

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: July 23, 2026

CALENDAR NO. 35,519

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

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.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **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

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24.13 PERMANENT SIGNS - HISTORIC CORE NEIGHBORHOOD

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24.13.G WALL SIGN, WINDOW SIGN, AND PROJECTING SIGN

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24.13.G.3 SIGN AREA, NUMBER AND LOCATION REGULATIONS

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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 a pedestrian walkway or architectural archway. These signs on architectural elements shall be considered

the Identification Sign of subsection i., limited to one per side of the building, counted as the side of the building to which they are adjacent. The location and size of these signs shall be approved by the Vieux Carre Commission.

iii. In addition, a multi-tenant structure in these Districts shall be allowed Identification Signs in the form of Canopy Signs, which shall be limited to no more than twelve (12) inches in height and a maximum amount of printed area of eight (8) square feet.

iv. In a multi-tenant structure, each tenant with a leased space over 1,200 square feet shall be permitted one (1) Wall Sign.

a. For ground floor tenants, the maximum size of a Wall Sign for each tenant is nine (9) square feet, with said signs being mounted at the ground floor level on the building.

b. For tenants above the ground floor, the maximum size of a Wall Sign for each tenant is fourteen (14) square feet, with said signs being mounted above the ground floor level on the building.

c. These wall signs shall be permitted, regardless of the location of the tenant within the building, with or without street frontage.

d. In no case may a single building have more than twelve (12) total wall signs.

v. In a multi-tenant structure, each tenant with leased space over 1,200 square feet shall be permitted one (1) projecting sign, the maximum size of which shall be eighteen (18) square feet per sign face. There shall be no more than seven (7) projecting signs for tenants on any given side of a building.

vi. In a multi-tenant structure, a tenant space that is over 6,000 square feet shall be permitted a second projecting sign, the maximum size of which shall be eighteen (18) square feet per sign

47 face. There shall be no more than seven (7) total projecting signs for tenants on any given side
48 of a building.

49 vii. Printing on an awning or canopy is limited to thirty percent (30%) of the surface of any side
50 of the canopy.

51 viii. Final locations on signs shall be determined by the Vieux Carre Commission.

52 * * *”

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-26-277

CITY HALL: July 9, 2026

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER HARRIS

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and recommendation for **MODIFIED APPROVAL** by the City Planning Commission (CPC) on **ZONING DOCKET NO. 57/26** initiated by **MMJSS HOLDINGS, LLC**, requesting an amendment to the text of the Comprehensive Zoning Ordinance, Article 24, Section 24.13.G.3.d Retail Facilities in the VCS and VCS-1 Districts, 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, is received and the request is approved as recommended by the CPC.

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, Morrell, Willard - 7

NAYS: 0

ABSENT: 0

RECUSED: 0

AND THE MOTION WAS ADOPTED.

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



CLERK OF COUNCIL