

**Subject: Homebuilt Housing Act (Original).**

Buildings on the HH zone shall comply with the standards of designated

**AN ACT CREATING THE "HOMEBUILT HOUSING ZONE"  
OF THE CITY OF NEW ORLEANS ZONING CODE**

WHEREAS among the historic rights of Americans is the construction of their own dwelling;  
WHEREAS the great majority of the smaller houses characteristic of New Orleans have been built through the action and responsibility of their owners;  
WHEREAS such houses have proven to be durable, economical, pleasant to inhabit, and environmentally appropriate;  
WHEREAS the result of Hurricane Katrina requires that tens of thousands of such self-built houses be expeditiously rebuilt or replaced;  
WHEREAS building department staff is overstretched to the point of inability to process plans and provide inspections expeditiously;  
WHEREAS an accretion of restrictive codes, mandatory reliance on licensed contractors, highest-grade construction standards, and complex permit protocols have added very substantially to the cost of house-building;  
WHEREAS for the sake of economy and cultural continuity it should be possible to reuse surviving foundations, structural systems and to salvage material that may not meet the current code.  
WHEREAS Individual responsibility and bottom-up decision making is the stated intention of the UNOP Plan.  
WHEREAS the housing economically & the massive number. The circumstances of this crisis requires the exploration of all methods, experimental.

THEREFORE BY ACTION OF THE CITY COUNCIL, The Homebuilt Housing Overlay Zone (The HH Zone) is hereby added to the New Orleans Zoning Code.

CONDITIONS of the HH Overlay shall be:

The HH Zone is operates as a contract between the Municipality of New Orleans (The Municipality) and the owner of the Lot (The Owner).  
The HH Zone shall be an overlay zone within Single-Family Husing Areas (R-1 Zones?)  
The HH Zone is an overlay Zone available as-of-right for any existing R1 Zone.  
The Zone applies only to houses of internal area no more than 1800 square feet and one-and-a half story.  
The Municipality exempts the Builder from the requirement of the permitting procedures, the applicable building codes, the employment of licensed professionals and the requirement of inspections and other approvals.  
The Builder agrees to hold harmless The Municipality from the injuries and all other consequences of the construction and habitation the of the houses both in daily use as well as exceptional circumstances of fire wind water and theft.  
The Builder understands and acknowledges that housing built under the standards of the HH Code may not qualify for insurance and mortgages and holds  
The builder agrees to notify the municipality of the intention to initiate construction by signing and sealing a contract document available etc.  
of the construction and the completion and  
The builder agrees for the sake of neighborhood harmony to abide with the setback, height and other form-based aspects of the R1 Zone.  
The builder agrees to comply with the standards for connection to all existing utilities and urban infrastructure as set forth by the respective organizations.

The Homebuilt Housing Act shall sunset within two years of the formal approval unless it is extended by action of the New Orleans City Council.  
Drawings be filed.

