

WEST HALF  
BUILDING RESTRICTIONS  
FOR  
**“LAKE-VISTA”**

These restrictions apply to all lots “Lake-Vista” Zone 2, Lakefront Improvements, Board of Levee Commissioners, Orleans Levee District.

SECTION I

DEFINITIONS:

Where reference is made to the official map of “Lake-Vista”, it refers to the map entitled “Supplemental Map of Lake-Vista on Lake Pontchartrain, New Orleans, Louisiana, Board of Levee Commissioners, of the Orleans Levee District”. July 10, 1939, File No. 2404-B-L-D.

Where the name “Orleans Levee Board” appears it shall mean the Board of Levee Commissioners of the Orleans Levee District.

SECTION II

APPROVAL OF BUILDING PLANS:

Before construction of a residence or garage or fence or other structure is begun, the owner shall submit detail plans and specifications of the proposed building or structure to the Orleans Levee Board for written approval and no work shall be permitted on the building until such written approval is received and building permit obtained from City of New Orleans

The approval of all structures will be based not only on safety but also on appearance and layout of the building in order to prevent too much variance in the architectural appearance of houses and other structures in the same lane or park and to ascertain whether all restrictions have been met.

It is also the purpose of the approval to prevent too large a variance in the size or cost of homes in the same lane or park, and to protect the value of homes in each neighborhood.

SECTION III

GENERAL USE OF LOTS:

IN WEST HALF AND CENTER OF LAKE-VISTA

- (A) All lots in “Lake-Vista” in Squares 1 to 10, inclusive, and Square 11 to 17, inclusive, shall be used for residences for occupancy by either a single family or by two families as noted in tabulation below. In the case of two family residences, the building must be the “duplex” or flat type and not the “double-house” type. (See Sections IV and VIII, inclusive).
- (B) All lots in Squares 10-A and 10-B are reserved for multiple-dwelling or apartment use. (See Section IV – Paragraph B).
- (C) Squares 35, 36-A, 36-B, and 36-C are reserved for specific limited commercial uses.
- (D) Squares 37-A and 37-C are reserved for Churches and religious schools.

- (E) Squares 37-B is reserved as a proposed Public School site.
- (F) The East Half of Lake-Vista, including Squares 18 to 34, inclusive, have not yet been subdivided into lots, so that the restrictions for them are not included herein; however, residential restrictions similar to those in Section IV will be placed on them.

SECTION IV

RESIDENTIAL DISTRICTS: HEIGHT AND USE REGULATIONS:  
PARAGRAPH (A)

Tabulation below shows the locations where single family and two-family residences only can be constructed to a height of not more than thirty-five (35) feet and of not more than two and one-half stories:

SINGLE FAMILY RESIDENCES ONLY	SINGLE FAMILY, OR TWO FAMILY RESIDENCES
Square 1 – Lots 1 and 2	Square 1 – Lots 3 to 28, Inclusive
Square 2 – Lots 1, 2, 60 and 61	Square 2 – Lots 3 to 59, Inclusive
Square 3 – Lots 1, 2, 49 and 50	Square 3 – Lots 3 to 48, Inclusive
Square 4 – Lots 1, 2, 37 and 38	Square 4 – Lots 3 to 36, Inclusive
Square 5 – Lots 1, 2, 23 and 24	Square 5 – Lots 3 to 22, Inclusive
Square 6 – Lots 1 to 8, Inclusive	Square 6 – Lots – None
Square 7 – Lots 1 to 4, Inclusive	Square 7 – Lots 5 to 8, Inclusive
Square 8 - None	Square 8 – Lots 1 to 22, Inclusive
Square 9 - None	Square 9 – Lots 1 to 36, Inclusive
Square 10 – Lots 34 to 39, Inclusive	Square 10 – Lots 1 to 33, Inclusive
Square 11 - Lots 20 to 25, Inclusive	Square 10 – Lots 40 to 58, Inclusive
Square 12 – Lots 12 to 18, Inclusive	Square 11 - Lots 1 to 19, Inclusive
Square 13 – Lots 1 to 23, Inclusive	Square 11 – Lots 26 to 38, Inclusive
Square 14 – Lots 1 to 22, Inclusive	Square 12 – Lots 1 to 11, Inclusive
Square 15 – Lots 1 to 38, Inclusive	Square 12 – Lots 19 to 21, Inclusive
Square 16 – Lots 1 to 42, Inclusive	
Square 17 – Lots 1 to 30, Inclusive	

PARAGRAPH (B)

Square 10 A and/or Square 10-B are reserved for use only of multiple apartment dwellings; and only when said buildings conform to the minimum setback requirements for residences and/or the front, side and rear yard requirements of Section 8.

PARAGRAPH (C)

LAKE-VISTA, EAST HALF

Lots in Square 18 to 34 have not been laid out as yet, so that the restrictions for them are not included herein; however, similar restrictions shall be placed on them, when subdivided for sale and/or for building and/or use.

PARAGRAPH (D)

No parcel of ground or lot or lots listed in Section IV, paragraphs (A), (B) and (C), shall ever be used directly or indirectly for business purposes of any kind or character; nor shall any building or structure be erected on said lots, and/or after erection, no building or structure shall ever be re-erected, altered, or remodeled, in whole or in part, for any purpose except for private dwelling purposes, except as defined below (See Paragraph (E) ).

PARAGRAPH (E)

Public Schools may locate only in Square 37-B and Churches and religious schools may locate on dedicated sites shown on Sub-division Plan in Square 37-A and 37-C.

SECTION V

COMMERCIAL DISTRICT

Only selected approved public or semi-public Federal, State and City utilities and retail commercial uses, whether these be legally called light manual “professions” and/or trades or shops, shall be permitted to locate in Lake-Vista, and these shall locate only within Squares 35, 36-A, 36-B and 36-C, and are limited to the following uses and regulations:

Banks, Medical Clinics (but to exclude hospital and to exclude any correctional institution for mental cases); Offices, Public Halls, Picture Shows, Agencies, Shops for Beauticians, and/or Barbers; Dressmaking and/or Tailoring, Florist Shops, Shops for Groceries, Fruits and Vegetables, poultry, meat, fish and other seafoods; Restaurants (but not to include saloons or bars); Soft Drinks, Delicatessen Shops; Confectionery Shops (but not to include bake ovens), Drugstores, Dry Goods, Furniture, Millinery, and notions or Gift Shops; Shoe Repair Shops, Hemstitching Parlors, Book Stores and/or Book Lending Libraries; Hardware Stores for light stock and with limited paint and inflammable storage; Agencies for delivering and receiving packages for Laundry, Cleaning and Pressing Shops but to exclude any and all cleaning and pressing processes from the location; oil stations, car washing and greasing and general servicing, but not to include repairs; it being further agreed that above light commercial uses shall be permitted only when and if approved first by a special written permit approving the location and arrangement and conduct of such commercial use and to include approval and locations and limitations of size and number and type of signs, lighting and devices; and it being further agreed that all permits are subject to withdrawal upon receipt of a due notice in writing from the Orleans Levee Board, when and if the operation of any business is deemed by the Board, to be in any way detrimental to the development of Lake-Vista.

SECTION VI

GENERAL RESTRICTIONS FOR LOT FRONTAGES:

Frontage of each lot shall be on lane or park adjacent thereto, except for those noted below. The following lots shall have their frontages on Robert E. Lee Boulevard.

Square No. 1	Lots 1 and 2
Square No. 2	Lots 1, 2, 60 and 61
Square No. 3	Lots 1, 2, 49 and 50
Square No. 4	Lots 1, 2, 37 and 38
Square No. 5	Lots 1, 2, 23 and 24
Square No. 6	Lots 1, 2, 7 and 8

The following lots shall have their frontages on Marconi Drive:

Square No. 12	Lots 15, 16, 17, 18, 19, 20 and 21
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SECTION VII

GROUND FRONTAGE REQUIRED:

No residence shall be built on less than one lot as shown on Official Map of “Lake Vista”; except, however, that when any purchaser wishes to buy more than one lot site in order to erect a larger permitted residential building, this may be done provided that said two or more lots are treated as one and the restrictions applying to a single lot are adhered to and no re-subdivision of lots shall be done which would leave remaining on the square a lot of an area or width below the average standard for said square as indicated on the Official Map of “Lake Vista”. No lot shall be shifted as to frontage. No lot shall be re-numbered. No lot shall be re-subdivided for private sale or other purposes unless first approved by the Levee Board.

## SECTION VIII

### MINIMUM SET BACK OF RESIDENCES:

#### FRONT, SIDE AND REAR YARD REQUIREMENTS:

- (A) No part of any residence shall be built closer than 20 feet minimum distance from the front property line of the lot, nor closer to either side property line of the lot than six feet minimum distance. (See below, Paragraphs (B), (D) with exception in (C) and see Section IX for total lot coverage requirement).
- (B) Bay or bow oriel, dormers and other projecting windows and stairway landings or other structural parts shall not project beyond the front and side building lines.
- (C) Cornices, spouting, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projection for purely ornamental purposes may project beyond the front and side building lines, however, not exceeding two feet.
- (D) Unenclosed, uncovered or covered porches, balconies and porte-cocheres, shall not project beyond the front or side building lines.
- (E) The rear yard measured from the farthest back projection of the principal building to the rear property line shall be not less than sixteen (16%) percent of the depth of the lot, except that in deep lots, said yard need not exceed, at any point, a maximum of 20 feet, and on shallow lots no rear yard shall be less at any one point, than a minimum of 15 feet. (See Section IX for total lot coverage.)

## SECTION IX

### TOTAL LOT COVERAGE REGULATIONS:

- (A) No minimum front, side and rear yard requirements listed in Section VIII shall be interpreted that lot coverage for single dwellings shall exceed (30%), and for duplexes or flats 45%; except as listed below in Paragraph (B).
- (B) When computing this total lot coverage, the area of a one-story garage located on same lot with a dwelling may be deducted from the total "Building Area", but is not to exceed 200 square feet for single dwellings and 400 square feet for duplexes or flats. (See Section VIII on setbacks.)

## SECTION X

### ACCESSORY BUILDING REGULATIONS:

- (A) Not more than two private garages will be permitted on any 50 foot front lot, three on 75 foot front lot, or four on 100 foot front lot. No trailers, trucks, or business vehicles of any kind, but only private vehicles belonging to the owner or tenant shall be stored in such garages or anywhere on any said lot.
- (B) All accessory buildings, except private greenhouses, erected on any of said lots, shall be approved when these correspond to style and architecture to the residence to which they are appurtenant, and shall be of the same exterior materials as such residences, and plans for private greenhouses must be approved as to appearance and construction.

SECTION XI

SPECIAL GARAGE RESTRICTIONS APPLYING TO THE FOLLOWING LOTS:

Adopted for safety to prevent property damage.  
See below for lot numbers and references to paragraphs (A) to (K) containing special regulations:

Square No:	Lot Numbers and Paragraph Letters:		
1	1- (B);	2 – (A); 3 to 28 Inclusive	(K);
2	1 – (A);	2 – (B); 3 to 59 Inclusive	(C); 60 – (B) ; 61 – (A);
3	1 – (A);	2 – (B); 3 to 48 Inclusive	(C) 49 – (B); 50 – (A);
4	1 – (A);	2 – (B); 3 to 36 Inclusive	(C) 37 – (B) ; 38 – (A);
5	1 – (A);	2 – (B); 3 to 22 Inclusive	(C) 23 – (B); 24 – (A);
6	1 – (B);	2 – (A); 3 to 6 Inclusive	(C) 7 – (A); 8 (B);
7	1 – (E);	2 to 7 Inclusive	(C); 8 (D);
8	1 – (D);	2 to 21 Inclusive	(C);22 – (D);
9	1 – (D);	2 to 35 Inclusive	(C) 36 – (D);
10	1 – (D);	2 to 26 Inclusive	(C) 27 – (H);
		28 to 31 Inclusive	(G)
		32 Inclusive	(H)
10		35 to 57 Inclusive	(C); 58 – (D);
10A	- (I);		
10B	- (I);		
11	1- (D);	2 to 37, Inclusive	(C); 38 – (D);
12	1 – (D),	2 to 20, Inclusive	(C); 21 – (D),
13	1 – (D);	2 to 23, Inclusive	(C);
14		1 to 21 Inclusive	22 – (J);
15	1 – (J);	2 (J); 3 (H); 4 to 37 Inclusive	(C); 38 (J)
16	1 – (J); 2 (F); 3 (H); 4 to 41 Inclusive	(C); 42 (D)	
17	1 – (D); 2 to 29, Inclusive	(C); 30 – D.	

PARAGRAPH (A)

Square No. 1	Lots No. 2
Square No. 2	Lot Nos. 1 and 61
Square No. 3	Lots Nos. 1 and 50
Square No. 4	Lots Nos. 1 and 38
Square No. 5	Lots Nos. 1 and 24
Square No. 6	Lots Nos. 2 and 7

In the above lots, if detached garages are built they shall be placed adjoining the inner side property line and in no case shall be closer than 30 feet to the property line of the lane or park it adjoins; also, the main building side line adjoining a lane shall be no less than fifteen (15) feet from the lane property line; the side building line adjoining the inner side property line shall be not less than ten (10) feet from the inner side property line.

The setbacks shall be the same as specified in the general restrictions which is twenty (20) feet from the front property line. The driveways on these lots shall be on the opposite side of the building from the lane or park and shall connect with Robert E. Lee Boulevard; and further\_\_

All garages must be located in the rear yard of lot. (See also Section IX, Paragraph (B), and Sections X.)

PARAGRAPH (B)

Square No. 1	Lot No. 1
Square No. 2	Lots Nos. 2 and 60
Square No. 3	Lots Nos. 2 and 49
Square No. 4	Lots Nos. 2 and 37
Square No. 5	Lots Nos. 2 and 23
Square No. 6	Lots Nos. 1 and 8

PARAGRAPH (C) ON "INTERIOR LOTS":

Square No. 2	Lots Nos. 3 to 59 Inclusive
Square No. 3	Lots Nos. 3 to 48 Inclusive
Square No. 4	Lots Nos. 3 to 36 Inclusive
Square No. 5	Lots Nos. 3 to 22 Inclusive
Square No. 6	Lots Nos. 3 to 6 Inclusive
Square No. 7	Lots Nos. 2 to 7 Inclusive
Square No. 8	Lots Nos. 2 to 21 Inclusive
Square No. 9	Lots Nos. 2 to 35 Inclusive
Square No. 10	Lots Nos. 2 to 26 Inclusive
Square No. 10	Lots Nos. 33 to 57 Inclusive
Square No. 11	Lots Nos. 2 to 37 Inclusive
Square No. 12	Lots Nos. 2 to 20 Inclusive
Square No. 13	Lots Nos. 2 to 23 Inclusive
Square No. 14	Lots Nos. 1 to 21 Inclusive
Square No. 15	Lots Nos. 4 to 37 Inclusive
Square No. 16	Lots Nos. 4 to 41 Inclusive
Square No. 17	Lots Nos. 2 to 29 Inclusive

Any garage or garages erected on above lots, whether attached or detached from main dwelling shall locate in the rear yard; and further, any garage erected abutting rear property line to service street must ( or service boulevard) must have doors which when open, must not project beyond the property line, and when ordinary doors are provided, the setback from service street must be of sufficient clearance on said lot for any swinging door. (See also Sections IX, Paragraph (B), and Section X.)

PARAGRAPH (D)

Lots with Side Property Lines Abutting Marconi Drive:

Square No. 7	Lot No. 8
Square No. 8	Lots Nos. 1 and 22
Square No. 9	Lots Nos. 1 and 36
Square No. 10	Lots Nos. 1 and 58
Square No. 11	Lots Nos. 1 and 38
Square No. 12	Lots Nos. 1 and 21
Square No. 13	Lot No. 1
Square No. 16	Lot No. 42
Square No. 17	Lots Nos. 1 and 30

All garages shall be located no closer to Marconi Drive than six (6) feet; and further, all garages, whether attached to or detached from main dwelling shall be located in rear yard with its garage driveway connecting with the particular rear service street which partly divides the square in which garage is located; and in no case shall said garage driveway have entrance on Marconi Drive; and further, garage doors shall conform to regulations of Paragraph (C) of this Section XI. (See Section IX, Paragraph (B), and Section X.)

PARAGRAPH (E)

Lots Which Have Their Rear Property Line on Marconi Drive:

Square No. 7

Lot No. 1

Any garage erected on this lot shall be attached to, or a part of main dwelling and shall be located in rear yard with garage entrance drive connecting with Marconi Drive (at its junction with Thrush Street) and no closer than ten (10) feet to the property line of Marconi Drive; and further, garage doors shall conform to regulations in Paragraph (C) of this Section XI. (See also Section IX, Paragraph (B) and Section X.)

PARAGRAPH (F)

Square No. 16

Lot No. 2

Any garage erected on this lot shall be attached to, or a part of main dwelling and shall be located in rear yard with garage entrance on Stilt Street no less than 20 feet distant from Marconi Drive. (See also Section IX, Paragraph (B), and Section X.)

PARAGRAPH (G)

Irregular Wedge Shaped Lots in Square No. 10:

Lots Nos. 28 and 29; and Lots Nos. 30 and 31

Any garage or garages, when erected on any of these above lots (whether attached to or detached from dwelling) shall be located in the rear yard with driveway connecting only with that north to south branch of Wren Street which joins the three easterly branches of that rear service driveway; and further, garage doors shall conform to the regulations of Paragraph (C) of this Section XI. (See Section IX, Paragraph (B) and Section X.)

PARAGRAPH (H)

Lots Having One Side Abutting a Lane:

Square No. 10

Lots Nos. 27 and 32

Square No. 15

Lot No. 3

Square No. 16

Lot No. 3

Any garage erected on any of the above lots shall be attached to main dwelling; and shall be located in the rear yard close to the inner side property line nearest to abutting lot; with the garage driveway connected with the rear service street which abuts the rear yard of the lot on which garage is to be erected; and in no case shall any garage be located closer than twenty (20) feet to its outside line as this abuts a lane on which other lots have frontage; and further, any garage doors shall conform to regulations outlined in Paragraph (C) of Section XI. (See Section XI, Paragraph (E) and Section X.)

PARAGRAPH (I): MULTIPLE DWELLINGS:

Square No. 10-A and Square No. 10-B

In these irregular squares, garages shall be constructed as a part of apartment buildings with entrance on Wren Street service drives with a front setback on Lily Lane (for Square 10-A) and on Cosmos Lane (for Square 10-B) of twenty (20) feet minimum distance.

PARAGRAPH (J)

Square No. 14

Lot No. 22

Square No. 15

Lots Nos. 1, 2, and 38

Square No. 16

Lot No. 1

Any garage erected on any of the above lots (whether attached to or detached from main dwelling) shall be located in the rear yard close to the inner side property line nearest to the abutting lot; with the garage driveway to connect with that rear service street which abuts the rear yard of the lot on which garage is to be erected; and further garage doors shall conform to regulations outlined in Paragraph (C) of this Section XI. (See Section IX, Paragraph (B), and Section X.)

#### PARAGRAPH (K)

Lots Having Their Rear Property Line on Spanish Fort Boulevard:

Square No. 1

Lots Nos. 3 to 28

Any garage or accessory building other than greenhouses erected on these lots shall be attached to, or a part of a main dwelling and shall be located in rear yard with garage entrance drive connecting with Spanish Fort Boulevard. (See also Section IX, Paragraph (B) and Section X.)

### SECTION XIII

#### SERVICES

All services, such as gas, telephone, electric power, sewers, drains, and water pipes shall be placed underground from the property line to the building.

Relative to electric service, the owner shall lay or have laid a cable underground, from his meter to a Public Service manhole on a street or lane adjoining his lot. Relative to telephone service, the owner shall provide, at his own risk and expense, an open trench not less than fifteen inches (15") in depth from his house to a telephone hand hole on the street or lane adjoining his property. Location of this trench to be designated by the Telephone Company. The Telephone Company will then lay the necessary cable in this trench and the owner, after the cable is laid, will than backfill this trench at his own expense.

### SECTION XIV

All parks, except Lake-Vista Park, and lanes are reserved for the common use of the property owners of "Lake-Vista", and nothing shall be placed thereon, or no use shall be made thereof, to the detriment, inconvenience or annoyance of the resident, or owner of any part or portion of ground or of adjacent property; however, it shall be understood that the large parks are provided for the use by children of "Lake-Vista" as play areas.

### SECTION XV

#### FENCES

Fences will be permitted as noted below:

Front yard fences, if and when erected shall not exceed 18" in height and shall be of neat and substantial construction and shall extend across the front of the lot.

Side fences, when erected between the front building line and front property line, shall not exceed 18" in height and shall correspond in construction to the front fence.

Side yard fences, if and when erected, between front building line and rear property line, shall not exceed five (5) feet in height, and must be of neat substantial open work construction of either iron or wire, or wood, or of brick or stone, or combination of any of these and shall not extend beyond the front building line.



Rear yard fences, if and when erected, shall not exceed five (5) feet in height, and must be of neat substantial open work construction of either iron or wire, or wood, or of brick or stone, or a combination of any of these and shall conform to side yard fences where such are erected.

#### PLANTING

Hedges and shrubbery may be grown along fence lines, but shall be restricted to a height of two feet (2) along the front yard property lines, and shall be restricted to a height of six feet (6) on side property line, but shall be unrestricted as to height along the back property line of each lot.

Trees planted in the required side yards of one lot may not project into the required side yard of adjacent owner except upon agreement between affected owners that said projection is not objectionable.

All trees, shrubbery, flowers, lawns or other vegetation on private residential lots shall be kept in good order by the private owner or their tenants.

### SECTION XVII

#### UPKEEP OF PARKS AND LANES:

In order to maintain the lawns, shrubs and trees in the lanes, and sidewalks in the lanes, in a neat condition, the property owners shall form an Association and assess themselves a nominal amount per annum to defray the expenses. The amount of assessment and the disposition of the funds thus created, is to be controlled by the majority of property holders on a basis to be selected by them.

In case of failure of property owners to form an Association to maintain the upkeep of the lawns, shrubs and trees in the lanes and sidewalks, the Orleans Levee Board will cause said lanes and sidewalks in lanes to be serviced and maintained and will charge the cost to the property owners fronting the lanes proportionately according to their frontage on the lanes.

Central, Lake-Vista, Breeze, Ozone, Zephyr, Floral and Foliage Parks will be maintained by the Orleans Levee Board.

The areas known as City Park, on the East and West side of the Subdivision and south of Robert E. Lee Boulevard is to be maintained by the Board of Commissioners of the City Park.

Approved and accepted:

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Purchaser

Dated: \_\_\_\_\_

Adopted April 16, 1946