

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: January 8, 2026**

**CALENDAR NO. 35,326**

**NO. \_\_\_\_\_ MAYOR COUNCIL SERIES**

**BY: COUNCILMEMBER GIARRUSSO**

**AN ORDINANCE** to amend and reordain Article 18 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 establish the “Fairgrounds Overlay District”, including the area upon which the Fair Grounds Race Course & Slots currently sits, generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to maintain current and historical fairground and racetrack opportunities; and otherwise to provide with respect thereto.

**WHEREAS, Zoning Docket Number 50/25** was initiated by City Council Motion No. M-25-396 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 text amendment in its report to the City Council dated November 12, 2025, presented in **Zoning Docket Number 50/25**; and

**WHEREAS,** the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by City Council, as stated in Motion Number M-25-646 of the Council of the City of New Orleans on December 18, 2025; and

1       **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**  
2       **ORDAINS,** That Article 18 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 18. OVERLAY ZONING DISTRICTS**

\* \* \*

**18.2 PURPOSE STATEMENTS**

\* \* \*

**18.2.BB – PURPOSE OF THE FAIRGROUNDS OVERLAY DISTRICT**

The purpose of the Fairgrounds Overlay District is to preserve the historic use of the Fair Grounds Race Course & Slots for the benefit of the neighborhood and for the city at large and ensure appropriate coordination of any residential development efforts. The purpose is not to deprive the property of existing property rights or to prevent the expansion of the facility through the processes established by this ordinance.

Should the Fair Grounds cease operations and be redeveloped for residential use not associated with racetrack operations, such residential development is generally limited to the planned development process to ensure redevelopment efforts consider site design, infrastructure improvements, and public facilities.

\* \* \*

**18.33 FAIRGROUNDS OVERLAY DISTRICT**

**18.33.A APPLICABILITY**

The Fairgrounds Overlay District applies to the following areas:

1. Those lots generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street.

**18.33.B USES**

27 **18.33.B.1 PERMITTED AND CONDITIONAL USES**

|    |                                                       |                                   |                               |
|----|-------------------------------------------------------|-----------------------------------|-------------------------------|
| 28 | <b><u>PERMITTED AND CONDITIONAL USES</u></b>          |                                   |                               |
| 29 |                                                       | <b><u>FAIRGROUNDS OVERLAY</u></b> |                               |
| 30 |                                                       | <b><u>DISTRICT</u></b>            |                               |
| 31 | <b><u>USES</u></b>                                    | <b><u>USES</u></b>                | <b><u>USE STANDARDS</u></b>   |
| 32 | <b><u>RESIDENTIAL USE</u></b>                         |                                   |                               |
| 33 | <b><u>Dwelling, Single-Family</u></b>                 | <b><u>C<sup>1</sup></u></b>       | <b><u>Article 5</u></b>       |
| 34 | <b><u>Dwelling, Two-Family</u></b>                    | <b><u>C<sup>1</sup></u></b>       | <b><u>Article 5</u></b>       |
| 35 | <b><u>Dwelling, Small Multi-Family Affordable</u></b> | <b><u>C<sup>1</sup></u></b>       | <b><u>Article 5</u></b>       |
| 36 | <b><u>COMMERCIAL USE</u></b>                          |                                   |                               |
| 37 | <b><u>Fairgrounds</u></b>                             | <b><u>C</u></b>                   | <b><u>Section 20.3.CC</u></b> |
| 38 | <b><u>Racetrack</u></b>                               | <b><u>C</u></b>                   | <b><u>Section 20.3.VV</u></b> |

39 **<sup>1</sup>Residential development of any parcel five acres or larger in size is allowed only when**  
 40 **approved through the planned development process as outlined in Article 5. Residential**  
 41 **development of any parcel under five acres in area is allowed only through the conditional**  
 42 **use process.**

43 **<sup>2</sup> Expansion of the existing Fair Grounds racetrack may be authorized through the processes**  
 44 **set forth by Section 4.F.5 of the Comprehensive Zoning Ordinance. Such expansion may**  
 45 **include the expansion or addition of ancillary use that support the racetrack's operation,**  
 46 **including but not limited to racetrack, casino, sports book, off track betting parlor, ticketing**  
 47 **operations, office/professional workspaces, non-profit offices, governmental offices, group**  
 48 **sales/meeting facilities, horse stalling/equine husbandry, equine training, racetrack**

49 maintenance, mechanics shop, feed store, museum, retail, tv production, storage, single  
50 family housing, transient lodging, restaurants, concessions/snack bars and bars.

51 \* \* \*”

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-25-646**

**CITY HALL: December 18, 2025**

**BY: COUNCILMEMBER GIARRUSSO**

**SECONDED BY: COUNCILMEMBER THOMAS**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,** That the City Planning Commission's report and **favorable recommendation** for **ZONING DOCKET 50/25 – City Council Motion No. M-25-396**, requesting an amendment to the text of Article 18 of the Comprehensive Zoning Ordinance to establish the Fairgrounds District Overlay, including the area upon which the Fair Grounds Race Course & Slots currently sits, generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to maintain current and historical fairground and racetrack opportunities, is approved and the request is **granted** subject to the following modifications to the use tables as set out in the report:

| <u>Uses</u>                                           | <u>Uses</u>                 | <u>Use Standards</u>    |
|-------------------------------------------------------|-----------------------------|-------------------------|
| RESIDENTIAL USE                                       |                             |                         |
| Dwelling, Single-Family                               | C <sup>1</sup>              | Article 5               |
| Dwelling, Two-Family                                  | C <sup>1</sup>              | Article 5               |
| Dwelling, Townhouse                                   | C <sup>1</sup>              | Article 5               |
| <u>Dwelling, Multi-Family</u>                         | C <sup>1</sup>              | Article 5               |
| <b><u>Dwelling, Small Multi-Family Affordable</u></b> | <b><u>C<sup>1</sup></u></b> | <b><u>Article 5</u></b> |
| COMMERCIAL USE                                        |                             |                         |
| Fairgrounds                                           | C                           | Section 20.3.CC         |
| Racetrack                                             | C                           | Section 20.3.VV         |

<sup>1</sup>Residential development of any parcel five acres or larger in size is allowed only when approved through the planned development process as outlined in Article 5. Residential development of any parcel under five acres in area is allowed only through the conditional use process.

<sup>2</sup> Expansion of the existing Fair Grounds racetrack may be authorized through the processes set forth by Section 4.F.5 of the Comprehensive Zoning Ordinance. Such expansion may include the expansion or addition of ancillary use that support the racetrack's operation, including but not limited to racetrack, casino, sports book, off track betting parlor, ticketing operations, office/professional workspaces, non-profit offices, governmental offices, group sales/meeting facilities, horse stalling/equine husbandry, equine training, racetrack maintenance, mechanics shop, feed store, museum, retail, tv production, storage, ~~multi-family housing~~, single family housing, transient lodging, restaurants, concessions/snack bars and bars.

**BE IT FURTHER MOVED,** That the Clerk of Council shall forward copies of this motion to the Council Land Use Officer, who is directed to prepare an ordinance to effectuate this motion and is granted the 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:** Giarrusso, King, Moreno, Morrell, Thomas - 5

**NAYS:** 0

**ABSENT:** Green, Harris - 2

**RECUSED:** 0

**AND THE MOTION WAS ADOPTED.**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY  
*Lara W. Johnson*  
CLERK OF COUNCIL

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