Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use.
3. The restaurant shall operate in accordance with the definition of a Standard Restaurant as defined in **Article 26, Section 26.6** of the Comprehensive Zoning Ordinance.
SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.
SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Article 4, Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Article 4, Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.
ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS AUGUST 20, 2026
JP MORRELL
PRESIDENT OF THE COUNCIL
DELIVERED TO THE MAYOR ON AUGUST 20, 2026
APPROVED: AUGUST 31, 2026
HELENA MORENO
MAYOR
RETURNED BY THE MAYOR ON AUGUST 31, 2026 AT 10:50 A.M.
AISHA R. COLLIER
CLERK OF COUNCIL
ROLL CALL VOTE:
YEAS: Green, Harris, Hughes, McCarron, Morrell, Willard – 6
NAYS: 0
ABSENT: King - 1
RECUSED: 0
THIS ORDINANCE WAS RETURNED SIGNED BY THE MAYOR ON THE 31st DAY OF AUGUST 2026. IN ACCORDANCE WITH SECTION 3-113(2) OF THE HOME RULE CHARTER, THIS ORDINANCE BECAME EFFECTIVE ON AUGUST 30, 2026.
***Copies of the attachment may be seen in full in the Clerk of Council's Office, 1300 Perdido Street, Room 1E09, City Hall.*
ORDINANCE
CITY OF NEW ORLEANS
CITY HALL: July 23, 2026
CALENDAR NO. 35,515
NO. 30739 MAYOR COUNCIL SERIES
BY: COUNCILMEMBER HARRIS
AN ORDINANCE to establish a conditional use to permit a commercial short term rental in a C-2 Auto-Oriented Commercial District and the Transient Lodging Interim Zoning District, on Square 359, Lot C, in the First Municipal District, bounded by Reverend John Raphael Jr. Way, Clio Street, Earhart Boulevard, and Freret Street (Municipal Addresses: 1131-1133 Reverend John Raphael Jr. Way); and otherwise to provide with respect thereto.
WHEREAS, **Zoning Docket Number 53/26** was initiated by Bearchild Company, LLC and referred to the City Planning Commission; and
WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated June 11, 2026, presented in **Zoning Docket Number 53/26**; and
WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was granted approval by the City Council, subject to two (2) provisos, as stated in Motion Number M-26-279 of the Council of the City of New Orleans on July 9, 2026.
SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a commercial short term rental in a C-2 Auto-Oriented Commercial District and the Transient Lodging Interim Zoning District, on Square 359, Lot C, in the First Municipal District, bounded by Reverend John Raphael Jr. Way, Clio Street, Earhart Boulevard, and Freret Street (Municipal Addresses: 1131-1133 Reverend John Raphael Jr. Way); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:
PROVISOS:
1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.
SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.
SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Article 4, Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Article 4, Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.
ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS AUGUST 20, 2026
JP MORRELL
PRESIDENT OF THE COUNCIL
DELIVERED TO THE MAYOR ON AUGUST 20, 2026
APPROVED: AUGUST 31, 2026
HELENA MORENO
MAYOR
RETURNED BY THE MAYOR ON AUGUST 31, 2026 AT 10:50 A.M.
AISHA R. COLLIER
CLERK OF COUNCIL
ROLL CALL VOTE:
YEAS: Green, Harris, Hughes, McCarron, Morrell, Willard – 6
NAYS: 0
ABSENT: King - 1
RECUSED: 0
THIS ORDINANCE WAS RETURNED SIGNED BY THE MAYOR ON THE 31st DAY OF AUGUST 2026. IN ACCORDANCE WITH SECTION 3-113(2) OF THE HOME RULE CHARTER, THIS ORDINANCE BECAME EFFECTIVE ON AUGUST 30, 2026.
***Copies of the attachment may be seen in full in the Clerk of Council's Office, 1300 Perdido Street, Room 1E09, City Hall.*
ORDINANCE
CITY OF NEW ORLEANS
CITY HALL: July 23, 2026
CALENDAR NO. 35,516
NO. 30740 MAYOR COUNCIL SERIES
BY: COUNCILMEMBER MCCARRON
AN ORDINANCE to establish a conditional use to permit a commercial use (office) over 5,000 square feet in floor area in an S-LB2 Lake Area Neighborhood Business District, on Square 22, Lots 11 through 13, Homedale Park Annex, in the Second Municipal District, bounded by Canal Street, Greenwood Street, Vicksburg Street, and Weiblen Street (Municipal Address: 5325 Canal Boulevard); and otherwise to provide with respect thereto.
WHEREAS, **Zoning Docket Number 54/26** was initiated by WDG, LLC and referred to the City Planning Commission; and
WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated June 11, 2026, presented in **Zoning Docket Number 54/26**; and
WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was granted approval by the City Council, subject to one (1) proviso, as stated in Motion Number M-26-273 of the Council of the City of New Orleans on July 9, 2026.
SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a commercial use (office) over 5,000 square feet in floor area in an S-LB2 Lake Area Neighborhood Business District, on Square 22, Lots 11 through 13, Homedale Park Annex, in the Second Municipal District, bounded by Canal Street, Greenwood Street, Vicksburg Street, and Weiblen Street (Municipal Address: 5325 Canal Boulevard); is hereby authorized and approved, subject to the following proviso, as specifically set forth herein:
PROVISO:
1.The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.
SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.
SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Article 4, Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Article 4, Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.
ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS AUGUST 20, 2026
JP MORRELL
PRESIDENT OF THE COUNCIL
DELIVERED TO THE MAYOR ON AUGUST 20, 2026
APPROVED: AUGUST 31, 2026
HELENA MORENO
MAYOR
RETURNED BY THE MAYOR ON AUGUST 31, 2026 AT 10:50 A.M.
AISHA R. COLLIER
CLERK OF COUNCIL
ROLL CALL VOTE:
YEAS: Green, Harris, Hughes, McCarron, Morrell, Willard – 6
NAYS: 0
ABSENT: King - 1
RECUSED: 0
THIS ORDINANCE WAS RETURNED SIGNED BY THE MAYOR ON THE 31st DAY OF AUGUST 2026. IN ACCORDANCE WITH SECTION 3-113(2) OF THE HOME RULE CHARTER, THIS ORDINANCE BECAME EFFECTIVE ON AUGUST 30, 2026.
***Copies of the attachment may be seen in full in the Clerk of Council's Office, 1300 Perdido Street, Room 1E09, City Hall.*
ORDINANCE
CITY OF NEW ORLEANS
CITY HALL: July 23, 2026
CALENDAR NO. 35,517
NO. 30741 MAYOR COUNCIL SERIES
BY: COUNCILMEMBERS KING AND MORRELL
AN ORDINANCE to establish a conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District, on Square 766, Lot 1, in the Third Municipal District, bounded by Saint Bernard Avenue, North Derbigny Street, London Avenue, New Orleans Street, and North Roman Street (Municipal Address: 1701 St. Bernard Avenue); and otherwise to provide with respect thereto.
WHEREAS, **Zoning Docket Number 55/26** was initiated by Gabrielle Riles and referred to the City Planning Commission; and
WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated June 11, 2026, presented in **Zoning Docket Number 55/26**; and
WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was granted approval by the City Council, subject to two (2) provisos, as stated in Motion Number M-26-276 of the Council of the City of New Orleans on July 9, 2026.
SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District, on Square 766, Lot 1, in the Third Municipal District, bounded by Saint Bernard Avenue, North Derbigny Street, London Avenue, New Orleans Street, and North Roman Street (Municipal Address: 1701 St. Bernard Avenue); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:
PROVISOS:
1. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the below use standards:
i. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.
ii. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.
iii. Outdoor lighting shall be directed away from adjacent residentially zoned property.
iv. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.
SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.
SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Article 4, Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Article 4, Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.
ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS AUGUST 20, 2026
JP MORRELL
PRESIDENT OF THE COUNCIL
DELIVERED TO THE MAYOR ON AUGUST 20, 2026
APPROVED: AUGUST 31, 2026
HELENA MORENO
MAYOR
RETURNED BY THE MAYOR ON AUGUST 31, 2026 AT 10:50 A.M.
AISHA R. COLLIER
CLERK OF COUNCIL
ROLL CALL VOTE:
YEAS: Green, Harris, Hughes, McCarron, Morrell, Willard – 6
NAYS: 0
ABSENT: King - 1
RECUSED: 0
THIS ORDINANCE WAS RETURNED SIGNED BY THE MAYOR ON THE 31st DAY OF AUGUST 2026. IN ACCORDANCE WITH SECTION 3-113(2) OF THE HOME RULE CHARTER, THIS ORDINANCE BECAME EFFECTIVE ON AUGUST 30, 2026
***Copies of the attachment may be seen in full in the Clerk of Council's Office, 1300 Perdido Street, Room 1E09, City Hall.*
ORDINANCE
CITY OF NEW ORLEANS
CITY HALL: July 23, 2026
CALENDAR NO. 35,518
NO. 30742 MAYOR COUNCIL SERIES
BY: COUNCILMEMBER HARRIS
AN ORDINANCE to establish a conditional use to permit a commercial short term rental in a CBD-2 Historic Commercial and Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 130, Lots 14 and 15, in the First Municipal District, bounded by Natchez Street, Magazine Street, Poydras Street, and Tchoupitoulas Street (Municipal Address: 422 Natchez Street); and otherwise to provide with respect thereto.
WHEREAS, **Zoning Docket Number 56/26** was initiated by Tony Montgomery and Nicolette Montgomery and referred to the City Planning Commission; and
WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated June 11, 2026, presented in **Zoning Docket Number 56/26**; and
WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was granted approval by the City Council, subject to two (2) provisos, as stated in Motion Number M-26-280 of the Council of the City of New Orleans on July 9, 2026.
SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a commercial short term rental in a CBD-2 Historic Commercial and Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 130, Lots 14 and 15, in the First Municipal District, bounded by Natchez Street, Magazine Street, Poydras Street, and Tchoupitoulas Street (Municipal Address: 422 Natchez Street); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:
PROVISOS:
1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Loding Use shall be compliant with all relevant requirements of the zoning ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.
SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.
SECTION 3. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning Commission's approval of the final site plan, which shall be submitted within one year of adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Court for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to the City Planning Commission. If the development plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements of Article 4, Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Article 4, Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.
ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS AUGUST 20, 2026
JP MORRELL
PRESIDENT OF THE COUNCIL
DELIVERED TO THE MAYOR ON AUGUST 20, 2026
APPROVED: AUGUST 31, 2026
HELENA MORENO
MAYOR
RETURNED BY THE MAYOR ON AUGUST 31, 2026 AT 10:50 A.M.
AISHA R. COLLIER
CLERK OF COUNCIL
ROLL CALL VOTE:
YEAS: Green, Harris, Hughes, McCarron, Willard - 5
NAYS: Morrell - 1
ABSENT: King - 1
RECUSED: 0
THIS ORDINANCE WAS RETURNED SIGNED BY THE MAYOR ON THE 31st DAY OF AUGUST 2026. IN ACCORDANCE WITH SECTION 3-113(2) OF THE HOME RULE CHARTER, THIS ORDINANCE BECAME EFFECTIVE ON AUGUST 30, 2026
***Copies of the attachment may be seen in full in the Clerk of Council's Office, 1300 Perdido Street, Room 1E09, City Hall.*
ORDINANCE
CITY OF NEW ORLEANS
CITY HALL: July 23, 2026
CALENDAR NO. 35,519
NO. 30743 MAYOR COUNCIL SERIES
BY: COUNCILMEMBERS KING AND MORRELL
AN ORDINANCE to amend and reordain Article 24, Section 24.13.G.3.d Retail Facilities in the VCS and VCS-1 Districts of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to alter the signage regulations for retail centers owned or controlled by a single entity, not anchored by a major department store, unified by a specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to diverse retail, food, and entertainment facilities; and otherwise to provide with respect thereto.
WHEREAS, **Zoning Docket Number 57/26** was initiated by MMJSS Holdings, LLC and referred to the City Planning Commission; and
WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended modified approval of the requested text amendment in its report to the City Council dated June 11, 2026, presented in **Zoning Docket Number 57/26**; and
WHEREAS, the recommendation of the City Planning Commission was upheld, and the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, as stated in Motion Number M-26-277 of the Council of the City of New Orleans on July 9, 2026.
SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Article 24 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is hereby amended and reordained to read as follows:
"ARTICLE 24. SIGNS
*** * ***
24.13 PERMANENT SIGNS - HISTORIC CORE NEIGHBORHOOD
*** * ***
24.13.G WALL SIGN, WINDOW SIGN, AND PROJECTING SIGN
*** * ***
24.13.G.3 SIGN AREA, NUMBER AND LOCATION REGULATIONS
*** * ***
24.13.G.3.d RETAIL FACILITIES IN THE VCS AND VCS-1 DISTRICTS
The following regulations apply to signs in the VCS and VCS-1 Districts but only for a retail center owned or controlled by a single entity, not anchored by a major department store, unified by specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area and over three (3) stories in height, devoted primarily to diverse retail, food and entertainment facilities:
i. A multi-tenant structure in these Districts shall be allowed one (1) Identification Sign per side of the building, in the form of a Projecting Sign or a Wall sign. Signs for this purpose shall be limited to eighteen (18) square feet if a wall sign or eighteen (18) square feet per sign face if a projecting sign.
ii. Identification Signs may be located on non building locations, such as on