

MOTION

NO. M-26-229

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MORRELL

SECONDED BY:

A **MOTION** directing the City Planning Commission to conduct a public hearing to consider amendments to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance, to amend all necessary articles to implement the findings of the Transient Lodging Study, with the specified modifications.

WHEREAS, on March 23, 2023, the City Council adopted Motion M-23-120 directing the City Planning Commission to conduct a study to recommend updates to Commercial Short Term Rental (CSTR) regulations; and

WHEREAS, on May 25, 2023, the City Council adopted Motion M-23-247 directing the City Planning commission to replace that study with an expanded review of all transient lodging uses, to be called the Transient Lodging Study; and

WHEREAS, on February 12, 2026, the City Council received the Transient Lodging Study from the City Planning Commission on its consent agenda; and

WHEREAS, after careful review and engagement with relevant stakeholders, the City Council is prepared to move forward with the consideration of amendments to the Comprehensive Zoning Ordinance in accordance with the recommendations contained in the Transient Lodging Study; **NOW THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider amendments to

Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance (“CZO”), to amend all necessary articles to implement changes to use permissions, standards, definitions, and any other provisions pertaining to transient lodging, as set forth in this motion, and as informed by the Transient Lodging Study.

BE IT FURTHER MOVED, That the City Planning Commission shall recommend changes, if necessary, to the CZO regarding the topics set forth in Exhibit A, attached hereto and made a part hereof. In recommending these changes, the City Planning Commission should incorporate recommendations made in the Transient Lodging Study wherever possible. This list should not be considered exhaustive, and additional recommendations by the City Planning Commission regarding any topic contained in the Transient Lodging Study may be included in their staff report.

BE IT FURTHER MOVED, That the requirement to participate in the Neighborhood Participation Program is waived due to extensive and ongoing public engagement in this process, and application fees in the amount of \$1,500.00 are hereby waived.

BE IT FURTHER MOVED, That in accordance with CZO Section 4.2.D.3.C, the Council finds that there is good cause to provide for a period of 120 days for the City Planning Commission to provide its recommendation given the extensive and complex nature of the changes contemplated and the intense public interest in the subject matter of the changes.

BE IT FURTHER MOVED, That in the process of reviewing this amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed or

appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

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

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

EXHIBIT A to M-26-229

The City Planning Commission is directed to provide recommendations for changes to the Comprehensive Zoning Ordinance regarding the following matters:

1. Whether density caps are needed for commercial short-term rental (“CSTR”) uses or hotel uses, and, if such caps are recommended, details regarding the caps and their implementation;
2. Adoption of the changed and new definitions set out in the Transient Lodging Study, including but not limited to:
 - a. Bed and Breakfast;
 - b. Short Term Rental, Commercial;
 - c. Short Term Rental, Commercial – Small (additional consideration should be given to renaming this use “Short Term Rental, Commercial – Two-Family”);
 - d. Short Term Rental, Commercial – Medium (additional consideration should be given to renaming this use “Short Term Rental, Commercial – Multi-Family”);
 - e. Short Term Rental, Commercial – Large (additional consideration should be given to renaming this use “Short Term Rental, Commercial – Whole”);
 - f. Timeshare Building;
 - g. Timeshare Dwelling Unit;
 - h. Hotel/Motel, General;
 - i. Hotel/Motel, Neighborhood (additional consideration should be given to renaming this use “Hotel/Motel, Small”);
 - j. Hotel/Motel, Large;
 - k. Hostel;

3. Ensuring consistency between use permissions for hotels, hostels, and timeshares;
4. Accessory use permissions and standards regarding the sale of alcohol by transient lodging uses, taking into account relevant legal precedents;
5. Regulations regarding the size of bed and breakfasts, including consideration of a general cap of 5 bedrooms with a cap of 9 bedrooms in historic structures, as well as recommendations regarding the definition of a historic structure for these purposes;
6. Allowing additional density for CSTRs along Canal Street to encourage revitalization of the corridor and mechanisms for implementing this additional density;
7. Accessory use permissions and standards regarding live entertainment and special event permitting in neighborhood (or small) hotels;
8. Changes to definitions, use standards, or other provisions to enact the following regulations regarding bed and breakfasts:
 - a. Limiting meal service to registered guests unless restaurant or bar use is allowed in underlying zoning;
 - b. Prohibiting use as an event space unless such use is allowed in the underlying zoning;
 - c. Retaining current density caps;
9. Changes to definitions, use standards, or other provisions to enact the following regulations regarding hotel/motel uses:
 - a. Ensuring that customary lodging services are provided by all hotel/motel uses, including the requirement that there be staffing on premises 24 hours a day, seven days a week, a lobby, and a restroom available to staff at all times;

- b. Limiting neighborhood (or small) hotels to a maximum of 8,000 square feet of gross floor area;
 - c. Allowing hotels under 8,000 square feet of gross floor area to seek licensure as a large hotel if permitted by zoning;
 - d. Limiting alcohol and food sales in neighborhood (or small) hotels to registered guests unless restaurant or bar use is allowed in the underlying zoning;
10. Changes to definitions, use standards, or other provisions to enact the following regulations regarding commercial short-term rental uses:
- a. Ensuring that these uses are temporary uses, like Non-Commercial Short-Term Rental uses;
 - b. Allowing for an owner's license that is valid for two years;
 - c. Retaining the current limitation of two occupants per bedroom;
 - d. Limiting Short-Term Rental, Commercial – Small (or Two-Family) to:
 - i. A maximum of two guest bedrooms;
 - ii. A maximum of two guests per bedroom for a total maximum occupancy of four guests;
 - iii. A maximum of one unit per lot of record;
 - e. Limiting Short-Term Rental, Commercial – Medium (or Multi-Family) to:
 - i. A maximum of three guest bedrooms;
 - ii. A maximum of two guests per bedroom for a total maximum occupancy of six guests;
 - iii. A maximum of twenty-five percent of the units per lot of record;
 - f. Limiting Short-Term Rental, Commercial – Large (or Whole) to

- i. A maximum of five guest bedrooms;
 - ii. A maximum of two guests per bedroom for a total maximum occupancy of ten guests;
- g. Requiring that all units in a Short-Term Rental, Commercial – Medium (or Multi-Family) be operated by the same operator;
- h. Consider Short-Term Rental, Commercial – Medium (or Multi-Family) in the VCE-1 zoning district, taking into account the extensive public interest in the use permissions in this district, the commercial nature of the district, and its similarity to the VCE zoning district;
- i. Consider Short-Term Rental, Commercial – Medium on Canal Street, taking into account the Canal Street Study: Progress Report and Analysis of Current Issues;
- j. Consider transient lodging uses in HMC-2 taking into account the zoning district's location on major traffic arteries that provide access for more intense commercial uses.

11. Changes to the use permission tables, as follows:

Relevant Abbreviations:

P: Permitted

C: Conditional

CSTR: Short-Term Rental, Commercial (as currently defined)

H/M: Hotel/Motel (as currently defined)

BnB-A: Bed and Breakfast, Accessory (as currently defined)

BnB-P: Bed and Breakfast, Principal (as currently defined)

BnB: Bed and Breakfast (as proposed herein)

CSTR-S: Short-Term Rental, Commercial – Small (or Two-Family) (as proposed herein)

CSTR-M: Short-Term Rental, Commercial – Medium (or Multi-Family) (as proposed herein)

CSTR-L: Short-Term Rental, Commercial – Large (or Whole) (as proposed herein)

NH: Neighborhood (or Small) Hotel (as proposed herein)

LH: Large Hotel (as proposed herein)

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
7	GPD		H/M CSTR	NH LH		NH LH	
8	R-RE		BnB-A	Prohibit	Prohibit	Prohibit	Prohibit
	M-MU	CSTR	BnB-P BnB-A	BnB CSTR-S CSTR-L		CPC to make recommendations	
9	HMR-1		BnB-A BnB-P	BnB		BnB	
	HMR-2		BnB-A BnB-P	BnB		BnB	
	HMR-3		BnB-A BnB-P	BnB		BnB	
10	VCE	CSTR	BnB-A BnB-P	BnB CSTR-S		CSTR-M BnB CSTR-S	
	VCE-1	N/A	N/A	NH CSTR-S		CPC to make recommendations	
	HMC-1		BnB-A BnB-P CSTR	Prohibit	Prohibit	Prohibit	Prohibit
	HMC-2	H/M CSTR	BnB-A BnB-P	N/A	N/A	CPC to make recommendations	

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
	HM-MU	CSTR	BnB-A BnB-P Hotel				NH BnB
11	HU-RS		BnB-A		BnB		BnB
	HU-RD1		BnB-A		BnB		BnB
	HU-RD2		BnB-A		BnB		BnB
	HU-RM1		BnB-A BnB-P				BnB
	HU-RM2		BnB-A BnB-P		BnB		BnB
12	HU-B1A		BnB-A BnB-P		NH		NH BnB
	HU-B1		BnB-A BnB-P		NH		NH BnB
	HU-MU	CSTR	BnB-A BnB-P H/M		NH		NH BnB
13	S-RS		BnB-A	BnB		BnB	
	S-RD		BnB-A	BnB		BnB	
	S-RM1		BnB-A	BnB		BnB	BnB
	S-RM2		BnB-A	BnB		BnB	BnB
	S-LRS1		BnB-A	BnB		BnB	
	S-LRS2			BnB		BnB	
	S-LRS3			BnB		BnB	

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
	S-LRD1			BnB		BnB	
	S-LRD2		BnB-A	BnB		BnB	
	S-LRM1		BnB-A	BnB		BnB	NH
	S-LRM2		BnB-A	BnB		BnB	NH
14	S-B2	CSTR		CSTR-S		CSTR-S	
	S-LB1		BnB-A BnB-P	NH CSTR-S			NH CSTR-S
	S-LB2	CSTR	BnB-A BnB-P H/M	NH CSTR-S			NH CSTR-S
	S-LC	CSTR	BnB-A BnB-P H/M	NH CSTR-M		NH CSTR-M	
14	S-MU	CSTR	BnB-A	NH CSTR-S		NH CSTR-S	
	S-LM	CSTR	H/M	NH CSTR-S CSTR-M		NH CSTR-S CSTR-M	
15	C-1	H/M CSTR		NH CSTR-S CSTR-M		NH CSTR-S CSTR-M	LH
	C-2	H/M CSTR		NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	C-3	H/M CSTR		NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
	MU-1	H/M CSTR	BnB-A BnB-P	CSTR-S CSTR-M	NH LH	CSTR-S CSTR-M	NH LH BnB
	MU-2	H/M CSTR	BnB-A BnB-P	CSTR-S CSTR-M	NH LH	CSTR-S CSTR-M	NH LH BnB
	EC	H/M CSTR	BnB-A	BnB NH CSTR-S CSTR-M		BnB NH CSTR-S CSTR-M	
	MC	H/M CSTR		BnB NH LH CSTR-S CSTR-M		BnB NH LH CSTR-S CSTR-M	
	MS	H/M CSTR		BnB NH LH CSTR-S CSTR-M		BnB NH LH CSTR-S CSTR-M	
	LS	H/M CSTR		BnB NH LH CSTR-M		BnB NH LH CSTR-M	
16	LI	H/M CSTR		NH LH CSTR-M		NH LH CSTR-M	
	HI	H/M	CSTR	NH LH CSTR-M		NH LH CSTR-M	
	MI	H/M	CSTR	NH LH CSTR-M		NH LH CSTR-M	
	BIP	H/M CSTR		NH LH CSTR-M		NH LH CSTR-M	

CZO Art.	Zoning District	Current P	Current C	Study P	Study C	M-26-229 P	M-26-229 C
17	CBD 1	H/M CSTR	BnB-A BnB-P	NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	CBD-2	H/M CSTR	BnB-A BnB-P	NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	CBD-3	H/M CSTR	BnB-A BnB-P	NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	CBD-4	H/M CSTR		NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	
	CBD-5	CSTR	BnB-A BnB-P Hotel	CSTR-S CSTR-M	NH LH	NH CSTR-S CSTR-M	NH LH
	CBD-6	H/M CSTR	BnB-A BnB-P	NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	CSTR-S CSTR-M
	CBD-7	H/M CSTR		NH LH CSTR-S CSTR-M		NH LH CSTR-S CSTR-M	