

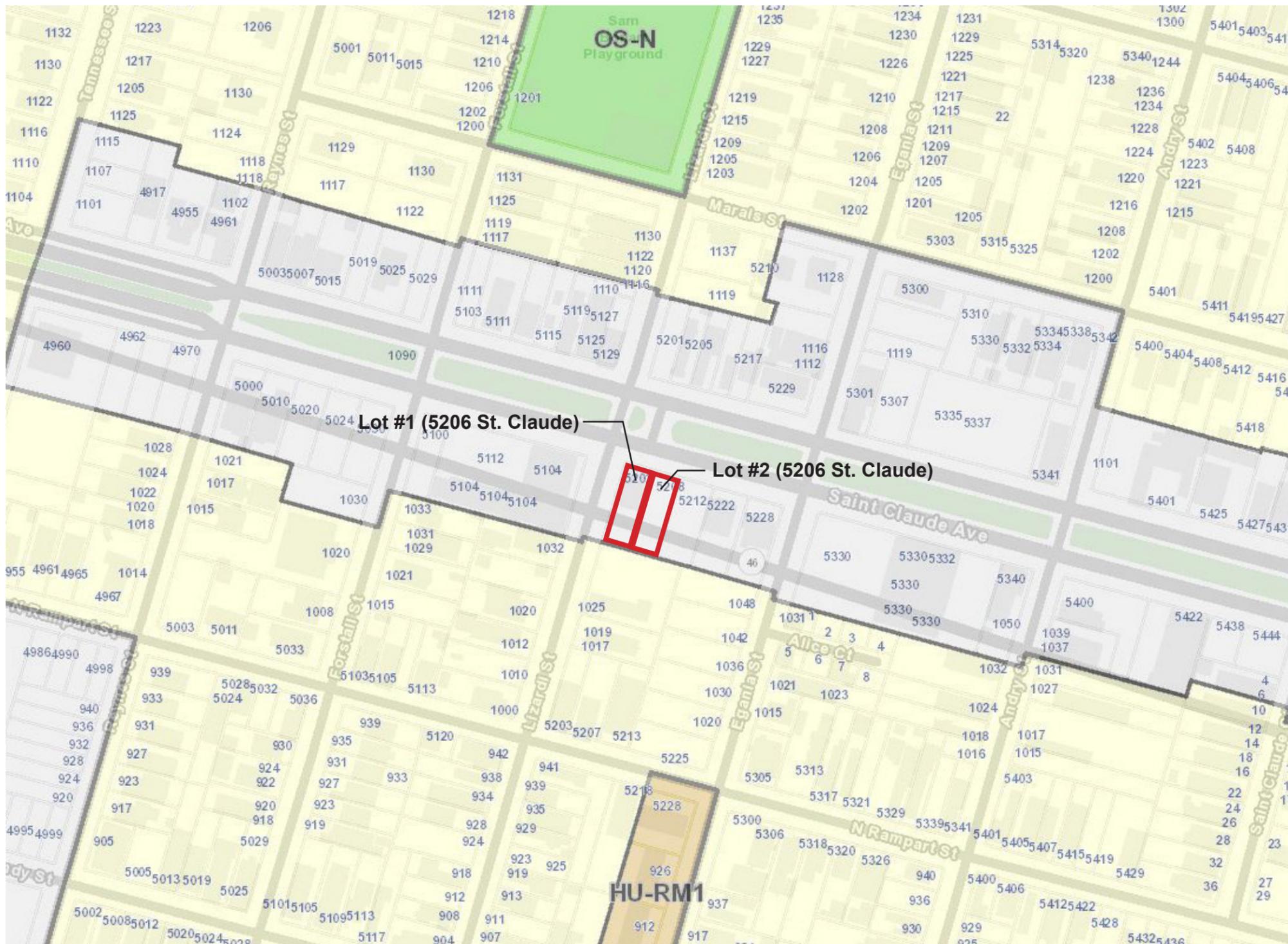
Main Street Headquarters and Resilience Hub Vision

5200 St. Claude Avenue, New Orleans

January 26, 2026

ZONING

LOT INFORMATION



Lot #1 (5200 St. Claude):

Property Description: SQ 338 Lot 1 St Claude Ave and Lizardi Street

Lot Size: 43'x120' (Area 5160 s.f.)

Lot #2 (5206 St. Claude):

Property Description: SQ 338 Lot B St Claude

Lot Size: 39'x120' (Area 4680 s.f.)

Zoning for Both Lots:

Zoning District: HU-MU
(Historic Urban Neighborhood Mixed Use District)

Overlay/IZD Descriptions:

- 1) HUC Historic Urban Corridor Use Restriction Overlay District
- 2) EC Enhancement Corridor Design Overlay District
- 3) Small Multi-Family Affordable Short Term Rental Interim Zoning District (Not applicable due to proposed Occupancies)
- 4) Bed and Breakfast Interim Zoning District (Not applicable due to proposed Occupancies)
- 5) Historic Urban Neighborhood Commercial Short Term Rental Interim Zoning District (Not applicable due to proposed Occupancies)
- 6) Commercial Short Term Rental Interim Zoning District (Not applicable due to proposed Occupancies)



ST. CLAUDE AVE.

Preliminary

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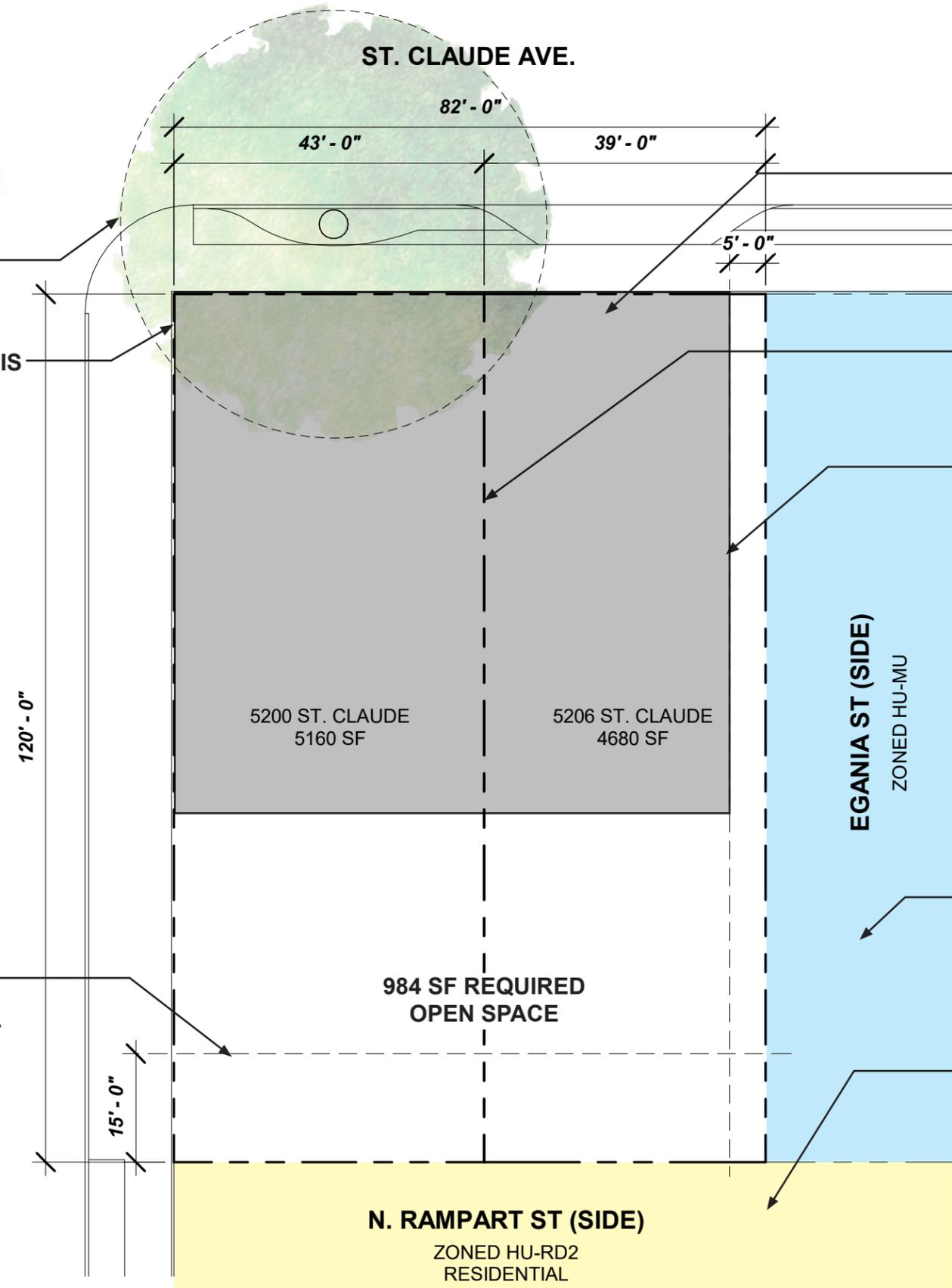
SITE REQUIREMENTS AND USE

EXISTING LIVE OAK TREE

BUILT-TO LINE IS THE CORNER

LIZARDI ST.
ONE WAY

REAR YARD SET BACK REQUIREMENT



5000 SF FOOTPRINT MAX

2 LOTS WILL NEED TO RESUBDIVIDED INTO A SINGLE LOT, 9840 SF

SIDE YARD SETBACK IS NOT REQUIRED BY ZONING BUT A 5' SETBACK WOULD ALLOW WINDOWS

EGANIA ST (SIDE)
ZONED HU-MU

SIDE LOT LINE ABUTS TO MIXED USE ZONING

REAR LOT LINES ABUTS RESIDENTIAL ZONING

N. RAMPART ST (SIDE)
ZONED HU-RD2
RESIDENTIAL

HU-MU (Historic Urban Neighborhood Mixed Use District):

Permitted Uses: Offices (Probable official Occupancy)
Restaurant, Carry-Out
Restaurant, Specialty
Community Center
Parking Lot (Accessory Use)

Use Restrictions: Commercial limited to 5000 sf.
Unless approved through Conditional Use

Bulk & Yard Regulations:

Min. Lot Area: None (Non-Residential Use)
Max. Floor Area: 5000 sf (Commercial)
Min. Lot Width: None (Non-Residential Use)
Max. Building Height: 40' & 3 stories Max.
Min. Permeable Open Space: 10% of Lot Area

Front Yard: 0' to 10' (Non-Residential)
Interior Side Yard: None (Non-Residential)
3' (If Abutts Residential)
Corner Side Yard: 0' to 5' (Non-Residential)
Rear Yard: 15' (Abutts Residential Dist.)

Additional Building Design Standards:

Clear entry from Sidewalk of front (primary street)
Struct. On the Corner lot shall be built to corner.
Grnd. Flr. New Commercial: Min. Transparency of 50% on Primary Street.

Additional Design Review required per EC Enhancement Corridor Design Overlay District

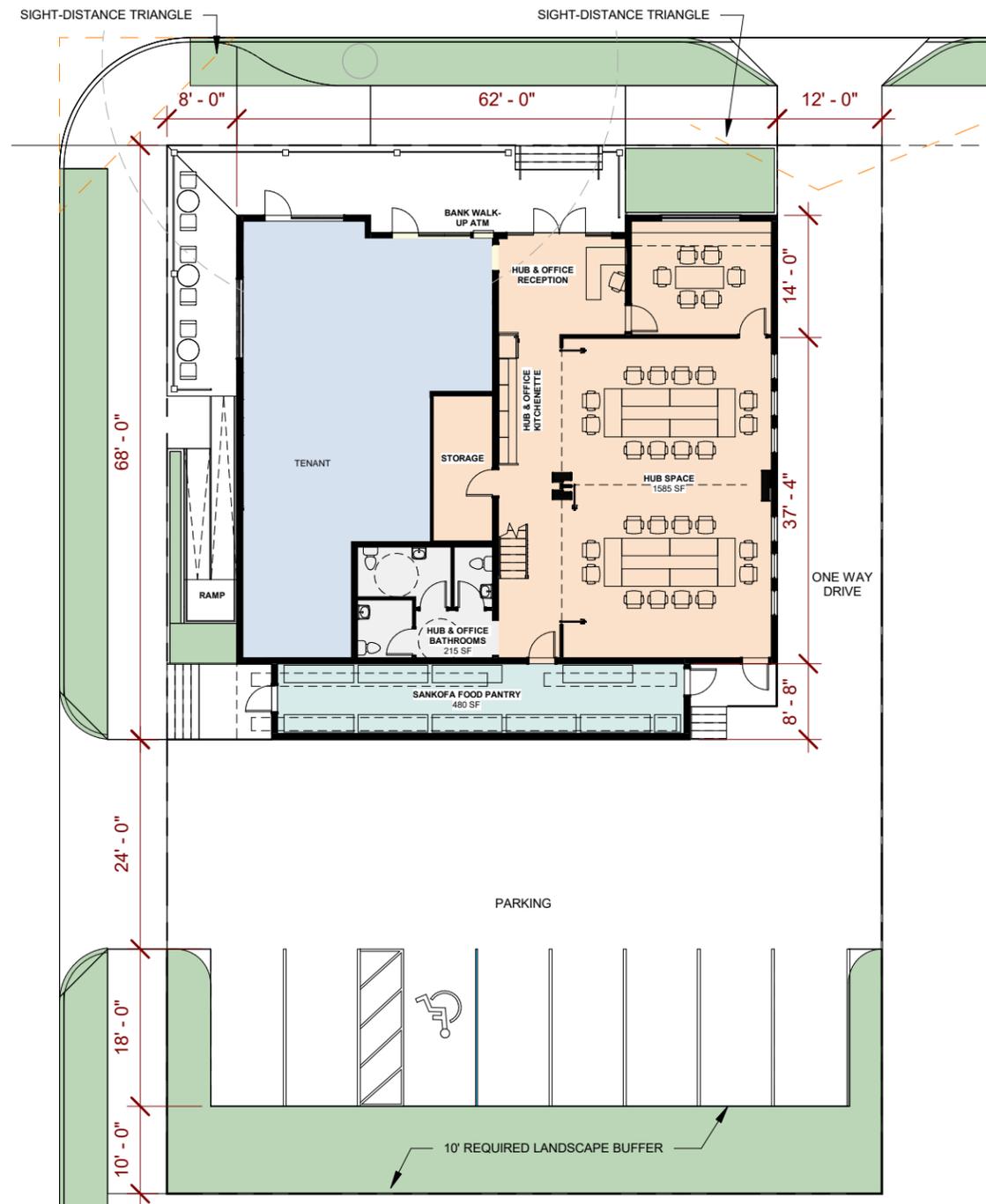
The first 5000 sf of building is exempted from providing parking and a loading zone.

2 min. Bicycle Parling Spaces are required.

50% of Bicycle Parking is required to be "permanent" for office.

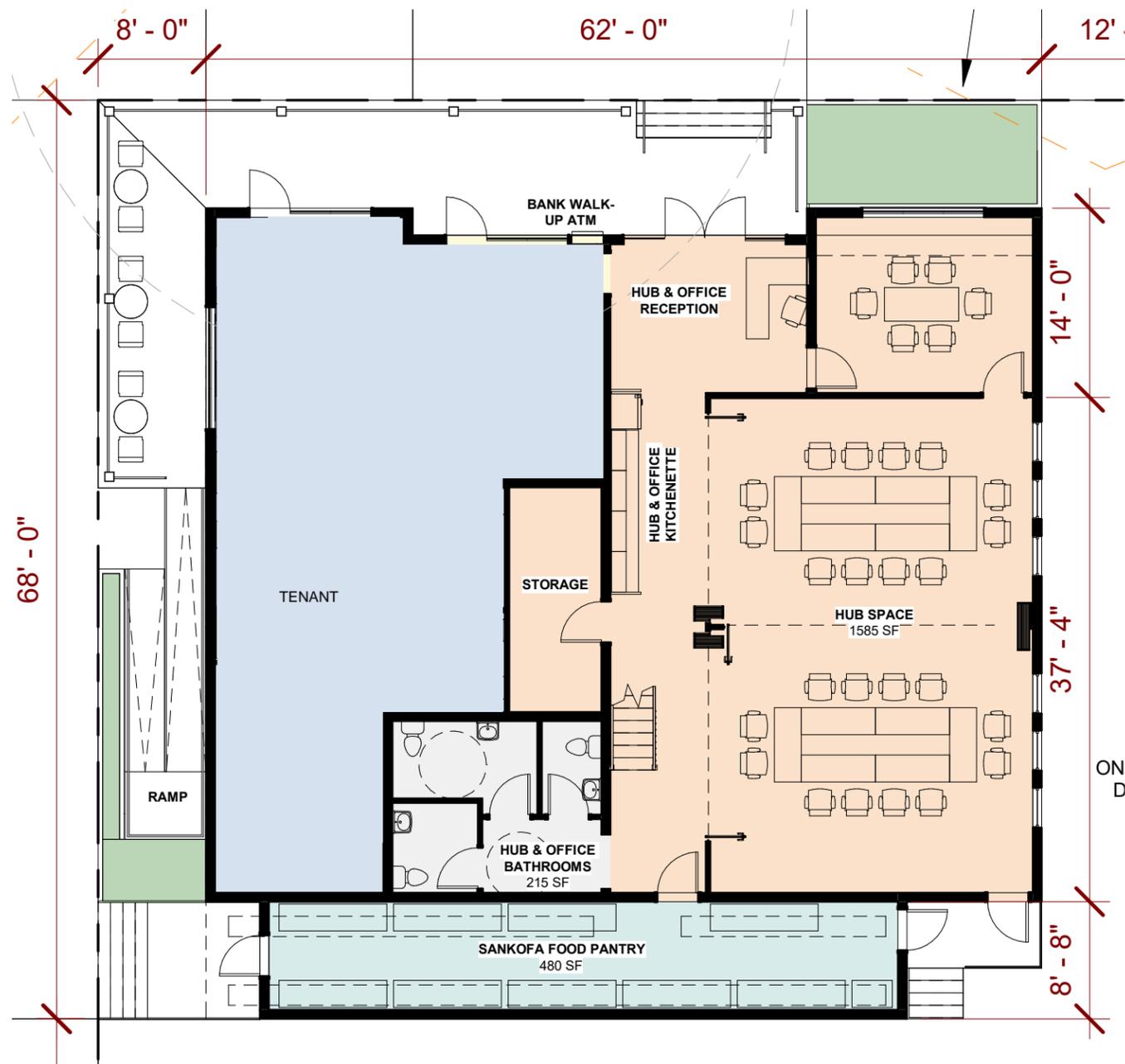
SITE AND SPATIAL RELATIONSHIPS

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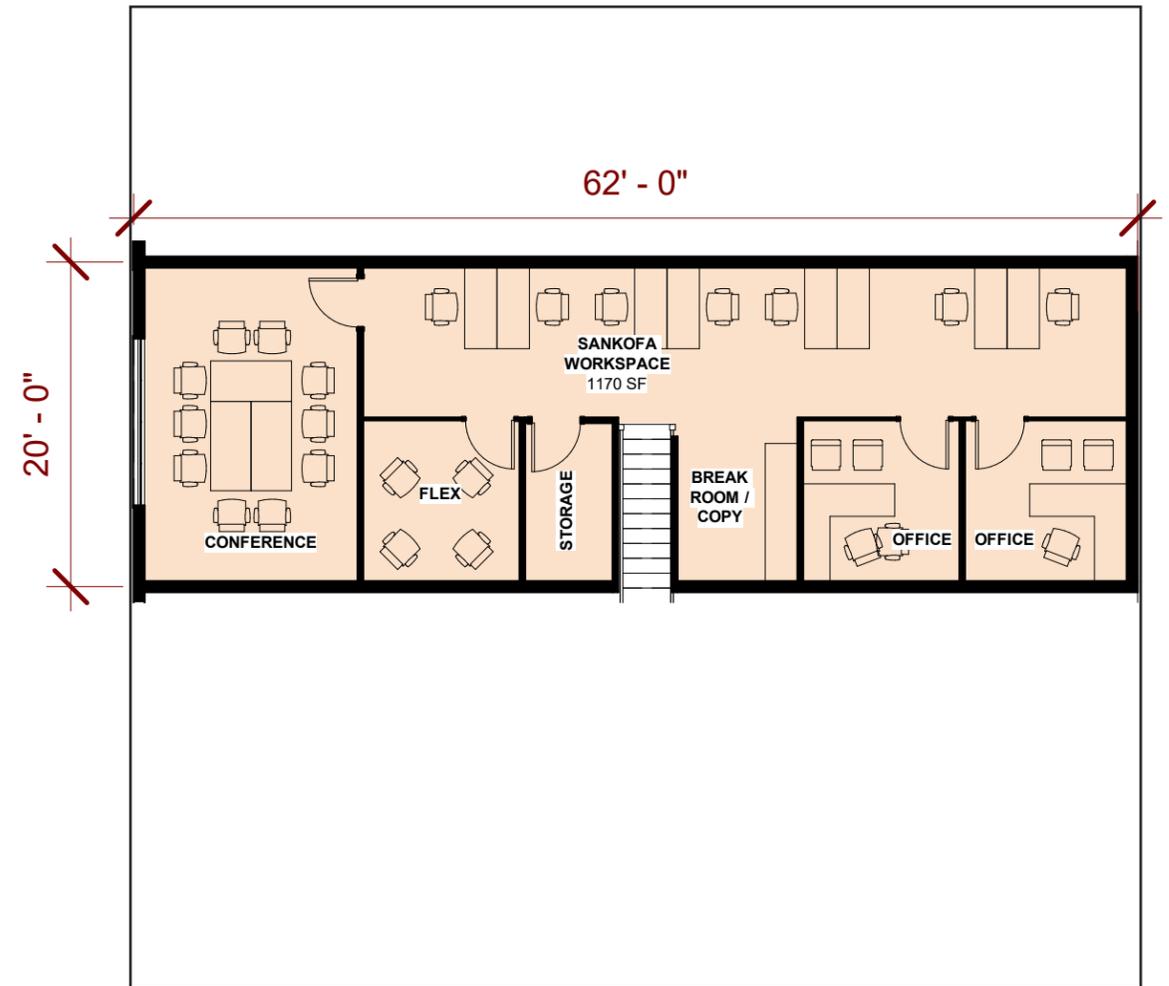


CONCEPT FLOOR PLANS

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GROUND FLOOR



SECOND FLOOR

EXTERIOR VIEW FROM THE CORNER

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INTERIOR VIEW - HUB SPACE

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