

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: July 23, 2026**

**CALENDAR NO. 35,518**

**NO. \_\_\_\_\_ 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:

7 **PROVISOS:**

- 8 1. The approval of the application is limited to Transient Lodging Use and any variances specifically  
9 granted as part of this application. With the exception of any variances that are specifically granted  
10 as part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements  
11 of the zoning ordinance.
- 12 2. The Department of Safety and Permits shall issue no building permits or licenses for this project  
13 until final development plans are approved by the City Planning Commission and recorded with  
14 the Office of Conveyances. Failure to complete the conditional use process by properly recording  
15 plans within a one-year time period or failure to request an administrative extension as provided  
16 for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional  
17 use approval.

1 **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do anything required  
2 to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law  
3 prescribes.

1 **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this conditional  
2 use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely  
3 fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or  
4 ongoing obligation have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based  
5 on the City Planning Commission's approval of the final site plan, which shall be submitted within one  
6 year of adoption of this Ordinance by the City Council, unless extended as authorized by the  
7 Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify  
8 that the development plan incorporate all conditions set forth in this Ordinance and shall sign the plan to  
9 indicate final plan approval. The final approved plan shall be recorded in the Office of the Clerk of Court  
10 for the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation  
11 shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other

12 than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is  
13 recorded and evidence of recordation is submitted to the City Planning Commission. If the development  
14 plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning  
15 Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore,  
16 if the requirements of Article 4, Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied  
17 within the timeframe allotted by Article 4, Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning  
18 Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding  
19 deadlines may be extended via motion in accordance with the Comprehensive Zoning Ordinance.

**ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**\_\_\_\_\_

\_\_\_\_\_  
**PRESIDENT OF THE COUNCIL**

**DELIVERED TO THE MAYOR ON** \_\_\_\_\_

**APPROVED:**  
**DISAPPROVED:** \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

**RETURNED BY THE MAYOR ON** \_\_\_\_\_ **AT** \_\_\_\_\_

\_\_\_\_\_  
**CLERK OF COUNCIL**

**ROLL CALL VOTE:**  
**YEAS:**

**NAYS:**

**ABSENT:**

**RECUSED:**

**MOTION**  
**NO. M-26-280**

**CITY HALL: July 9, 2026**

**BY: COUNCILMEMBER HARRIS**

**SECONDED BY: COUNCILMEMBER KING**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, that the City Planning Commission's report and recommendation of **approval subject to two (2) provisos**, related to **ZONING DOCKET 56/26**, initiated by Tony Montgomery and Nicolette Montgomery, requesting consideration of 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 **APPROVED**:

**BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, that the Clerk of Council is directed to forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

**THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:**

**YEAS:** Green, Harris, Hughes, King, McCarron, Willard - 6  
**NAYS:** Morrell - 1  
**ABSENT:** 0

**AND THE MOTION WAS ADOPTED.**

**THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY**



**CLERK OF COUNCIL**

**h:\clerk\_of\_council\docs\joycelyn\council\motions-resolutions\2026\july 9\m-280.docx**