

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: September 25, 2025

CALENDAR NO. 35,243

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS HARRIS AND KING

AN ORDINANCE to establish a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 141, Lot 4, in the Fourth Municipal District, bounded by Sophie Wright Place, Camp Street, Felicity Street, and Saint Mary Street (Municipal Addresses: 1817-1819 Sophie Wright Place); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 38/25 was initiated by Gayle Boudousquie 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 August 15, 2025, presented in **Zoning Docket Number 38/25**; and

WHEREAS, 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, subject to two (2) provisos, as stated in Motion Number M-25-465 of the Council of the City of New Orleans on September 11, 2025.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,

That a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 141, Lot 4, in the Fourth Municipal District, bounded by Sophie Wright Place, Camp Street, Felicity Street, and Saint Mary Street (Municipal Addresses: 1817-1819 Sophie Wright Place); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

7 **PROVISOS:**

- 8 1. The Department of Safety and Permits shall issue no building permits or licenses for this project
9 until final development plans are approved by the City Planning Commission and recorded with
10 the Office of Conveyances. Failure to complete the conditional use process by properly
11 recording plans within one year or failure to request an administrative extension as provided for
12 in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional
13 use.
- 14 2. The developer shall comply with the applicable standards of **Article 20, Section 20.3.NN:**
- 15 a. The existing structure is non-residential in its construction and original use.
- 16 b. The existing structure and the proposed use shall be pedestrian-oriented in design,
17 including public entrances oriented to the street and storefront windows along the first
18 floor.
- 19 c. Neighborhood commercial establishments are limited to the first floor of the structure
20 and three-thousand (3,000) square feet in gross floor area.
- 21 d. The following uses are permitted within a neighborhood commercial establishment:
- 22 i. Art Gallery
- 23 ii. Arts Studio
- 24 iii. Day Care Center, Adult or Child
- 25 iv. Office
- 26 v. Personal Services Establishment
- 27 vi. Restaurant, Specialty
- 28 vii. Retail Goods Establishment
- 29 e. The structure is limited to the existing building footprint. No increase in building
30 footprint or intensity of use is permitted.
- 31 f. The principal entrance shall be a direct entry from the street the property abuts.

- g. No off-street parking is required.
- h. Drive-through facilities are prohibited.
- i. Outside storage or display is prohibited. All business, servicing, processing, and storage operations shall be located within the structure.
- j. Any signs are subject to the requirements of the HU-RD2 District.
- k. Hours of operation are limited to 6am through 10pm.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be guilty of a misdemeanor. Upon conviction of such a misdemeanor, the individual shall be subject to a fine, imprisonment, or both, in accordance with Section 1-13 of the Code of the City of New Orleans. Such a conviction shall be cause for immediate cancellation of the Use and Occupancy Permit for the premises. Alternatively, the individual 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. Fulfilment 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 the effective date of this Ordinance, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporates 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 Civil District 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

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 Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within
17 the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the
18 conditional use will expire, and this Ordinance will be null and void.

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: