

7 **19.4 TEMPORARY PROHIBITIONS**

8 **19.4.A INTERIM ZONING DISTRICT(S) (IZD)**

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10 **19.4.A.23 – TRANSIENT LODGING INTERIM ZONING DISTRICT**

11 **A. Intent of the District**

12 The IZD is intended to temporarily change use allowances for “Transient Lodging” uses, which
13 includes bed and breakfast, accessory and principal; hostel; hotel/motel; commercial short-term rental;
14 and timeshare. Any outright permitted uses will be considered conditional under the Transient Lodging
15 Interim Zoning District.

16 **B. Use Restrictions**

17 When allowed as a permitted use in the base zoning district, the following “Transient Lodging” uses
18 require conditional use approval in accordance with Section 4.3:

- 19 1. Bed and Breakfast, Accessory
- 20 2. Bed and Breakfast, Principal
- 21 3. Hostel
- 22 4. Hotel/Motel
- 23 5. Short Term Rental, Commercial
- 24 6. Timeshare

25 The above uses shall remain prohibited if indicated as such in the Comprehensive Zoning Ordinance.

26 **C. Evaluation Criteria**

27 In addition to the evaluation criteria for conditional uses in Section 4.3, each application shall be
28 evaluated with the following additional criteria:

- 29 1. Will the proposed Transient Lodging Use reduce the amount of long-term housing, including
30 affordable and workforce housing?

31 2. Will the proposed Transient Lodging Use be located along a major arterial street or within 600
32 feet of a transit stop?

33 3. How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?

34 **D. Appeals**

35 Appeals of this IZD shall be made to the Executive Director of the City Planning Commission. Every
36 application for appeal shall be made on forms provided by the City and shall be accompanied by the
37 payment of a filing fee in the amount of \$1,500.00. Every application shall also include a written
38 statement explaining why the applicant should be exempted from the conditional use requirement
39 imposed by this IZD. The Executive Director shall not accept any appeal application that is not
40 submitted and completed on the forms provided by the City or does not include all information required
41 by this IZD and CZO Section 4.3 or does not include complete payment of the filing fee. The Executive
42 Director or his or her staff shall review the accepted appeal application and shall make a
43 recommendation to the Council of approval, modified approval, or denial based on the following
44 standards:

45 1. Is the use requested in the appeal compatible with the surrounding land uses and structures?

46 2. Does the use requested in the appeal provide for an efficient use of land?

47 3. Will granting the use requested in the appeal increase traffic and safety hazards?

48 4. Will the use requested in the appeal increase community environmental impacts?

49 5. Is the use requested in the appeal consistent with all applicable zoning regulatory provisions
50 except this Interim Zoning District, as found in the Comprehensive Zoning Ordinance and the
51 City Code?

52 6. Will the use requested in the appeal reduce the amount of long-term housing, including
53 affordable and workforce housing?

54 7. How many additional Transient Lodging Uses exist within 1,000 feet of the property associated
55 with the appeal?

56 8. Do special circumstances exist that would justify granting the appeal and bypassing the
57 conditional use process set forth herein rather than requiring the applicant to adhere to the terms
58 of this Interim Zoning District?

59 In conducting this review, the Executive Director may request that the applicant provide additional
60 information, beyond that required by the official appeal application forms, as is necessary for the
61 Executive Director to provide a recommendation. The Executive Director shall transmit the
62 recommendation to the City Council within 60 days of receipt of the completed application to appeal
63 and payment of the filing fee. The Council shall have 60 days from the receipt of the Executive
64 Director's recommendation to act by motion directing the drafting of an ordinance to grant the appeal
65 (with or without modifications) or to deny the appeal. If the Council fails to act within 60 days from
66 the receipt of the recommendation, the appeal shall be deemed to be denied.

67 * * *

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-26-86

CITY HALL: February 26, 2026

BY: COUNCILMEMBER MORRELL

SECONDED BY: COUNCILMEMBER MCCARRON

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval** related to **ZONING DOCKET 6/26**, initiated by Council Motion No. M-25-530, requesting consideration of an amendment to Article 19 of the Comprehensive Zoning Ordinance to create a new Interim Zoning District called the Transient Lodging Interim Zoning District, the intent of which is to require conditional use approval for hotels/motels; hostels; short-term rentals, commercial; timeshares; bed and breakfasts, principal and accessory in all zoning districts citywide where they are otherwise permitted, 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 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.

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THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Aisha Collier

CLERK OF COUNCIL