



# New Home Construction



*Building a house? Here's what you need to know:*

**All new home construction must be compliant with Gretna's Unified Development Code.** Please see reverse side for more information about new residential construction requirements in Gretna. Gretna permits are filed online at [www.mygovernmentonline.org](http://www.mygovernmentonline.org).

**To apply for a new residential construction permit you will need the following information** (*see reverse for details*):

**Your zoning district AND if you are in a historic district.**

To look up your property's zoning and district, visit the Planning Department website

<https://www.gretnala.com/departments/planning-zoning/> and click on "Find my property's zoning district." Enter your address and under "Layers," select "Districts." Make sure you turn on "Districts."

*Zoning:* Under "Districts" select "Zoning"

*Historic District:* Under "Districts," select "McDonoghville District," "National Historic Districts," and "Gretna Historic District"

**Stamped drawings**

**A signed contract or invoice showing the estimated cost of the project**

**Current survey. If more than one (1) lot is involved, a re-subdivision may be required.**

**A site plan that includes the following** (*see reverse for details*):

Labeled setbacks (distance from structure to property line in each direction).

Roof height and pitch.

Driveway and parking dimensions for two (2) cars.

Calculations showing all hardscaping and green space; 50% of front yard must be greenspace.

Location and setbacks of any mechanical equipment.

All site plans must include the following statement:

- *"Post development grading and run-off conditions will not have an adverse impact on neighboring properties."*

**FULL GRETNA ZONING & DEVELOPMENT REGULATIONS ARE AVAILABLE AT**

[www.gretnala.com/UDC](http://www.gretnala.com/UDC)

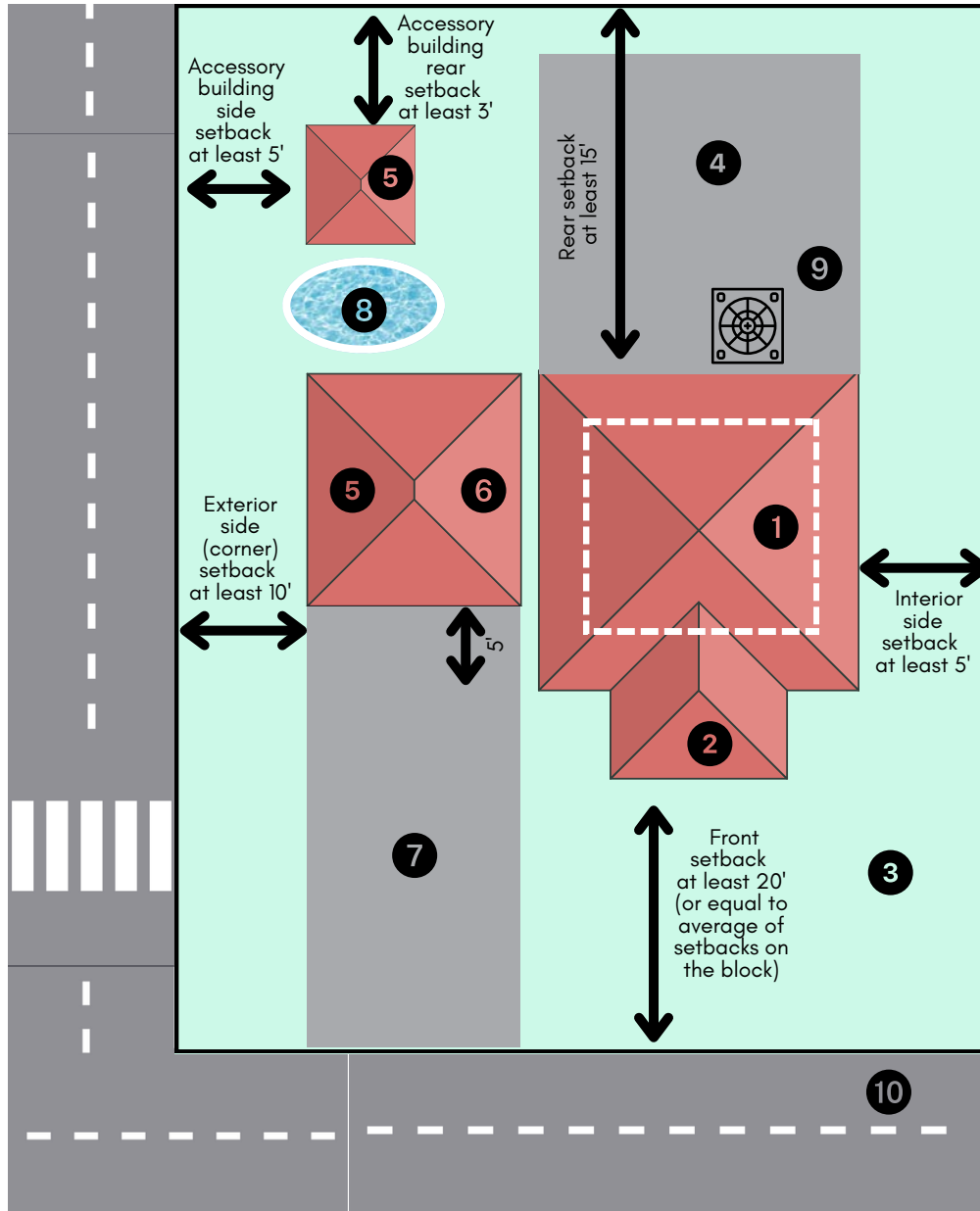
- see Sections 58-108 through 58-111 for general residential zoning regulations
- see Sections 58-300 through 58-301 for accessory structures and pools
- see Section 58-181 for off-street parking for residential development

[www.gretnala.com/departments/building/hdc/](http://www.gretnala.com/departments/building/hdc/) for Historic District Guidelines

**For more assistance please contact the Department of Planning and City Development at (504) 363-1556  
Or Historic District Commission / Building Department at (504) 363-1563 (Rev. February 21, 2025)**



# Gretna Zoning Guidelines for New Home Construction



- 1 Roof of main building: Maximum height 35' at roof mid-line; Roof pitch at least 3.5:12.
- 2 Covered front porch or stoop must measure at least 3' deep and 5' wide.
- 3 At least 50% of front yard must be greenspace. Calculations must be provided on site plan.
- 4 At least 50% of all required setback areas must be pervious (grass, gravel, etc.).
- 5 Maximum 2 accessory buildings. Combined gross area of accessory buildings cannot exceed 40% of rear yard.
- 6 Detached garage/carport entry is at least 5' behind front building line. Roofs higher than 8' must match house roof materials.
- 7 Parking on property required for 2 cars. Each parking space should measure at least 10' wide and 20' long. Parking not allowed in front yard. Driveway width must be 10' minimum, 20' maximum.
- 8 Pools must have a 5' setback from all property lines and can only be located in side or back yards. There are requirements for fencing pools.
- 9 Mechanical equipment can be located in side or rear yard only and must be at least 3' from the property line.
- 10 Stamped site plans must include the statement: "Post development grading and run-off conditions will not have an adverse impact on neighboring properties."

## ADDITIONAL NOTES:

- Manufactured homes must have a permanent foundation and meet all requirements listed here.
- See Fence Factsheet for fencing requirements.