

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: August 7, 2025**

**CALENDAR NO. 35,190**

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

**BY: COUNCILMEMBER GREEN (BY REQUEST)**

**AN ORDINANCE** to amend and reordain Section 170-3 of the Code of the City of New Orleans to exempt structures granted a conditional use in an OS-R District from the prohibitions therein; and otherwise to provide with respect thereto.

**WHEREAS**, on April 7, 2022, the New Orleans City Council adopted Ordinance No. 28,989 M.C.S., amending the Comprehensive Zoning Ordinance and creating a new use category of “Boat Dock” to allow boat rental facilities as conditional uses in specific water-adjacent zoning districts, including OS-R Open Space Regional; and

**WHEREAS**, the City wishes to construct a Boat Dock in conjunction with the new Willie Hall Playground, as a part of the St. Bernard Neighborhood Campus plan, to advance the physical, mental, and social well-being of New Orleanians by providing a safe and welcoming environment for recreational and athletic experiences; and

**WHEREAS**, the proposed site for the Willie Hall Playground Boat Dock is located on the east bank of Bayou St. John, between Imperial Drive and Milton Street, in an OS-R Regional Open Space District and would be eligible for consideration of a conditional use absent Section 170-3 of the City Code, which prohibits the construction of a Boat Dock along the entirety of Bayou St. John; **NOW THEREFORE**

1           **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**  
2 **ORDAINS**, That Section 170-3 of the City Code is hereby amended and reordained to read as  
3 follows:

4 **“Sec. 170-3. - Structures not to be erected, etc., in or on Bayou St. John.**

5 No building permit shall be issued for the construction, structural alteration, reconstruction or  
6 repair of any building or structure designed for or used for any purposes, residential or otherwise,  
7 which shall be located in the bed of or on the banks of Bayou St. John or designed to float in the  
8 waters of the Bayou from its head at Hagan Avenue to its mouth at Lake Pontchartrain, except for  
9 structures granted conditional uses in an OS-R District as provided in the Comprehensive Zoning  
10 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** \_\_\_\_\_

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

**ROLL CALL VOTE:**  
**YEAS:**  
**NAYS:**  
**ABSENT:**  
**RECUSED:**

**ENGROSSED VERSION:**

**“Sec. 170-3. - Structures not to be erected, etc., in or on Bayou St. John.**

No building permit shall be issued for the construction, structural alteration, reconstruction or repair of any building or structure designed for or used for any purposes, residential or otherwise, which shall be located in the bed of or on the banks of Bayou St. John or designed to float in the waters of the Bayou from its head at Hagan Avenue to its mouth at Lake Pontchartrain, **except for structures granted conditional uses in an OS-R District as provided in the Comprehensive Zoning Ordinance.**”

Name Patrick Judge Ext. 504.658.8689; 504.657.4858(c)  
Person responsible for routing

**CHECK SHEET TO BE USED FOR  
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS  
BEFORE SUBMISSION TO COUNCIL CLERK**

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

**SYNOPSIS OF DOCUMENT:** To amend Section 170-3 of the Code of the City of New Orleans to allow the City of New Orleans ("City") to apply for a conditional use permit, in accordance with the Comprehensive Zoning Ordinance, for a Boat Dock to be located along the east bank of Bayou St. John between Imperial Drive and Milton Street, as a part of the NORD Willie Hall Playground encompassed in the St. Bernard Neighborhood Campus plan.

- 1. Joseph Threat Sr.  
Department Head/Deputy Chief Administrative Officer
- 2. [Signature]  
Department of Law
- 3. [Signature]  
Chief Administrative Officer
- 4. [Signature]  
Director of Council Relations
- 5. \_\_\_\_\_  
Initials of Sponsoring Council Member

[Signature]  
POU DIRECTOR

**COUNCIL ACTION**

Council Members Present: \_\_\_\_\_  
Absent: \_\_\_\_\_

**AMENDMENTS:**

**FINAL ADOPTION:**

\_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

7. \_\_\_\_\_  
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.



## LEGISLATIVE SUMMARY

### TO ACCOMPANY ORDINANCES

#### BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: Stormwater & Green Infrastructure (SGI) - PDU

Name of Contact Person: Stephanie Dreher, P.E.

Telephone Number: 504.941.0594

Email Address: Stephanie.Dreher@nola.gov

Initials of Sponsoring Councilmember(s): \_\_\_\_\_

#### DETAILED SYNOPSIS OF THE ORDINANCE

##### Please generally describe the purpose, intent, and effect of the proposed ordinance.

On April 7, 2022, the New Orleans City Council adopted Ordinance No. 28,989 M.C.S., amending the Comprehensive Zoning Ordinance (CZO) and creating a new use category of "Boat Dock" to allow boat rental facilities as conditional uses in specific water-adjacent zoning districts, including OS-R Open Space Regional.

This proposed Ordinance is to amend Section 170-3 of the Code of the City of New Orleans to allow the City of New Orleans ("City") to apply for a conditional use, in accordance with the CZO, for the construction and operation of a floating Boat Dock. This amendment would align the Code with the 2022 changes to the CZO. Section 170-4 already identifies the Department of Safety and Permits as the regulatory enforcer.

The proposed site for the new floating boat dock, as part of the new NORDC Willie Hall Playground facilities, is located on the east bank of Bayou St. John, between Imperial Drive and Milton Street, in an OS-R Regional Open Space District and would be eligible for consideration of a conditional use absent Section 170-3 of the City Code, which prohibits the construction of "...any building or structure" in the bed or on the banks of Bayou St. John from its head at Hagan Avenue to its mouth at Lake Pontchartrain.

The proposed, community-driven project is the third phase of the St. Bernard Neighborhood Campus plan, which will advance the physical, mental, and social well-being of New Orleanians by providing a safe and welcoming environment for recreational and athletic experiences.  
Attachments: Proposed Ordinance: CZO Article 7.2.A Permitted and Conditional Uses; City Code Sections 170-3 and -4; Project Fact Sheet; Site Plan of proposed Bayou St. John Park.





## LEGISLATIVE SUMMARY

**If the Ordinance is to effectuate a contract, CEA, or other similar agreement (hereafter contract), please provide the following additional information.**



**If this section is not applicable, please check this box.**

The parties involved:

The obligations, expectations, and deliverables of the parties involved:

Any fiscal implications for the City with the contract:

The public purpose and need for the contract:

The duration of the contract:



## LEGISLATIVE SUMMARY

**If the Ordinance is to effectuate an amendment to the Codes of the City of New Orleans, please provide the following additional information.**

**If this section is not applicable, please check this box.**

The existing provision(s) of the Code being proposed for amendment:

Sec. 170-3. - Structures not to be erected, etc., in or on Bayou St. John.

The general content/requirements of the existing Code provision:

No permit shall be issued for the construction of any building or structure, residential or otherwise, which shall be located in the bed of or on the banks of Bayou St. John or designed to float in the waters from its head its mouth.

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How the proposed ordinance will alter the existing Code provision(s):

The ordinance will amend Section 170-3 of the Code of the City of New Orleans to allow the City of New Orleans ("City") to apply for a conditional use permit, in accordance with the Comprehensive Zoning Ordinance, Article 7 - Open Space Districts, as revised in April 2022.

Why these changes are needed:

The changes are needed in order to construct the new NORD Willie Hall Playground floating kayak launch in project NDR058C.

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**REQUESTED ADOPTION DATE:** 8/22/2024

Reference: Council Rule 41 & City Code Section 2-813