish Antennas (Residential Districts):** Front, Corner Side, & Interior Side Yards (21.6.CC.3.a)
- **Large Satellite Dish Antennas (Non-Residential Districts):** Front & Corner Side Yards (21.6.CC.3.b)
- **Solar Energy System: Private (Freestanding Systems):** Front & Corner Side Yards (21.6.DD.3.)
- **Swimming Pool:** Front & Corner Side Yards (21.6.EE)
- **Wind Turbines: Private (Ground-Mounted):** Front, Corner Side, & Interior Side Yards (21.6.HH.2)