

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: March 26, 2026

CALENDAR NO. 35,394

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to amend and reordain Article 13 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 define "shipping container dwellings" as homes built from repurposed shipping containers, mandate exterior cladding and additional roofing structures to conceal their industrial features in S-RS Suburban Single-Family Residential Districts, and incorporate them as permitted or conditional uses in relevant zoning district tables; and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 7/26 was initiated by City Council Motion No. M-25-567 and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended denial of the requested text amendment in its report to the City Council dated January 23, 2026, presented in **Zoning Docket Number 7/26**; and

WHEREAS, the recommendation of the City Planning Commission was overruled, 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-26-81 of the Council of the City of New Orleans on March 12, 2026; and

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS,** That Article 13 of the Comprehensive Zoning Ordinance (Ordinance No. 4264 M.C.S., as
3 amended by Ordinance No. 26,413 M.C.S. and subsequent amendments), be, and is hereby amended
4 and reordained to read as follows:

5 **“ARTICLE 13. SUBURBAN NEIGHBORHOODS RESIDENTIAL DISTRICTS**

6 * * *

7 **13.3 SITE DESIGN STANDARDS**

8 * * *

9 **13.3.B BUILDING DESIGN STANDARDS**

10 1. The following standards shall apply to all single- and two-family dwellings:

11 a. All buildings shall provide a clearly articulated entry from the public sidewalk at the
12 front elevation.

13 b. In the S-LRS1 Lakeview Single-Family Residential District, all single- and two-family
14 dwellings having rear alley access shall be prohibited from having front facing garages,
15 carports, and/or parking areas, and curb cuts in or to a front yard. All single- and two-
16 family residences having no rear-alley access shall be permitted to have garages and or
17 parking areas, but such front facing garages or parking areas, whether or not they are
18 connected to the main structure, must be located at least five (5) feet behind the front
19 façade of the principal building.

20 c. Front-loaded attached garages shall not occupy more than twenty-two (22) feet in
21 garage door width or fifty percent (50%) of the width of the front façade of the house,
22 as measured along the building line that faces the street, whichever is greater.

23 d. Roll down shutters and hardware shall not be visible from a public right-of-way when
24 not in use.

25 e. In S-RS Suburban Single-Family Residential District, a dwelling constructed wholly
26 or partially from one or more repurposed shipping containers shall be subject to the
27 following requirements:

28 i. The exterior walls of such structures shall be clad in permitted building
29 materials, including but not limited to wood siding, stucco, brick, fiber cement

30 panels, or corrugated metal panels. The cladding shall fully obscure the seams,
31 corrugation, markings, and original metal surface of the shipping container
32 from view.

33 ii. Roof surfaces that originate from the container unit shall be obscured or
34 concealed by an additional roof structure, such as a pitched or parapet roof, so
35 as not to be visibly identifiable as a container.

36 * * *”

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
Lying Over
NO. M-26-81**

CITY HALL: February 26, 2026

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER HUGHES

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and recommendation for **DENIAL** by the City Planning Commission (CPC) on **ZONING DOCKET NO. 7/26** initiated by **CITY COUNCIL MOTION NO. M-25-567**, requesting an amendment to the text of the Comprehensive Zoning Ordinance to define "shipping container dwellings" as homes built from repurposed shipping containers, mandate exterior cladding and additional roofing structures to conceal their industrial features in S-RS Suburban Single-Family Residential Districts, and incorporate them as permitted or conditional uses in relevant zoning district tables, is received and the following amendment to Article 13.3.B Building Design Standards is approved (text additions are **bolded and underlined**):

“13.3.B Building Design Standards

1. The following standards shall apply to all single- and two-family dwellings:
 - a. All buildings shall provide a clearly articulated entry from the public sidewalk at the front elevation.
 - b. In the S-LRS1 Lakeview Single-Family Residential District, all single- and two-family dwellings having rear alley access shall be prohibited from having front facing garages, carports, and/or parking areas, and curb cuts in or to a front yard. All single- and two-family residences having no rear-alley access shall be permitted to have garages and or parking areas, but such front facing garages or parking areas, whether or not they are connected to the main structure, must be located at least five (5) feet behind the front façade of the principal building.
 - c. Front-loaded attached garages shall not occupy more than twenty-two (22) feet in garage door width or fifty percent (50%) of the width of the front façade of the house, as measured along the building line that faces the street, whichever is greater.

d. Roll down shutters and hardware shall not be visible from a public right-of-way when not in use.

e. In S-RS Suburban Single-Family Residential District, a dwelling constructed wholly or partially from one or more repurposed shipping containers shall be subject to the following requirements:

i. The exterior walls of such structures shall be clad in permitted building materials, including but not limited to wood siding, stucco, brick, fiber cement panels, or corrugated metal panels. The cladding shall fully obscure the seams, corrugation, markings, and original metal surface of the shipping container from view.

ii. Roof surfaces that originate from the container unit shall be obscured or concealed by an additional roof structure, such as a pitched or parapet roof, so as not to be visibly identifiable as a container.”

* * *

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.

MARCH 12, 2026

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

YEAS: King, Harris, Hughes, King, McCarron, Morrell, Willard - 7
NAYS: 0
ABSENT: 0
RECUSED: 0

AND THE MOTION WAS ADOPTED.

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THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL