

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: July 9, 2026

CALENDAR NO. 35,494

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to amend and reordain Articles 17 and 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 a new overlay district called the Convention Center Hotel Overlay District affecting the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park. The overlay district would create a new regulations affecting the permitted land uses, allowable building heights, floor area ration (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements, applicable to the following area: the entirety of Squares 12-A, 24-A, 25, and a portion of the public street, situated in the First Municipal District, generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park (Municipal Addresses: 1000 South Peters Street, 1001 Convention Center Boulevard, 1040 South Peters Street, and John Churchill Chase Street between South Peters Street and Convention Center Boulevard); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 24/26 was initiated by Ernest N. Morial New Orleans Exhibition Hall Authority 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 use in its report to the City Council dated April 29, 2026, presented in **Zoning Docket Number 24/26**; and

WHEREAS, the recommendation of the City Planning Commission was upheld, and the changes were deemed necessary and in the best interest of the City of New Orleans and the request was

approved with modifications by the City Council, as stated in Motion Number M-26-255 of the Council of the City of New Orleans on June 24, 2026.

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

That Article 17 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 17. CENTRAL BUSINESS DISTRICTS

* * *

17.4 SITE DESIGN STANDARDS

* * *

17.4.A.2 BUILDING HEIGHT

* * *

FIGURE 17-2: MAXIMUM BUILDING HEIGHT

This map will be amended to show the site is controlled by FAR, subject to a maximum building height of 360 feet.

FIGURE 17-3: MAXIMUM FLOOR AREA RATIO

This map will be amended to show the site controlled by FAR 12.

* * *”

SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY 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

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18.2.CC Purpose of the Convention Center Hotel Overlay District

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18.34.A APPLICABILITY

The Convention Center Hotel (“CCH”) Overlay District shall apply to the following areas:

- ### 18.34.B USES

All uses permitted in the CBD-2 zoning district shall be permitted in the CCH Overlay District.

18.34.C BUILDING HEIGHT

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12, with no building exceeding a maximum building height of 360 feet.

18.34.D MULTI-MODAL/PEDESTRIAN CORRIDOR DESIGN STANDARDS

The regulations of Section 17.6.D shall not apply to properties in the CCH Overlay District. The following building design standards shall apply to new construction in the CCH Overlay District.

1. The first floor of structures shall be designed with a minimum ceiling height of fourteen (14) feet.
2. All façades along Convention Center Boulevard shall include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least six (6) inches such as an offset, reveal, pilaster, or projecting rib, changes in wall texture or masonry patterns, colonnade, columns, or pilasters. All elements shall repeat at intervals of a maximum of twenty-five (25) feet.
3. Ventilation grates, emergency exit doors, and similar functional elements located on the façade shall be designed as decorative elements and integrated into the overall building design.
4. Structures shall maintain an entrance that fronts Convention Center Boulevard. Building entrances may include doors to individual shops and businesses, lobby entrances, entrances to pedestrian plazas, or entrances to a cluster of retail goods establishments or other non-residential uses that are open to the public.
5. The site shall be designed to ensure safe pedestrian access to the building from the street and from any parking areas. Safe pedestrian access to and from adjacent buildings is also required.
6. Building design shall be reviewed so that the primary entrance, parking structures and safe pedestrian access points are physically accessible to allow full access and use by a person utilizing a mobility device.

7. There shall be only one set of access ramps to on-site parking garages.

18.34.E BICYCLE PARKING

Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements, shall not apply. New construction shall provide a minimum of twenty (20) bicycle parking spaces.

18.34.F OFF-STREET LOADING SPACES

Table 22-3 Off-Street Loading Requirements, shall not apply. New construction is not required to provide more than four (4) loading spaces.

18.34.G CURB CUTS

New construction in the CCH Overlay District shall be permitted a maximum of two curb cuts per frontage, with a maximum width of 28' feet for each curb cut. Section 22.11.B Curb Cuts and Figure 22-9 Prohibited Curb Cut Locations shall not apply in the CCH Overlay District.

Curb cuts for loading and trash areas shall be permitted, with a maximum width of 120 feet, to accommodate the required loading spaces and trash service.

18.34.H SIGNAGE

In addition to the signage permitted by "Article 24 Signs", Hotels in the CCH Overlay District shall be permitted the following additional signage:

1. Podium (lower or base) portion of a building: Wall signs shall be permitted on each façade of the building up to fifty (50) square feet per sign.
2. Tower portion of building: Additionally, for new construction over twenty (20) stories or above, one (1) wall sign per façade of the building shall be permitted, with a maximum of three-hundred (300) square feet per wall sign.
3. Tenant signage: Wall signs shall be permitted for each non-ground floor tenant within the Hotel, up to twenty (20) square feet.

76 4. Notwithstanding the additional signage provided in this section, ground floor tenant signage
77 shall be permitted per “Article 24 Signs.

78 **18.34.I EXTERIOR LIGHTING**

79 New construction in the CCH Overlay District shall be permitted to have building-mounted fixtures
80 above the maximum height of eighteen (18) feet set forth in Section 21.5.C.1, but must be limited to the
81 heights and locations on stamped plans. All lighting is subject to the regulations within Section 21.5.A.”

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-26-255

CITY HALL: June 18, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MORRELL

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the report and recommendation of the City Planning Commission on **ZONING DOCKET 24/26 - ERNEST N. MORIAL NEW ORLEANS EXHIBITION HALL AUTHORITY** - Requesting a Text Amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district called the Convention Center Hotel Overlay District affecting the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park. The overlay district would create new regulations affecting the permitted land uses, allowable building heights, floor area ration (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements, applicable to the following area: the entirety of Squares 12-A, 24-A, 25, and a portion of the Public Street, situated in the First Municipal District, generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park (**Municipal Addresses: 1000 South Peters Street, 1001 Convention Center Boulevard, 1040 South Peters Street, John Churchill Chase Street between South Peters Street and Convention Center Boulevard**) for Modified Approval is received and is hereby **APPROVED**, subject to the following modifications:

1. On page 31 of the City Planning Commission report, amend the “18.33.C Building Height” provision as follows:

Lots in the CCH Overlay District shall not be subject to the maximum building height limits of Figure 17-2: Maximum Building Height. Lots in the CCH Overlay District shall be subject to a maximum floor area ratio (FAR) limit of 12, with no building exceeding a maximum building height of 360 feet.

2. On page 33 of the City Planning Commission report, amend the sentence under "FIGURE 17-2: MAXIMUM BUILDING HEIGHT" as follows:

This map will be amended to show the site is controlled by FAR, subject to a maximum building height of 360 feet.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion and the report of the City Planning Commission to the City Attorney's Office for preparation of an ordinance to effectuate this request.

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

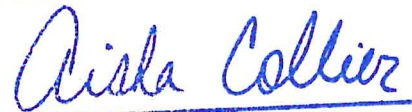
YEAS: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7

NAYS: 0

ABSENT: 0

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY



CLERK OF COUNCIL

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