

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: August 21, 2025**

**CALENDAR NO. 35,212**

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

**BY: COUNCILMEMBER GREEN**

**AN ORDINANCE** to grant an amendment to Ordinance No. 25,560 MCS (Zoning Docket 039/13) to permit the expansion of a reception facility in an S-B1 Suburban Neighborhood Business District, on Square 2316, Lot X1, in the Third Municipal District, bounded by Sere Street, Gibson Street, Duplessis Street, and Lafreniere Street (Municipal Address: 1484 Sere Street); and otherwise to provide with respect thereto.

**WHEREAS, Zoning Docket Number 34/25** was initiated by Gregory J. Williams and referred to the City Planning Commission; and

**WHEREAS,** the City Planning Commission held a public hearing on this zoning petition and recommended approval thereof in its report to the City Council dated July 18, 2025, presented in **Zoning Docket Number 34/25**; and

**WHEREAS,** the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval, subject to four (4) provisos as stated in Motion Number M-25-423 of the Council of the City of New Orleans on August 7, 2025.

1           **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**  
2 **ORDAINS,** That the provisos attached to Ordinance No. 25,560 MCS (Zoning Docket 039/13) are  
3 rescinded.

1           **SECTION 2.** Ordinance No. 25,560 MCS (Zoning Docket 039/13) to permit the expansion  
2 of a reception facility in an S-B1 Suburban Neighborhood Business District, on Square 2316, Lot  
3 X1, in the Third Municipal District, bounded by Sere Street, Gibson Street, Duplessis Street, and  
4 Lafreniere Street (Municipal Address: 1484 Sere Street); is hereby amended, authorized and  
5 approved, subject to the following provisos, as specifically set forth herein:

6           **PROVISOS:**

- 7           1.       Ordinance No. 025,560 MCS is hereby amended to include the additional site area.
- 8           2.       Existing, legal use, building, and site conditions existing as of the date of this ordinance  
9               may be preserved.
- 10          3.       The Department of Safety and Permits shall issue no building permits or licenses for this  
11               project until final development plans are approved by the City Planning Commission and  
12               recorded with the Orleans Parish Clerk of Court Land Records Division. Failure to complete  
13               the conditional use process within one year or failure to request an administrative extension  
14               as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will  
15               void the conditional use approval.
- 16          4.       In accordance with **Article 20, Section 20.3.WW**, as modified by any waivers which may  
17               be granted, the reception facility is subject to the below use standards:
  - 18               a.       A general admission fee or any other monetary donations (payment at the door by  
19                       the general public) for entrance is prohibited, with the exception of fundraisers or  
20                       events for bona fide non-profit organizations, places of worship or educational  
21                       facilities.
  - 22               b.       Outdoor live entertainment-secondary use is a separate use and subject to separate  
23                       approval. Additionally, the reception facility must remain open while any live

24 entertainment takes place. Indoor live entertainment is subject to a closed doors and  
25 windows policy.

26 c. Outdoor lighting shall be directed away from adjacent residentially zoned property.

27 d. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday  
28 through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

1 **SECTION 3.** Whoever does anything prohibited by this Ordinance or fails to do anything  
2 required to be done by this Ordinance shall be guilty of a misdemeanor. Upon conviction of such a  
3 misdemeanor, the individual shall be subject to a fine, imprisonment, or both, in accordance with  
4 Section 1-13 of the Code of the City of New Orleans. Such a conviction shall be cause for immediate  
5 cancellation of the Use and Occupancy Permit for the premises. Alternatively, the individual shall  
6 be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

1 **SECTION 4.** 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  
4 a 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  
6 be 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  
11 of the date of final approval, and evidence of such recordation shall be submitted to the City  
12 Planning Commission. No use or occupancy certificates or permits, other than the building permits  
13 needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence

14 of recordation is submitted to the City Planning Commission. If the development plan is not  
15 approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance,  
16 then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the  
17 requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within  
18 the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance,  
19 the conditional use will expire, and this Ordinance will be null and void.

**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** \_\_\_\_\_

\_\_\_\_\_  
**ASSISTANT CLERK OF COUNCIL**

**ROLL CALL VOTE:**

**YEAS:**

**NAYS:**

**ABSENT:**

**RECUSED:**