

ORDINANCE
CITY OF NEW ORLEANS

CITY HALL: January 8, 2026
CALENDAR NO. 35,329

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to establish a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, on Square 170, Lots 27 through 29-A or Lot Pt. A, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Montegut Street, and Royal Street (Municipal Addresses: 3010-3014 Dauphine Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 59/25 was initiated by 3014 Dauphine, LLC 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 November 12, 2025, presented in **Zoning Docket Number 59/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval of the City Council, subject to one (1) waiver and three (3) provisos, as stated in Motion Number M-25-603 of the City of New Orleans on December 18, 2025.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS,** That a conditional use to permit a reception facility in the HM-MU Historic
3 Marigny/Tremé/Bywater Mixed-Use District, on Square 170, Lots 27 through 29-A or Lot Pt. A, in
4 the Third Municipal District, bounded by Dauphine Street, Clouet Street, Montegut Street, and Royal
5 Street (Municipal Addresses: 3010-3014 Dauphine Street); is hereby authorized and approved, subject
6 to the following waiver and provisos, as specifically set forth herein:

7 **WAIVER:**

8 1. The developer shall be granted a waiver of Comprehensive Zoning Ordinance **Article 22,**
9 **Section 22.4.A (Table 22-1)** to permit the reception facility to operate with the existing 12
10 grandfathered parking spaces only, in lieu of the 25 spaces required per the facility's square
11 footage.

12 **PROVISOS:**

13 1. The Department of Safety and Permits shall issue no building permits or licenses for this
14 project until final development plans are approved by the City Planning Commission and
15 recorded with the Orleans Parish Clerk of Court Land Records Division. Failure to complete
16 the conditional use process within one year or failure to request an administrative extension as
17 provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void
18 the conditional use approval.

19 2. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the
20 following use standards:

21 a. The reception facility shall submit a security and operation plan, which includes the
22 provision of exterior security cameras, to the Department of Safety and Permits.

23 b. The reception facility shall provide its own license for the service of alcoholic
24 beverages.

25 c. A general admission fee or any other monetary donations (payment at the door to the
26 general public) for entrance is prohibited, with the exception of fundraisers or events
27 for bona fide non-profit organizations, places of worship, or educational facilities.

28 d. Outdoor live entertainment-secondary use is a separate use and subject to separate
29 approval. Additionally, the reception must remain open while any live entertainment
30 takes place. Indoor live entertainment is subject to a closed-doors-and-windows policy.

31 e. Outdoor lighting shall be directed away from adjacent residentially zoned property.

32 f. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. (midnight) Sunday
33 through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

34 3. In accordance with **Article 21, Sections 21.6.O.1.c and 21.6.O.1.d**, the developer shall
35 establish and maintain a buffer area of at least six (6) feet between the edge of the roof deck
36 and the edge of the building.

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

1 **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this
2 conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have
3 been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose a
4 continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a continuing or ongoing
5 obligation is based on the City Planning Commission’s approval of the final site plan, which shall be
6 submitted within one year of adoption of this Ordinance by the City Council, unless extended as
7 authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning
8 Commission shall verify that the development plan incorporate all conditions set forth in this
9 Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be
10 recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of
11 the date of final approval, and evidence of such recordation shall be submitted to the City Planning
12 Commission. No use or occupancy certificates or permits, other than the building permits needed to
13 fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of
14 recordation is submitted to the City Planning Commission. If the development plan is not approved
15 and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this
16 Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the requirements
17 of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe

18 allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use
19 will expire, and this Ordinance will be null and void. The preceding deadlines may be extended via
20 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
(Lying Over)
NO. M-25-603

CITY HALL: December 4, 2025

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER HARRIS

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 one waiver and three provisos, related to ZONING DOCKET 59/25, initiated by 3014 DAUPHINE, LLC, requesting consideration of a conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, Square 170, Lot 27, in the Third Municipal District, bounded by Dauphine Street, Clouet Street, Royal Street, and Montegut Street (Municipal Addresses: 3010-3014 Dauphine Street), is hereby received and the request is **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 Council Land Use Officer, who 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.

DECEMBER 18, 2025

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

YEAS: Green, Harris, King, Moreno, Morrell, Thomas - 6
NAYS: 0
ABSENT: Giarrusso - 1
RECUSED: 0

AND THE MOTION WAS ADOPTED.

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