



October 28, 2025, 1:30pm

Presentation Brief

This presentation aims to provide a high-level overview of recommendations to accompany the release of this Study's Final Report, with a more detailed presentation planned for November 11, 2025.

The Study report and appendices will be public prior to the November 11th meeting and a link to materials will also be distributed via the project email list and city website.

DESIRE LINE



OVERVIEW

Transient Lodging Uses
Study Goal and Objectives
Existing Uses + Findings
Zoning Analysis + Findings
Consistency with Master Plan
Outreach + Findings
Recommendations
Effect

*Important Note: This presentation is a **Summary of Analysis** completed, and throughout the presentation, we'll reference where to find additional information in specific Appendices of the **Final Report**.*

TRANSIENT LODGING USES

- Transient lodging uses are a continually evolving land use with many different types and characteristics that emerged over time, including hotels/motels, bed & breakfasts, hostels, timeshares, and short-term rentals or STRs.
- As STR uses expanded, the City developed regulations to address their new and evolving impacts, often reacting to public pressure, resulting in several iterations of STR regulations.
- A difficult to predict regulatory framework has complicated enforcement, blurred the line between similar transient lodging land uses, and raised questions about how the city should distinguish between and regulate different types of transient lodging uses in the Comprehensive Zoning Ordinance.



STUDY GOAL & OBJECTIVES

GOAL: To develop policy recommendations for **Commercial** STRs and other transient lodging uses that balance the need to safeguard neighborhoods and permanent housing opportunities, preserve and enhance the tourism industry, create opportunities for business growth, and support business sustainability.

OBJECTIVES:

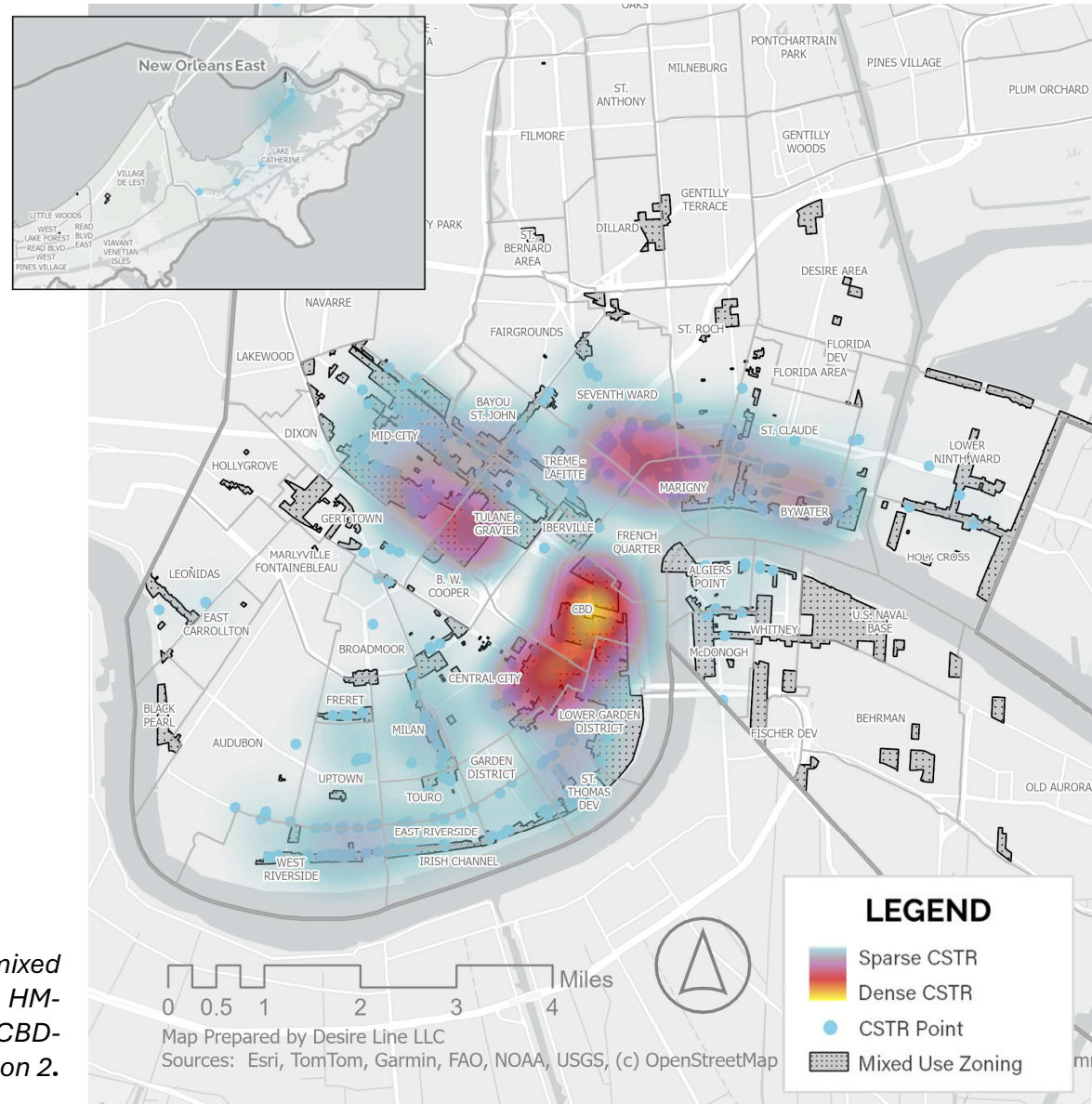
- Develop policy recommendations that can be implemented by City staff and understood by all (the community and transient lodging operators), that can be practically applied within a short period of time.
- Base recommendations on the need to protect community character by openly and consistently acknowledging the fact that transient lodgings uses, at their very core, include managing whether permanent or long-term occupants are permitted to occupy an area and in what form.
- Balance the protection of community character with reasonable land use allowances that promote economic opportunity, when that economic opportunity is unlikely to have negative impacts.

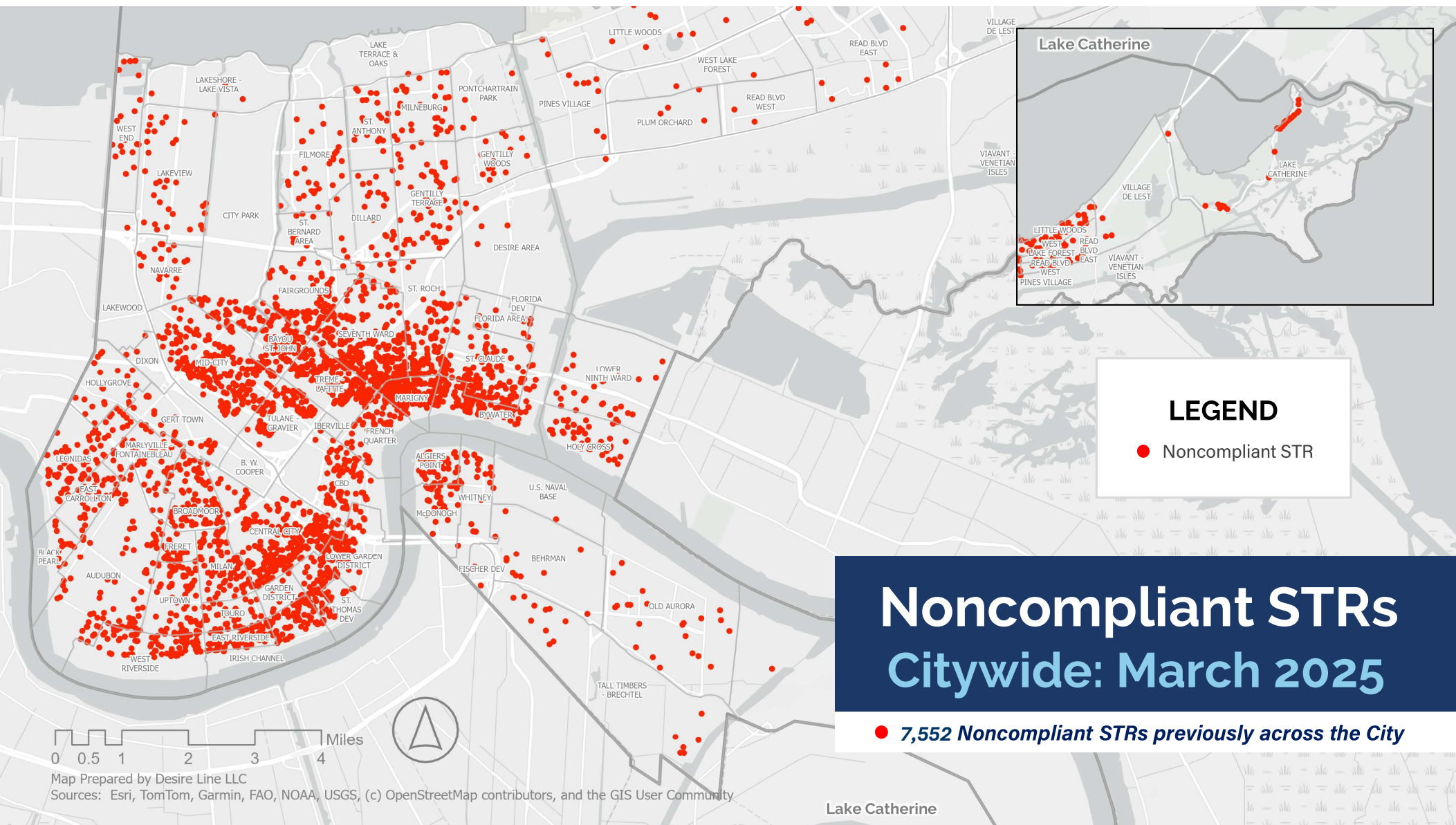
BACKGROUND & DATA ANALYSIS

Study includes a comprehensive analysis of Transient Lodging Uses and extensive detail on:

1. Background and History
2. Data Collection and Analysis
3. The Tourism Economy
4. Housing Redevelopment Opportunities, Occupancy, and Affordability
5. Comparison to Other Cities
6. Land Use Analysis

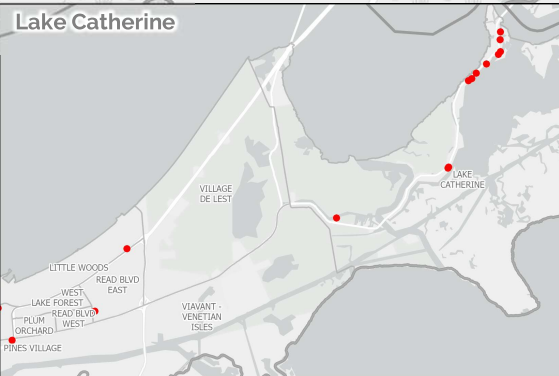
Image. Existing CSTR heat map and mixed use zoning districts (including HU-MU, HM-MU, MU-1, MU-2, S-MU, CBD-2, CBD-5, CBD-6, LI, LS) - Final Report, Section 2.





Noncompliant STRs Citywide: August 2025

● 905 Noncompliant STRs across the City (88% decrease)



LEGEND

● Noncompliant STR

0 0.5 1 2 3 4 Miles



Map Prepared by Desire Line LLC

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

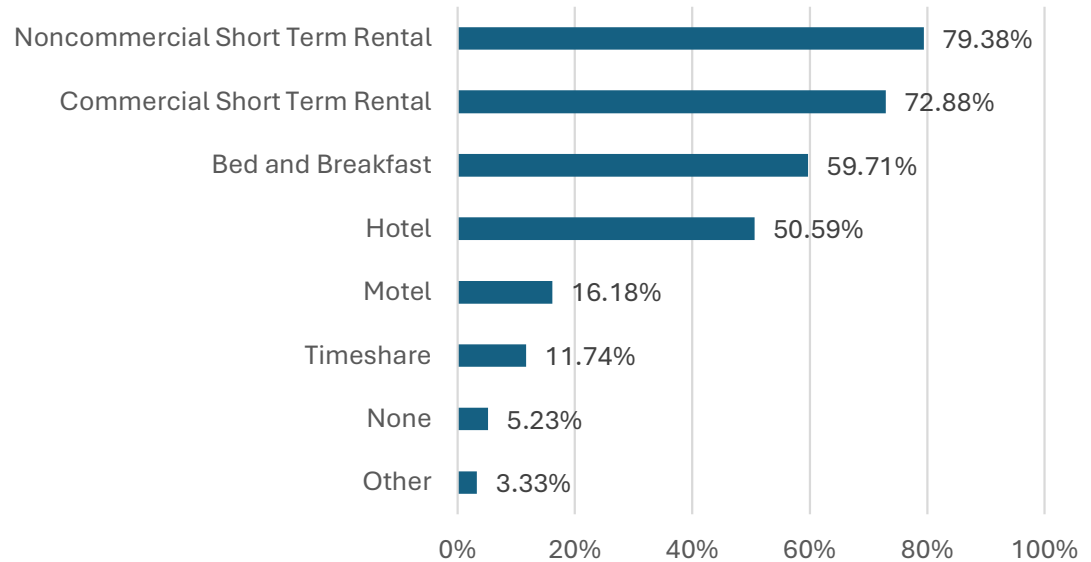
FINDINGS

Note: The Final Report addresses all transient lodging uses. Because STRs (specifically CSTRs) became the focus of much the work, they are a core focus of this brief presentation.

1. The continued growth in STRs suggests that they are very likely to continue to locate where they are permitted.
2. The American Planning Association identifies three broad categories of objective characteristics that contribute to perceptions of community character: urban form, natural features, and **demographics**.
3. Because transient lodging uses change the demographics of an area, if they become oversaturated, they can contribute to a significant loss in community character.

TRANSIENT LODGING USES WITHIN WALKING DISTANCE

Question: Select all transient lodging uses currently located within walking distance of the area where you live.





ZONING ANALYSIS

- Comprehensive alignment based on the purpose and function of each zoning district.
- Existing development patterns.
- Instances where changes to use permissions in a zoning district in one area may have adverse impacts on another area flagged for continued, ongoing awareness.

0 0.5 1 2 3 4 Miles

Map Prepared by Desire Line LLC

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



FINDINGS

1. Existing zoning district framework is complex. There are 71 base (and sub) zoning districts mapped across the city. Of the 71 zoning districts, 52 (73.2%) currently allow transient lodging uses.
2. Unique districts, development patterns, and use standards provide a sufficient mechanism to regulate transient lodging uses citywide provided comprehensive updates, re: treatment of transient lodging uses, are adopted, including:
 - More specific definitions
 - An established methodology for when, where, and why these land uses are permitted across the city's residential, mixed-use, commercial/entertainment, and special zoning districts.
 - Density limitations to avoid over concentration.

CITY MASTER PLAN CONSISTENCY

Refer to Final Report, Appendix A for more detail.

Chapter 5: Neighborhoods and Housing

- Meet neighborhood needs
- Prevent displacement
- Preserve and expand affordable housing
- Support quality neighborhoods

Chapter 9: Enhancing Prosperity and Opportunity

- Preserve and enhance the tourism industry
- Sustain and grow small businesses
- Revitalize downtown New Orleans and Canal Street



NEED FOR ADDITIONAL OUTREACH ANALYSIS

Scope, need, and setting:

- Project website www.neworleanslodginganalysis.com
- Data limitations underlined need for additional outreach
- Public feedback collected on specific transient lodging uses
- Increased enforcement recommended

68 participants in Focus Groups

1,261 Community Survey responses

31 individual stakeholders in **21** Stakeholder Meetings

Image (below). Picture of yard signs placed at every firehouse in the city to support study awareness and participation.



The **New Orleans Transient Lodging Study** will evaluate the location and impacts of temporary housing in the City, including community and stakeholder feedback, and provide long-term policy recommendations.

TELL US WHAT YOU THINK ABOUT COMMERCIAL SHORT-TERM RENTALS...

Visit the **project website** below and take the **survey** to become part of the process.

For more information, scan the QR code or visit www.NewOrleansLodgingAnalysis.com



Image (right). Snapshot of Study webpage.



New Orleans Transient
Lodging Study

[Study Background](#) [Scope of the Study](#) [Communi](#) →

Study Background

What are Transient Lodging Uses?

Transient lodging describes temporary housing or sleeping facilities for travelers or others needing accommodations for less than 30 days. Examples include Short Term Rentals, hotels/motels, rooming houses, hostels, and bed and breakfasts.

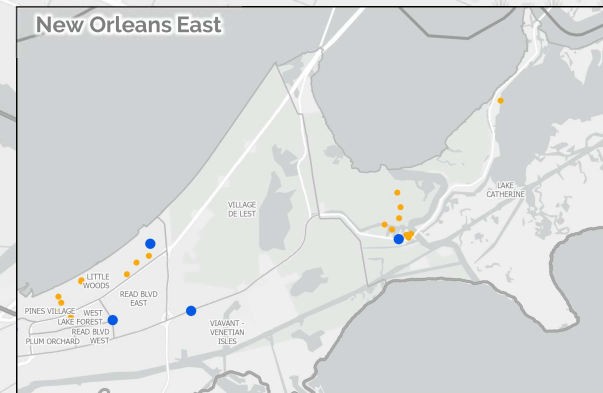
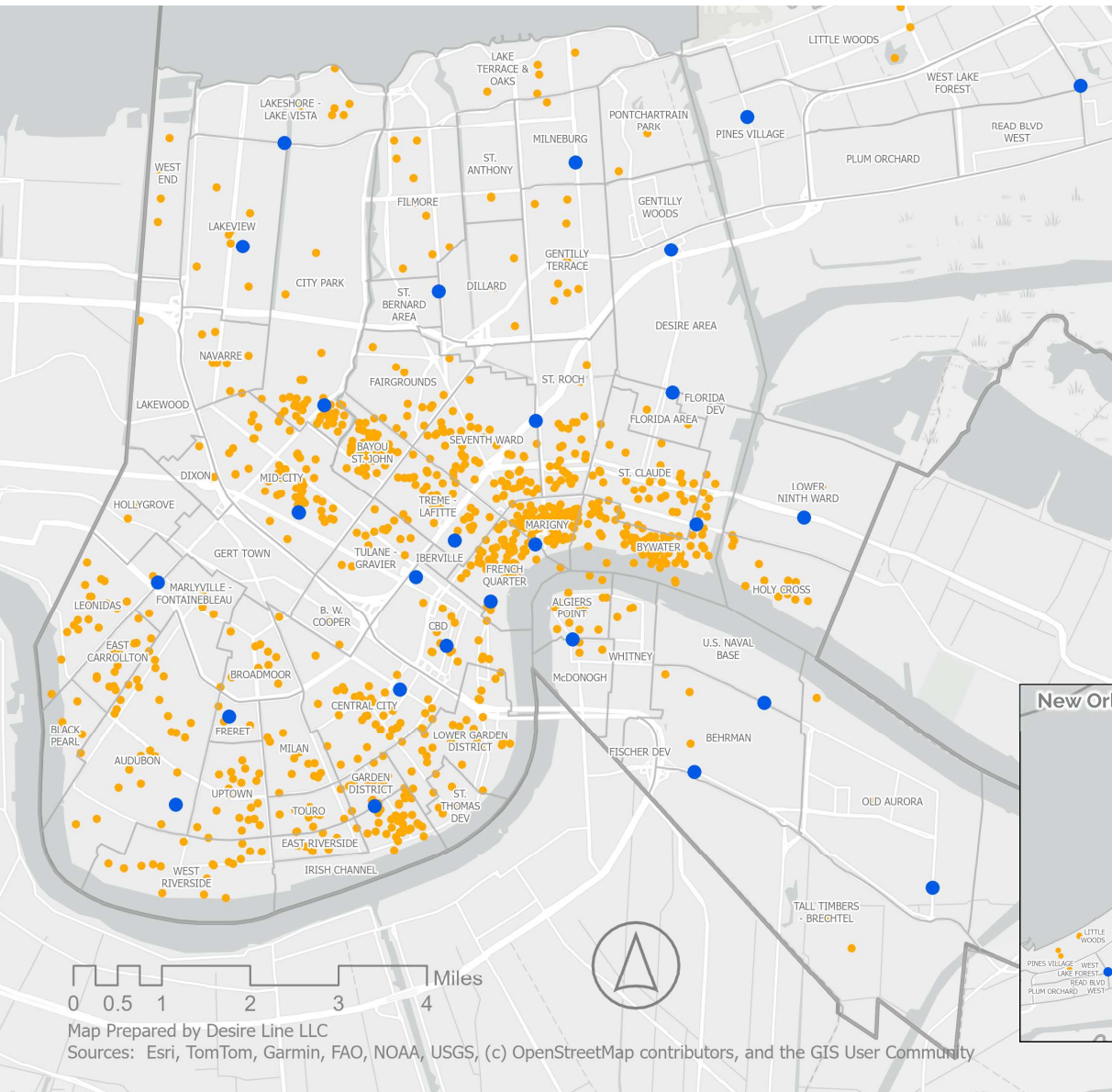


Survey Responses Citywide

● 1,261 survey responses

- Open 19 days via online and in paper formats.
- Highlighted at the April 8, 2025, CPC public hearing, distributed through the project website, at focus groups, and sent to over 700 individuals on mailing list.

Note: The survey population likely overrepresents STR owners as compared to the City's total adult population by more than 5 times.



LEGEND

- Survey Response
- Sign Location (31)

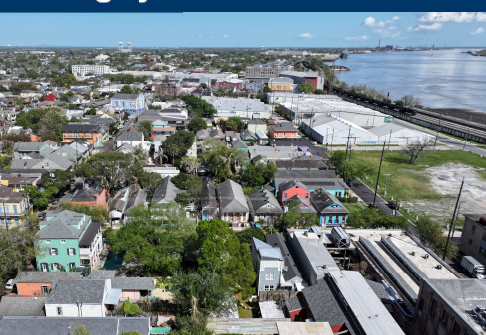
COMMUNITY SURVEY RESPONSES

by Neighborhood

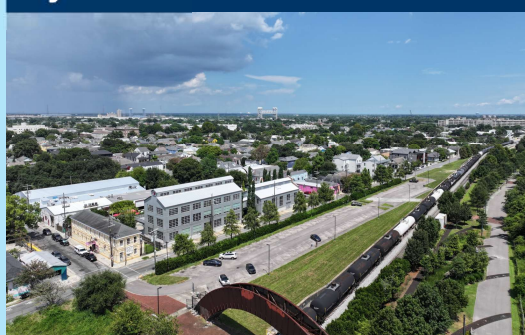
- The survey received responses from residents of 58 of the city's 71 neighborhoods. These responses were analyzed against additional datasets and grouped into lower, moderate, and higher impact neighborhood categories.
- The four neighborhoods with the most responses represent 20.5% of all responses from New Orleans residents, and included: **Marigny 91, Bywater 91, French Quarter 58, Seventh Ward 58**
- 13 neighborhoods received no responses, which is consistent with very low levels of STR activity in the neighborhoods (<5 reported units per neighborhood).

HIGH IMPACT

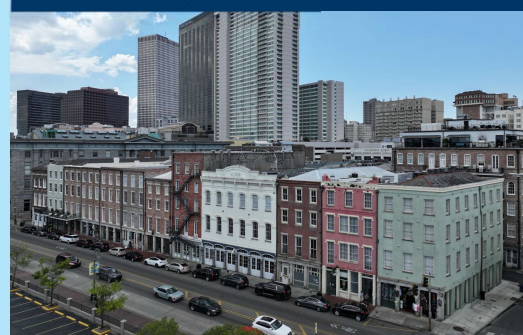
Marigny



Bywater



French Quarter



7th Ward



FINDINGS

All agree enforcement is a problem.

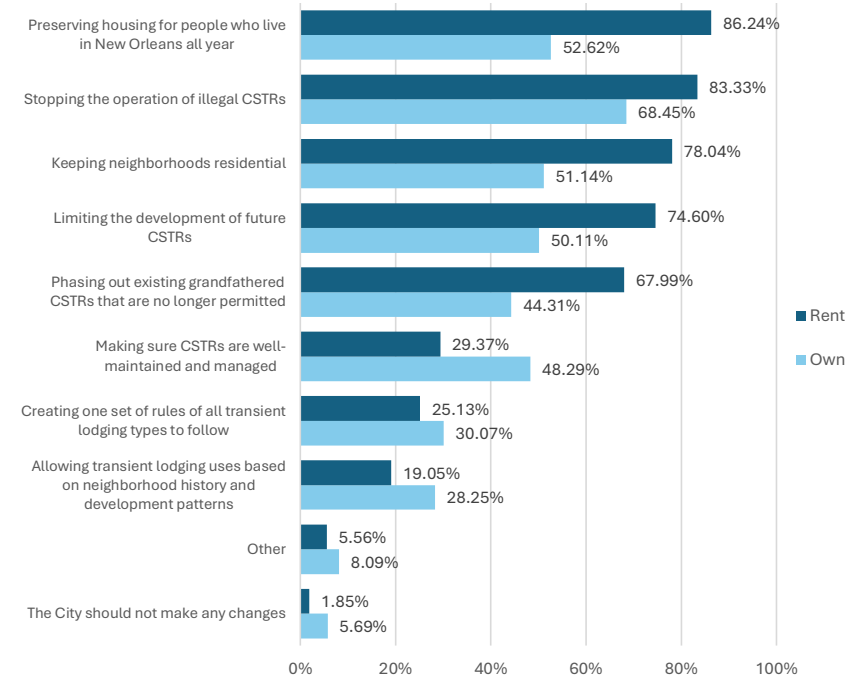
Survey respondents were asked what the City should focus on when updating rules for CSTRs.

- 72.8% - Stopping the operation of illegal CSTRs.
- 62.6% - Preserving housing for people who live in New Orleans all year.
- 59.2% - Keeping neighborhoods residential.
- 57.3% - Limiting the development of future CSTRs.

When breaking down survey respondents by **owner and non-owner cohort**, there was significantly less agreement. Upon review of survey “free responses,” defense of compliant CSTR operators was a central theme, specifically “don’t punish the CSTR operators who follow the rules,” one respondent stated, urging the City to “shut down the illegal operators and properties” instead. These legal operators, they argue, “are not the bad guys here” but rather contribute significantly to the local economy “through property taxes AND [sic] occupancy taxes.” Their goal, they say, is not disruption, but to “share the city with all our visitors.”

RECOMMENDED FOCUS FOR CSTR REGULATORY IMPROVEMENT, BY RENTER/OWNER

Question: “The City is currently working to improve the rules for Commercial Short Term Rentals. What should they focus on?”

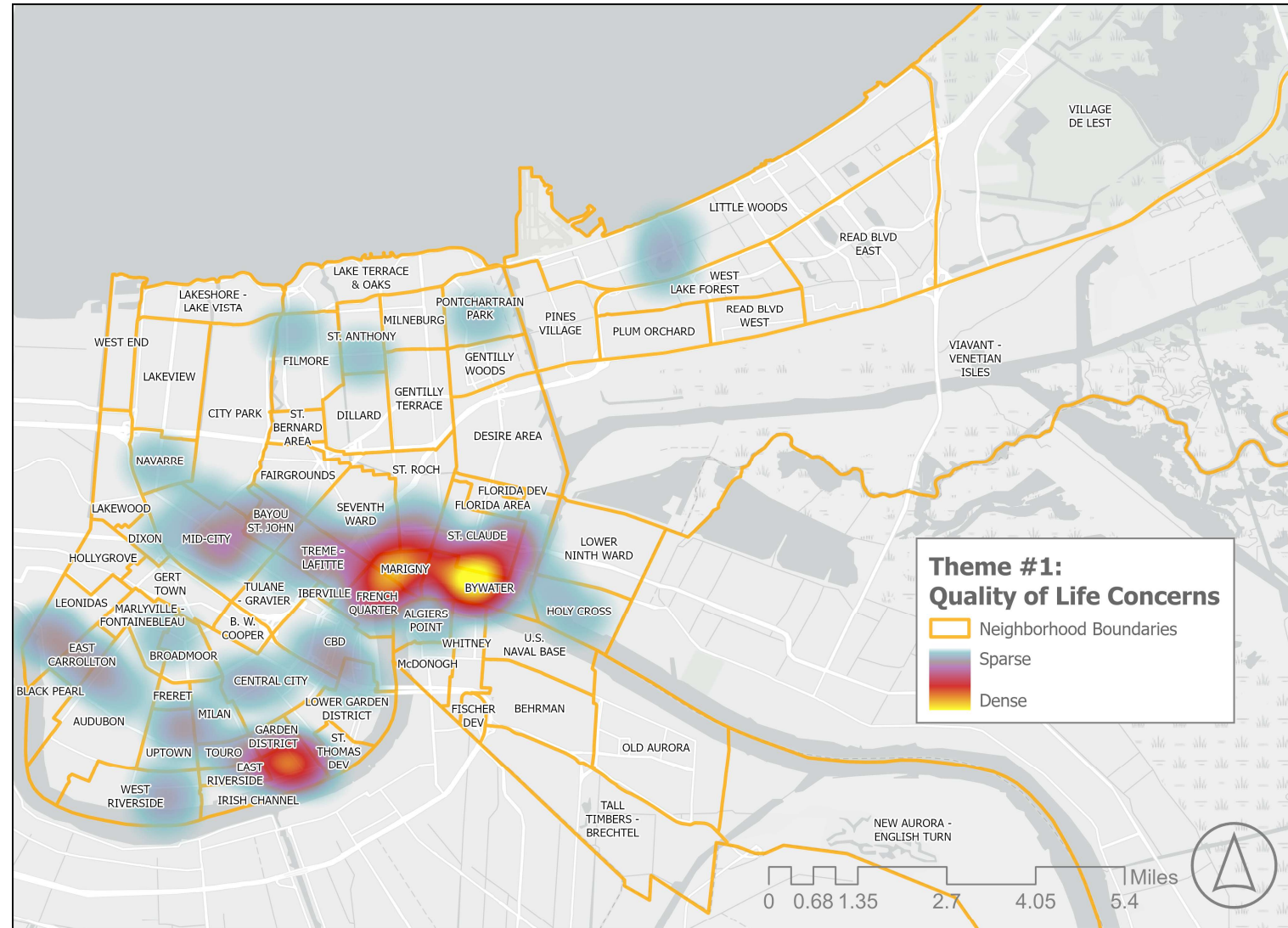


OUTREACH ANALYSIS

Narrative Theme 1: Quality of Life Concerns

Most respondents expressed concern regarding numerous negative impacts to their quality of life due to STRs, where the highest concerns included “increased housing/rent costs,” (54.52%), “loss of neighborhood character” (58.68%), and “more vacant or investor-owner properties” (60.00%).

Quality of life issues were also a predominant theme in the free response section, reflected in 95 out of the 514 comments. These concerns were most elevated in the Bywater, Marigny, and Garden District neighborhoods.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, City of New Orleans GIS, Map Prepared by Desire Line LLC

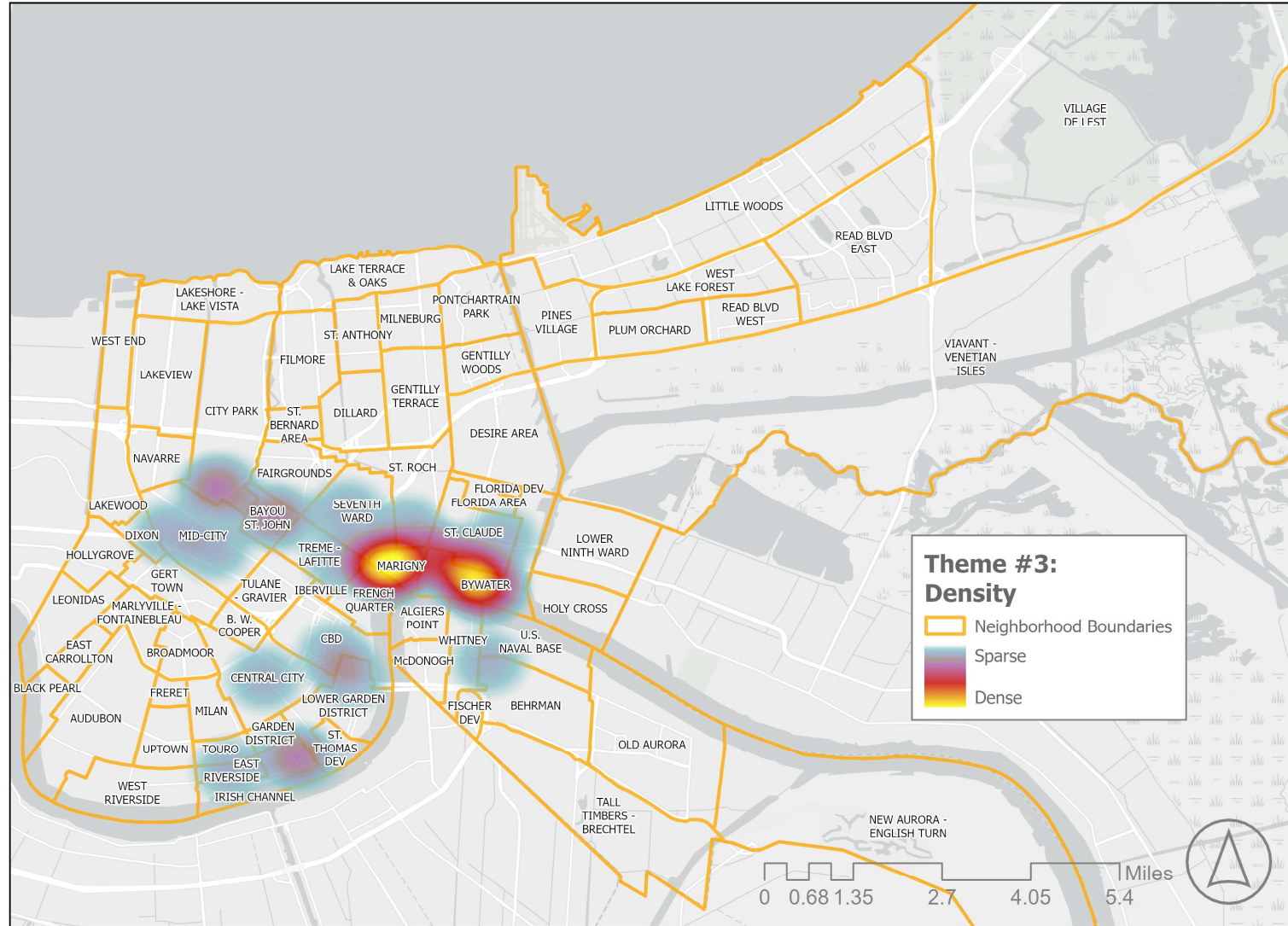
OUTREACH ANALYSIS

Narrative Theme 2: Density of STRs in the Community

Many respondents emphasized the negative impact that clusters of STRs have on neighborhood stability and community character. The heat map shows density-related complaints are especially concentrated in the Marigny and Bywater neighborhoods.

Moderate densities of complaints are also visible in Mid-City, Bayou St. John, and portions of the Lower Garden District and Irish Channel neighborhoods.

These hot spots correlate with areas with high numbers of STRs according to city sources.



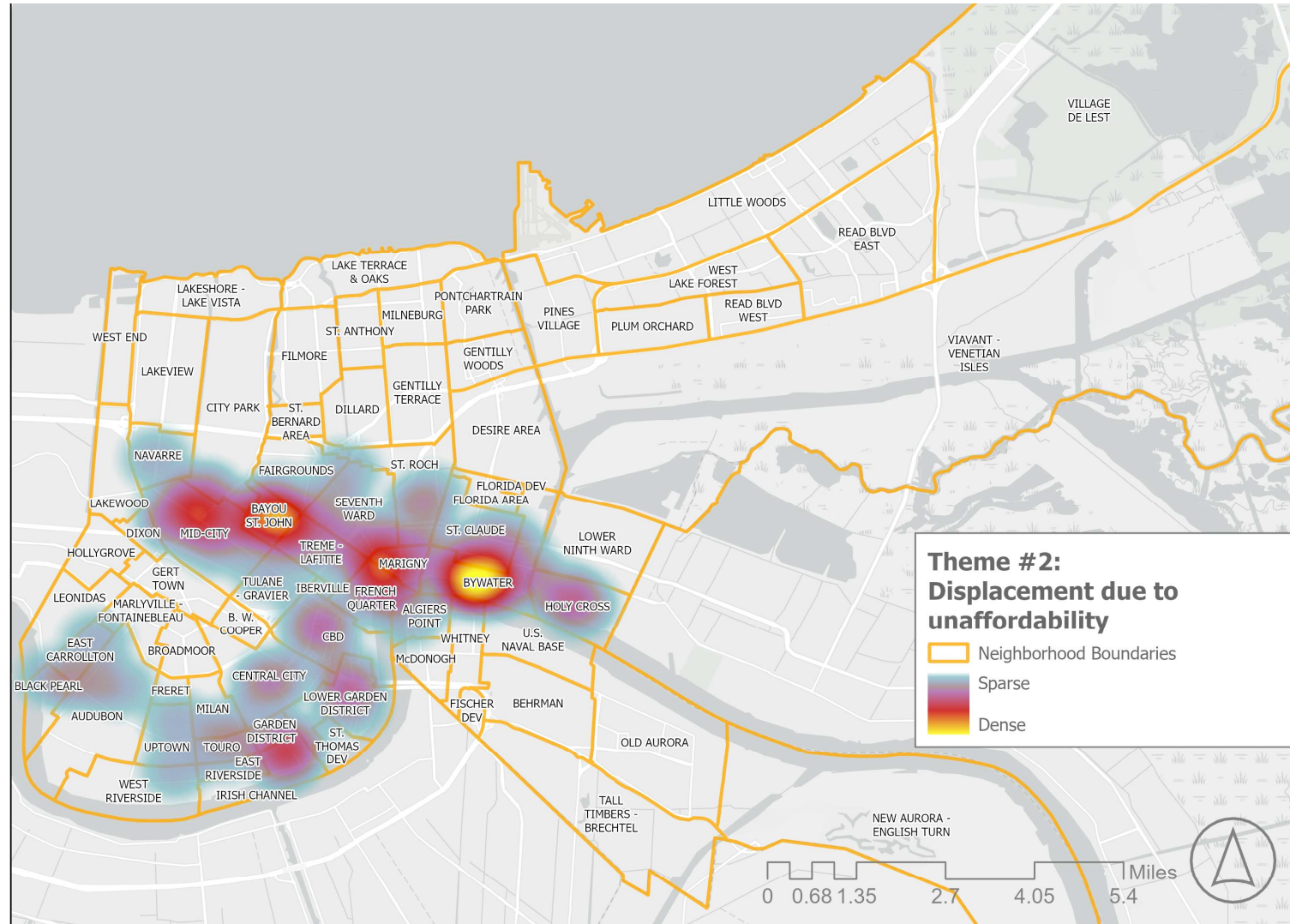
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, City of New Orleans GIS, Map Prepared by Desire Line LLC

OUTREACH ANALYSIS

Narrative Theme 3: Displacement due to Unaffordability

The majority of both homeowners and renters, 69.84%, acknowledged that their property value or rent had increased, but this was rarely seen as a good thing. Displacement was a particularly urgent concern. Over a quarter of respondents (27.28%), 344 individuals, reported that they or someone they knew had been evicted from a unit that is now being used as a CSTR.

These incidents have reportedly become more frequent in recent years. In free response comments, 85 out of 514 respondents raised issues related to the displacement of locals, the loss of affordable housing, and the weakening of neighborhood identity and cohesion.

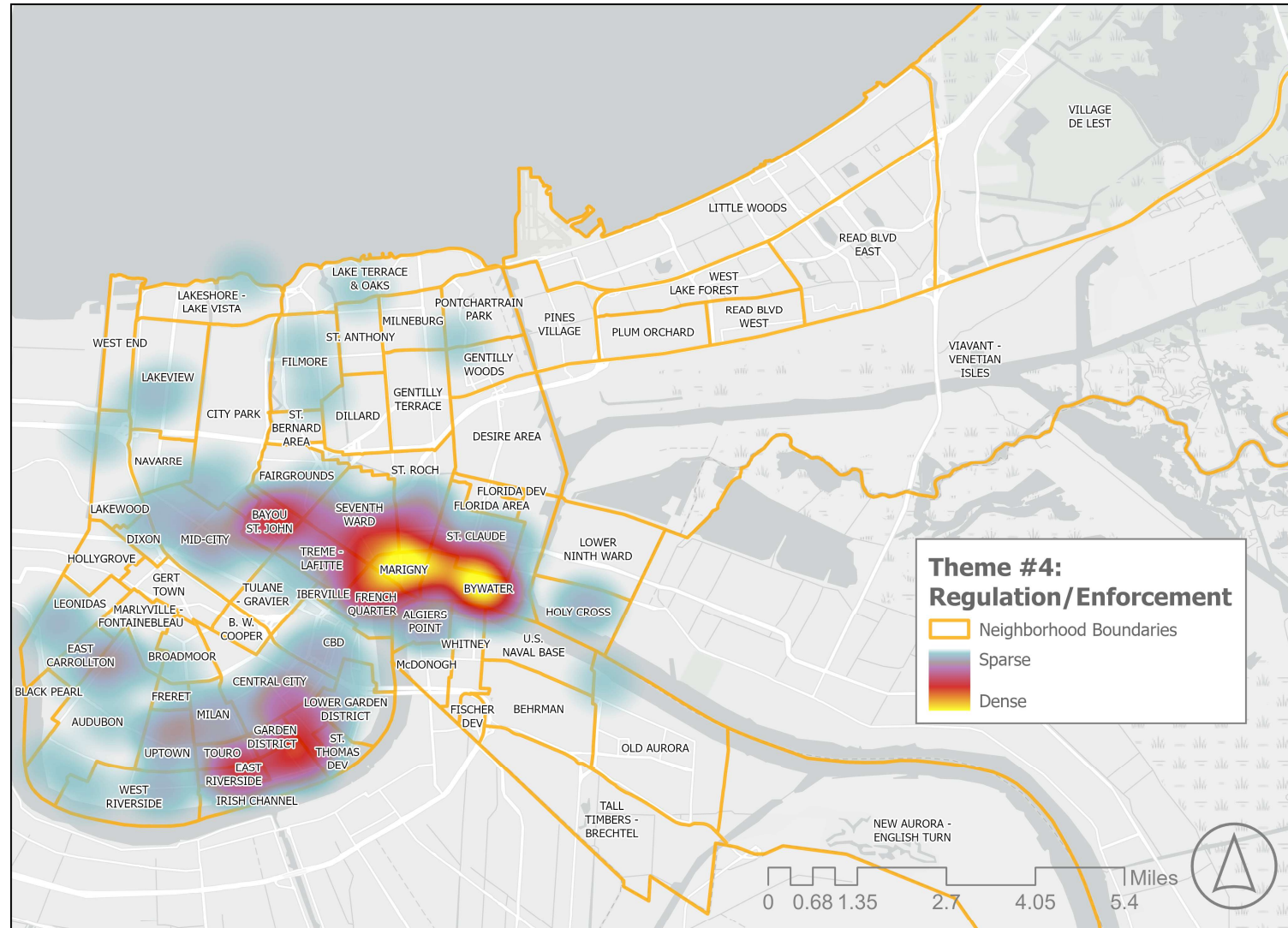


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, City of New Orleans GIS, Map Prepared by Desire Line LLC

OUTREACH ANALYSIS

Narrative Theme 4: Regulation and Enforcement

The most pervasive theme among respondents' free responses, appearing in 212 out of 514 comments, concerned regulations and enforcement of STRs. While the survey data provided some insight into public opinion about the focus of existing regulations, the highest priorities for many were stopping the operation of illegal STRs (72.80%) and preserving housing for year-round residents of New Orleans (62.65%). Respondents spoke more frequently about enforcement of regulations rather than the regulations themselves, with this concern particularly strong in the Marigny and Bywater neighborhoods, though it was also echoed in the Garden District and Irish Channel.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, City of New Orleans GIS, Map Prepared by Desire Line LLC

FINDINGS

1. **Community concerns directly correlate to areas with high concentrations of STRs.** Limiting the overconcentration of CSTRs in particular—even along commercial or mixed-use corridors—will protect community character by: (1) preserving existing long-term housing units, (2) limiting land use speculation and potential increased building costs, and (3) protecting commercial spaces that sustain the city’s small- and micro-business base, which altogether enable “thriving, mixed-use urban centers” consistent with the goals of the City’s Master Plan.
2. In more impacted neighborhoods, where negative feedback around transient lodging uses was markedly higher (for example, in the Tremé, Bywater, Marigny neighborhoods), the transient lodging use permissions should be more restrictive to protect and preserve community character.
3. In less impacted neighborhoods, the purpose and function of underlying zoning districts mapped in the area steered proposed transient lodging land use permissions.

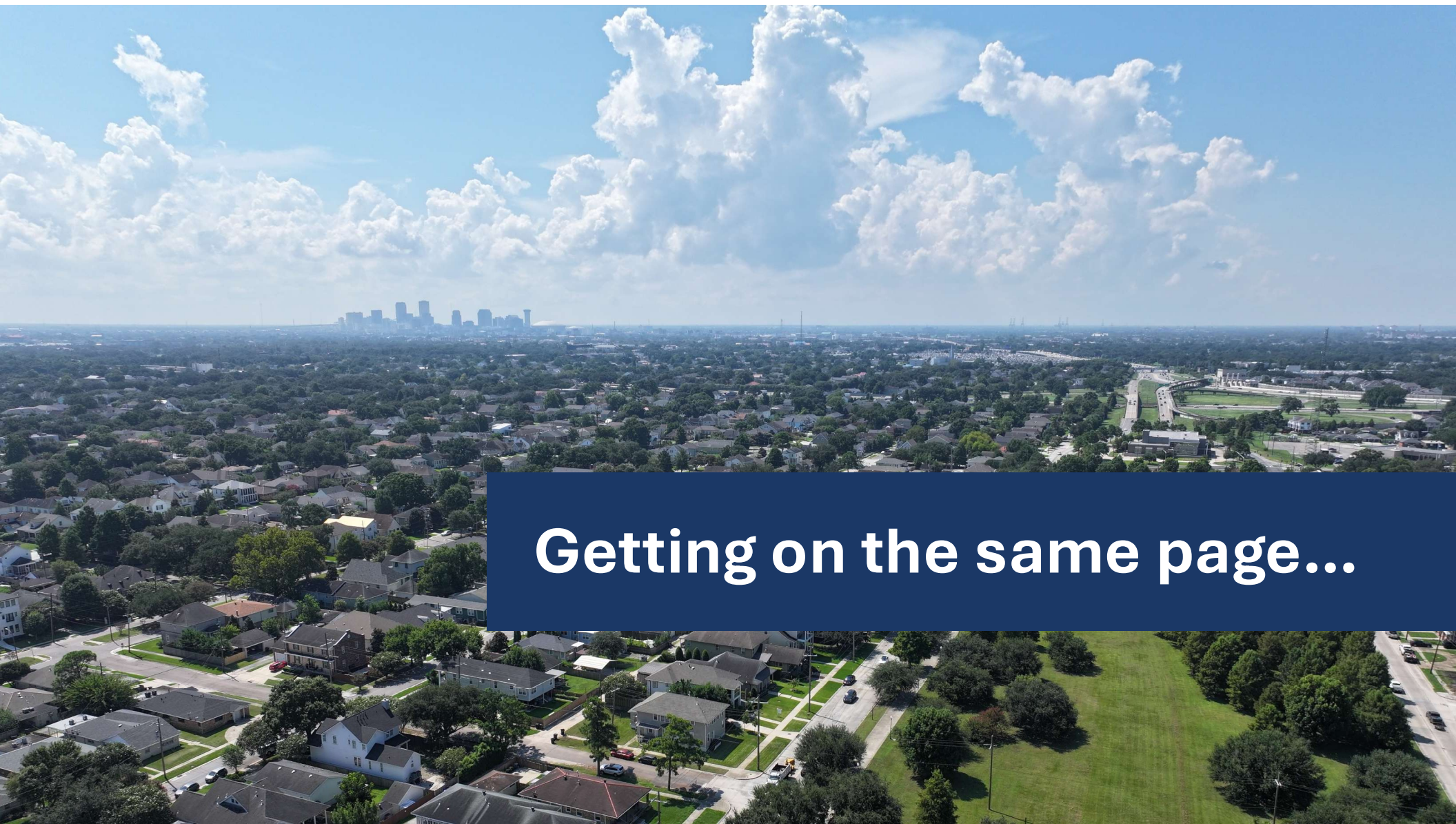




RECOMMENDATIONS

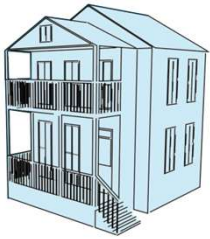
A reasonable compromise in favor of preserving community character is needed, based on:

1. Streamlined and consistent definitions and use standards
2. Land use permissions that reflect zoning district purposes as well as development patterns and community input
3. Density limitations that serve an immediate goal to limit the over-concentration of CSTRs and Bed and Breakfasts (as a potential loophole), More by-right use permissions for appropriately sited and scaled transient lodging uses citywide.



Getting on the same page...

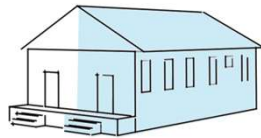
Establish an appropriate land use spectrum and scale to manage the variety of transient, temporary lodging land uses in and around residential areas.



B&B

**Bed and
Breakfast**

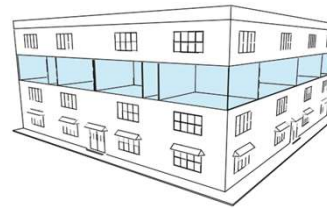
5 guestrooms
max



CSTR-S

**Commercial
Short Term
Rental – Small**

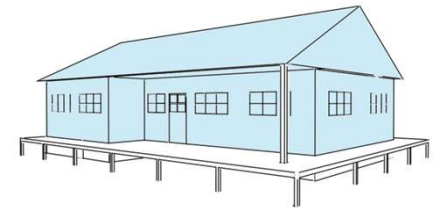
1 unit, 2 guest rooms, 4
occupants max



CSTR-M

**Commercial Short
Term Rental –
Medium**

4 units, 2 guest rooms, 6
occupants max



CSTR-L

**Commercial Short
Term Rental – Large**

1 unit, 7 guestrooms, 20
occupants max

STREAMLINE DEFINITION

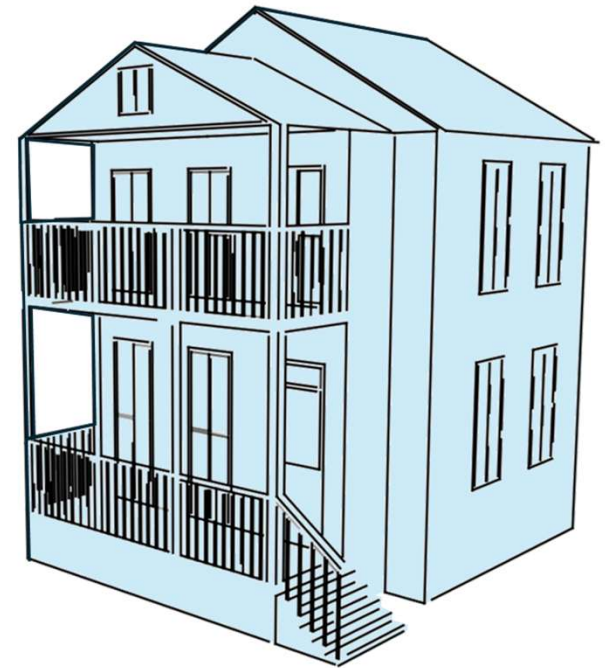
B&B
Bed and Breakfast

Better define land use activity, combine existing terms (principal and accessory), and limit bedrooms to 5 maximum. Characterized by:

- Overnight visitors renting a room within a home or residential dwelling
- In-room meal services
- Shared common spaces
- In person host-interactions upon arrival, throughout the guest's stay, and upon departure.

Use standards include but are not limited to:

- **Management:** Operator-occupied.
- **Structure:** Single-family dwelling.
- **Guestroom/sleeping accommodations:** 5 maximum.
- **Density:** One (1) per lot and block, counting existing NSTRs.



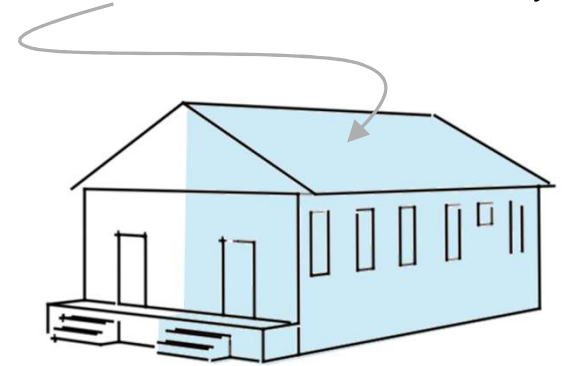
ADD DEFINITION

CSTR-S

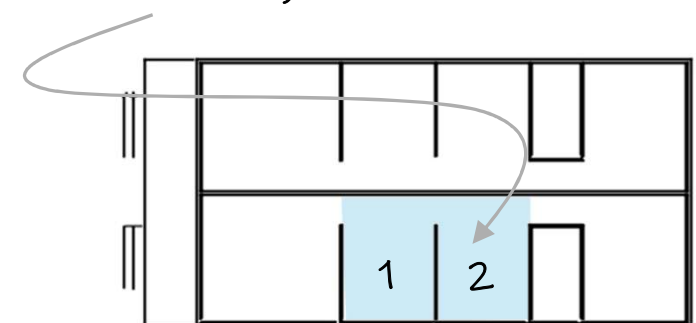
Commercial Short Term Rental - Small

Characterized as one unit located in a multi-unit dwelling having a maximum of two (2) guest bedrooms and four (4) occupants OR a Dwelling, Above the Ground Floor in a multi-story mixed-use building having a maximum of two (2) guest bedrooms and four (4) occupants.

Limited to 1 unit in a multi-unit dwelling



Limited to two guest rooms, Max 4 occupants



ADD DEFINITION

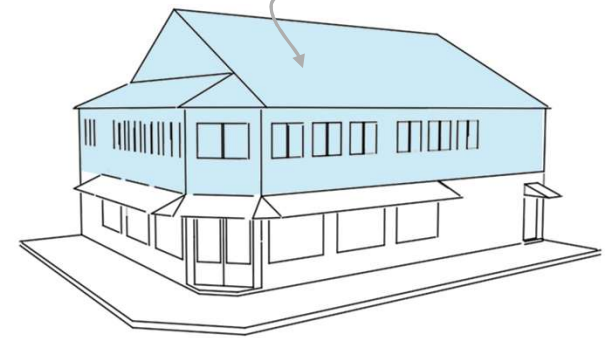
CSTR-S

Commercial Short Term Rental – Small

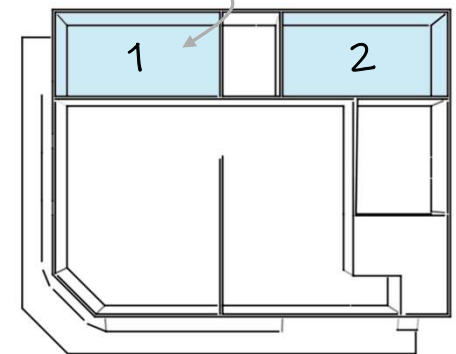
Use Standards include but are not limited to:

- **Management:** A designated and permitted operator must be on call and available to address neighborhood complaints or guest questions 24 hours a day, seven (7) days a week.
- **Structure:** Traditional shotgun two-family or multi-family dwelling with a maximum of four (4) dwelling units.
- **Transient dwelling unit:** One (1) maximum dwelling unit for guest stay.
- **Guestroom/sleeping accommodations:** Two (2) guest bedrooms and four (4) occupants maximum.
- **Density:** Limited to one (1) per building, lot, and block, across all CSTRs.

Limited to 1 unit within a building primarily used for commercial purposes



Limited to two guest rooms, Max 4 occupants



ADD DEFINITION

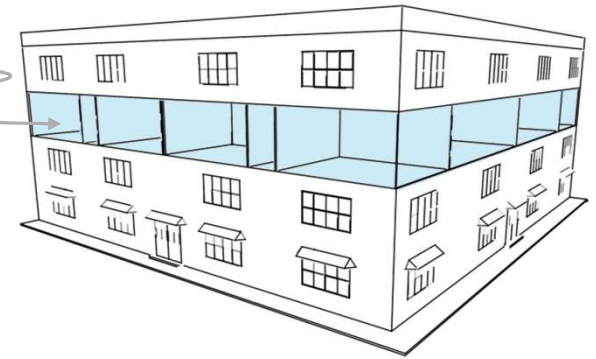
CSTR-M

Commercial Short Term Rental – Medium

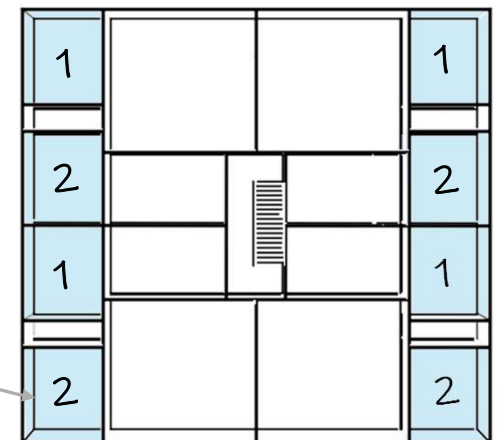
Standards / characteristics:

- **Management:** A designated and permitted operator must be on call and available to address neighborhood complaints or guest questions 24 hours a day, seven (7) days a week. All dwelling units used for guest stays as part of a CSTR-M permit must be managed as a single land use activity by the same operator.
- **Structure:** Multi-family dwelling or mixed-use multi-story building.
- **Transient dwelling unit:** Four (4) maximum per building or 25 percent, whichever is less.
- **Guestroom/Sleeping accommodations:** Maximum of two (2) guest bedrooms and six (6) occupants per unit.

Limited to 4 units within a multi-family dwelling or mixed-use building, limited to no more than 25% of the building



Limited to 4 guest rooms, Max 6 occupants per unit



ADJUST DENSITY

CSTR-M

Commercial Short Term Rental – Medium

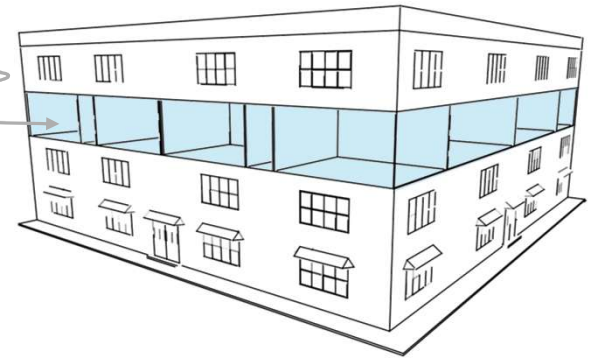
Standard Density Requirement:

- No more than four (4) CSTR-M or 25 percent maximum, whichever is less, per building and lot, and no more than one (1) building with CSTR-Ms maximum per city block.
- CSTR-Ms may have up to 4 licenses in one building but must have the same operator for all units.

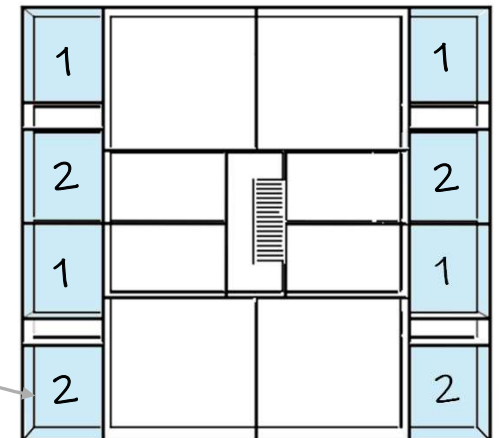
Density limitations specific to the CBD-1, CBD-2, CBD-3, CBD-4, CBD-5, CBD-6, CBD-7, EC, MC, MS, and LS zoning districts:

- No more than four (4) CSTR-Ms or ten (10) percent of the building, whichever is more, per building and lot.
- No more than three (3) buildings with CSTR-Ms maximum per city block.
- CSTR-M licenses within the same building must have the same operator for all units.

Limited to 4 units within a multi-family dwelling or mixed-use building, limited to no more than 25% of the building



Limited to 4 guest rooms, Max 6 occupants per unit



ADD DEFINITION

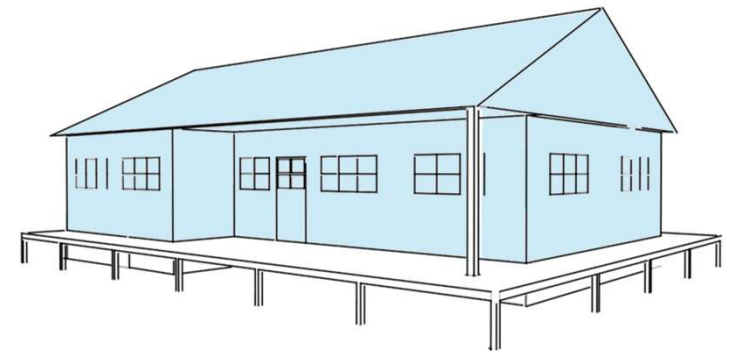
CSTR-L

Commercial Short Term Rental – Large

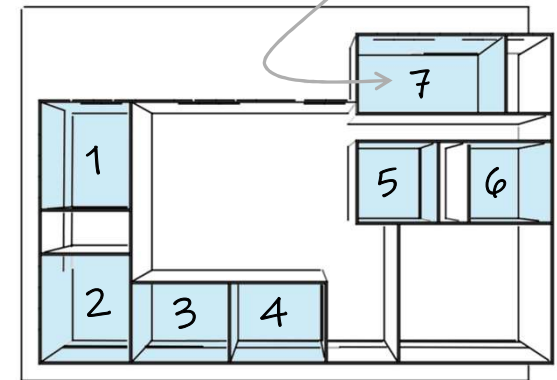
Refers to a whole home single family dwelling having no more than seven (7) guest bedrooms and no more than twenty (20) occupants maximum.

Use Standards include but are not limited to:

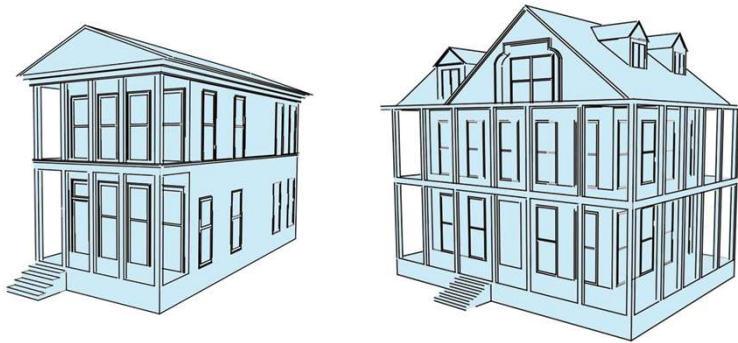
- **Management:** A designated and permitted operator must be on call and available to address neighborhood complaints or guest questions 24 hours a day, seven (7) days a week.
- **Structure:** Whole home single family dwelling.
- **Transient dwelling unit:** One (1) maximum.
- **Guestroom/sleeping accommodations:** Seven (7) bedrooms and twenty (20) occupants per unit maximum.
- **Density:** Limited to one (1) per building, lot, and block.



Limited to seven guest rooms, Max 20 occupants



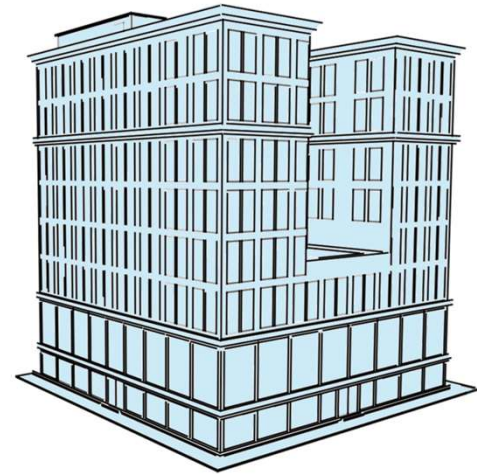
Establish an appropriate land use spectrum and scale appropriate for commercial areas and 24/7 onsite operators.



Hotel/Motel

Neighborhood

20 units max
2 guest bedrooms/unit max
24/7 on site operator
Includes ancillary uses if
allowed in the zoning district



Hotel/Motel

Large

21 units or more
Allows more than 2 guestrooms per unit

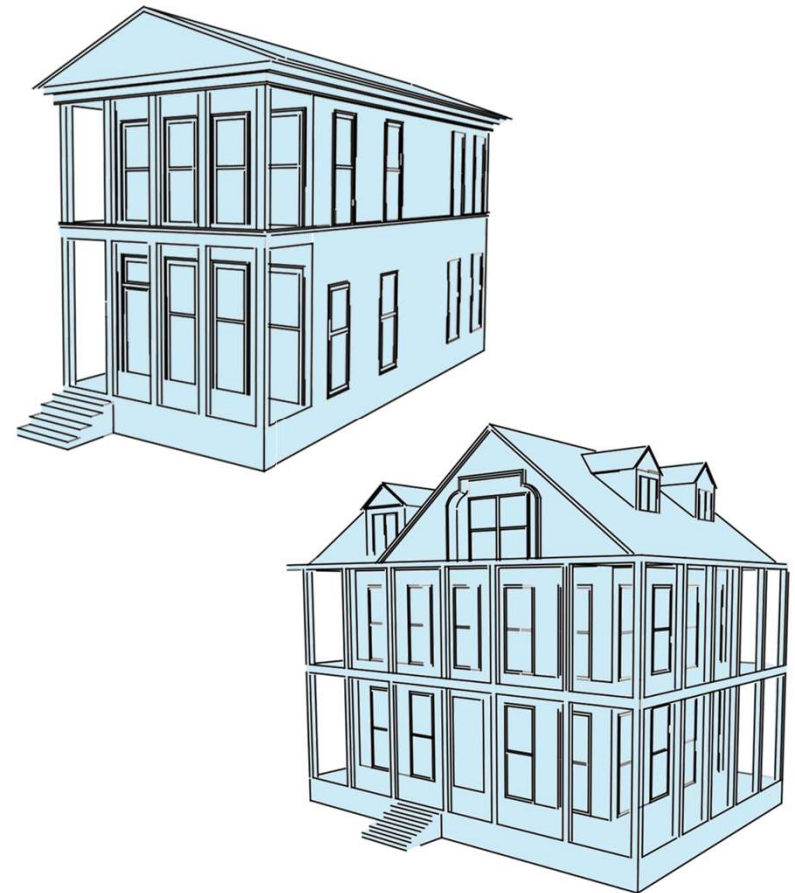
RECLASSIFY

Hotel/Motel Neighborhood

Characterized as an establishment having no more than twenty (20) units [limited to no more than two (2) guest bedrooms per unit] with private bathroom facilities. Must be neighborhood oriented and fit the character of the neighborhood for which it is located, re: scale, design, and parking.

Use standards include:

- **Management:** Must have an on-site operator 24/7.
- **Structure:** Single-family dwelling or traditional hotel structure, such as a multi-storied building with a lobby and elevator.
- **Transient Dwelling Unit:** 20 maximum.
- **Guestroom/Sleeping accommodations:** No limit.
- **Additional clarifications:** May include ancillary uses *only if they are allowed in the zoning district.*



Consistently apply use permissions across the city's zoning districts

Refer to Tables 5 and 6 in Final Report (pg. 76 and 101) & Handout

1. In general, recommendations were made based on the purpose and function of a zoning district. Residential uses like Bed and Breakfasts are targeted to residential areas, commercial uses like CSTRs are targeted to mixed use and commercial areas, and hotels are targeted to commercial and industrial areas.
2. In lower impact neighborhoods, the purpose and function of the zoning district led the proposed district recommendations.
3. Remove Bed and Breakfasts from non-residential districts they are currently permitted.
4. Change Bed and Breakfast allowances from conditional use to by right.

Consistently apply use permissions across the city's zoning districts

Refer to Tables 5 and 6 in Final Report (pg. 76 and 101) & Handout

5. Retain hostels and timeshares in the same zoning districts as currently permitted, with few exceptions.
6. Target mixed-use areas for small, neighborhood boutique hotels.
7. Prohibit and restrict transient lodging use expansion in higher impact neighborhoods identified by survey respondents, including the Bywater, Marigny and Seventh Ward.
8. Allow transient lodging uses in CBD based on the stakeholder interviewees and citywide land use analysis.

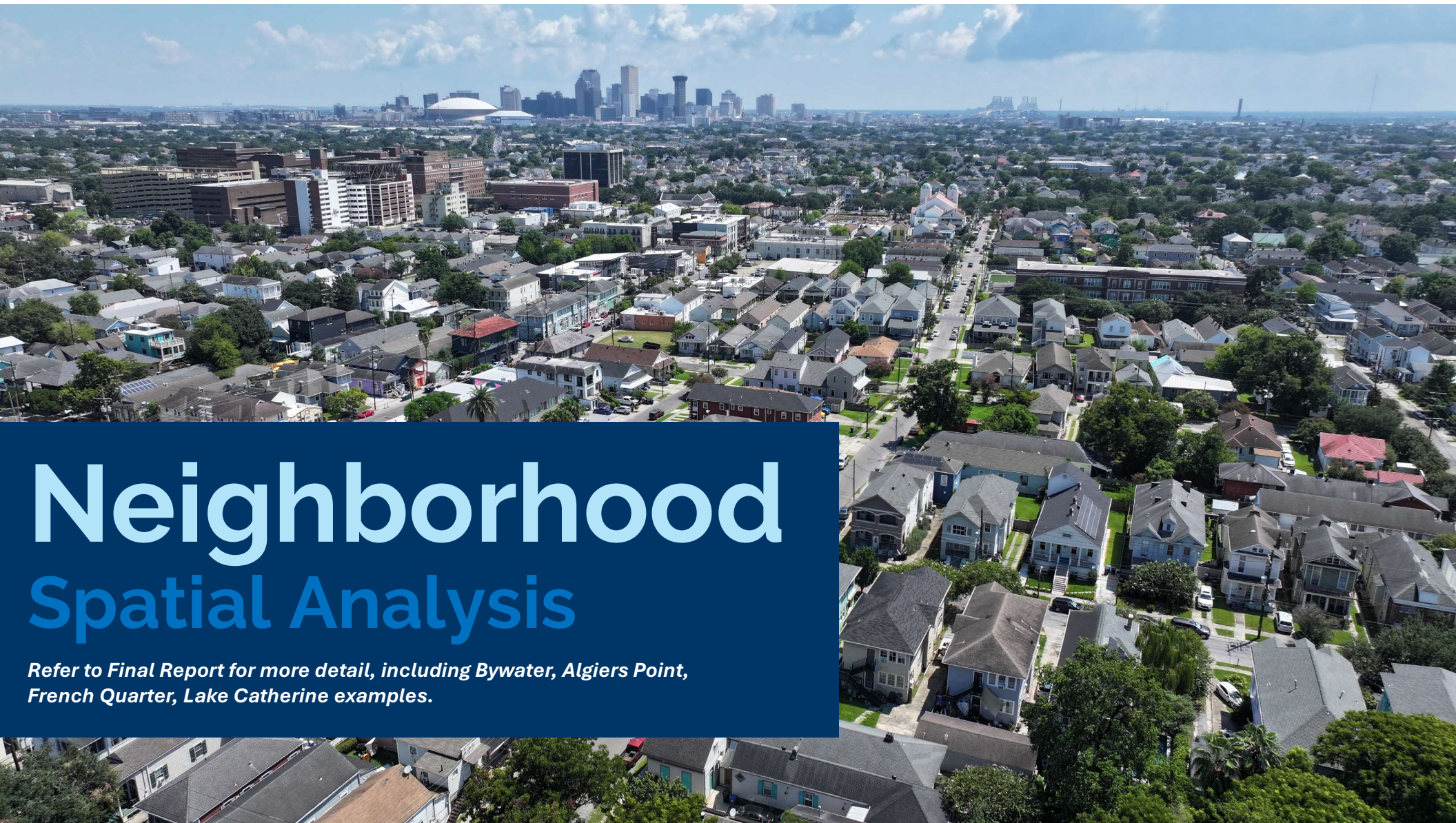
Manage the density of B&Bs, NSTRs, and CSTRs to protect community character.

- **No more than one Bed and Breakfast may be located on a City block.** This limitation applies across all Bed and Breakfasts and NSTRs, where no more than one (1) of these uses may be permitted per block.
- **No more than one Commercial Short-Term Rental may be located on a City block.** This limitation applies across all CSTR-Small, CSTR-Medium, and CSTR-Large(s), where no more than one of these uses may be permitted per block.



Allow existing, licensed transient lodging uses to remain, where CSTRs are established as temporary, legal nonconforming uses able to maintain their nonconforming status as long as the license remains active.

Extend CTSR permit expiration time frames from 1- to 2-year renewals to shift more administrative time and effort towards enforcement processes.



Neighborhood Spatial Analysis

Refer to Final Report for more detail, including Bywater, Algiers Point, French Quarter, Lake Catherine examples.



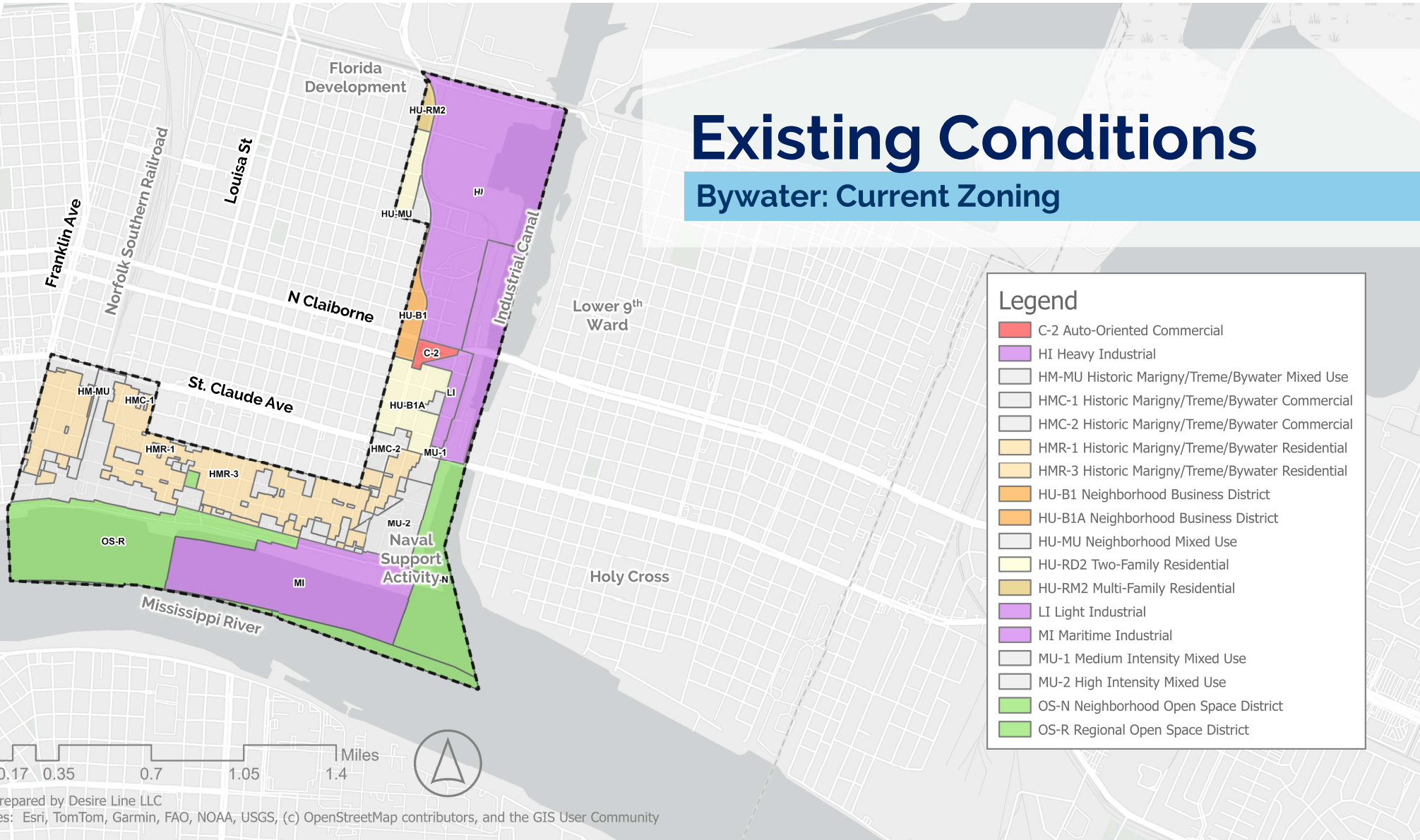
Bywater

Neighborhood Analysis

Example: High Impact

Existing Conditions

Bywater: Current Zoning



Neighborhood Analysis

Bywater: 4 B&Bs

** licensed as of March 2025*

LEGEND

- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Neighborhood Analysis

● Bywater: 46 NSTRS

** licensed as of March 2025*

LEGEND

- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Neighborhood Analysis

Bywater: 49 CSTRS

** licensed as of March 2025*

LEGEND

- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Neighborhood Analysis

● **Bywater: 1 Hotel/Motel**

** licensed as of March 2025*

LEGEND

- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community







Neighborhood Analysis



Bywater: 199 Noncompliant STRs

** as of March 2025*

LEGEND

-  Bywater Neighborhood Boundaries
-  Bed & Breakfast
-  NSTR
-  CSTR
-  Hotel / Motel
-  Noncompliant STR

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community







Neighborhood Analysis



Bywater: 30 Noncompliant STRs

** as of August 2025*

LEGEND

-  Bywater Neighborhood Boundaries
-  Bed & Breakfast
-  NSTR
-  CSTR
-  Hotel / Motel
-  Noncompliant STR

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Existing Conditions

Bywater: Current Transient Lodging Uses

** licensed as of March 2025*

LEGEND

-  Bywater Neighborhood Boundaries
-  Bed & Breakfast (4)
-  NSTR (46)
-  CSTR (49)
-  Hotel / Motel (1)

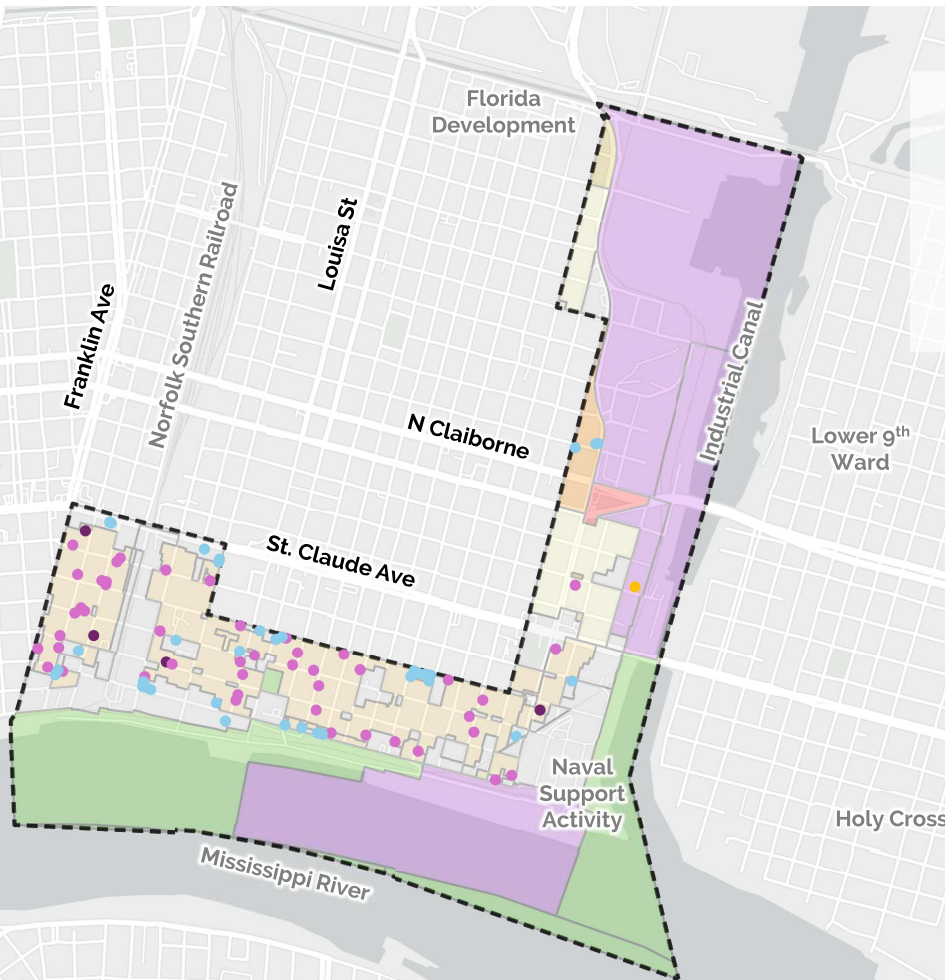
0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Existing Conditions

Bywater: Active Transient Lodging Uses



LEGEND

- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel

Zoning Districts

Bywater Current Zoning

- C-2 Auto-Oriented Commercial
- HI Heavy Industrial
- HM-MU Historic Marigny/Treme/Bywater Mixed Use
- HMC-1 Historic Marigny/Treme/Bywater Commercial
- HMC-2 Historic Marigny/Treme/Bywater Commercial
- HMR-1 Historic Marigny/Treme/Bywater Residential
- HMR-3 Historic Marigny/Treme/Bywater Residential
- HU-B1 Neighborhood Business District
- HU-B1A Neighborhood Business District
- HU-MU Neighborhood Mixed Use
- HU-RD2 Two-Family Residential
- HU-RM2 Multi-Family Residential
- LI Light Industrial
- MI Maritime Industrial
- MU-1 Medium Intensity Mixed Use
- MU-2 High Intensity Mixed Use
- OS-N Neighborhood Open Space District
- OS-R Regional Open Space District

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

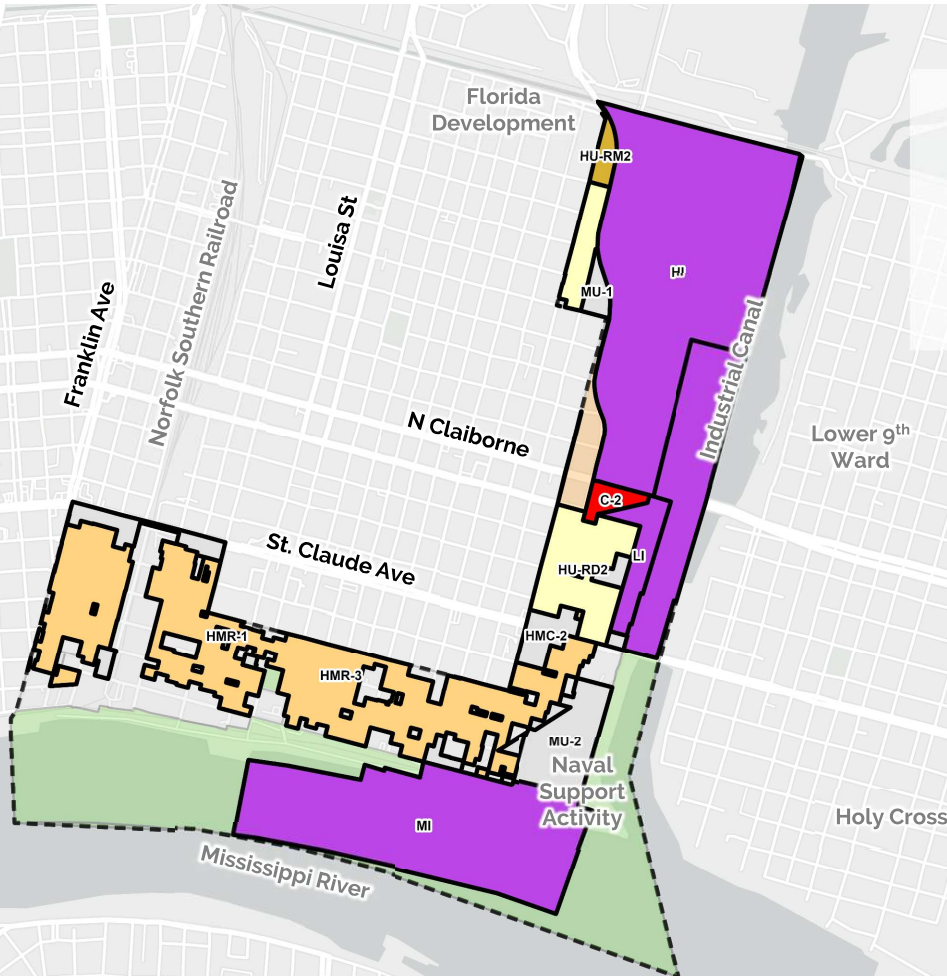
An aerial photograph of an industrial area. In the foreground, a long train of black and white tanker cars is moving along a track that runs diagonally from the bottom right towards the top right. To the left of the train is a large, paved parking lot with several cars parked. Further left are several industrial buildings, including a large, light-colored building with many windows and a smaller, yellow building. The background shows a residential area with houses and trees under a blue sky with some clouds.

Bywater

Example: Recommendations Effect

RECOMMENDATIONS

Bywater: Transient Lodging Impacts



Zoning Districts

Impacted Districts

- C-2 Auto-Oriented Commercial
- HI Heavy Industrial
- HMC-2 Historic Marigny/Treme/Bywater Commercial
- HMR-1 Historic Marigny/Treme/Bywater Residential
- HMR-3 Historic Marigny/Treme/Bywater Residential
- HU-RD2 Two-Family Residential
- HU-RM2 Multi-Family Residential
- LI Light Industrial
- MI Maritime Industrial
- MU-1 Medium Intensity Mixed Use
- MU-2 High Intensity Mixed Use

Non-Impacted Districts

- HM-MU Historic Marigny/Treme/Bywater Mixed Use
- HMC-1 Historic Marigny/Treme/Bywater Commercial
- HU-B1 Neighborhood Business District
- HU-B1A Neighborhood Business District
- HU-MU Neighborhood Mixed Use
- OS-N Neighborhood Open Space District
- OS-R Regional Open Space District

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

RECOMMENDATIONS








Bywater 4 B&Bs currently

Permitted by right in HMR-1, HMR-3, HU-RD2, and HU-RM1.

With density limitations, 45 available blocks

** NSTRs and B&Bs are limited to 1 per block, totaled collectively*

LEGEND

-  Bywater Neighborhood Boundaries
-  Bed & Breakfast
-  NSTR
-  CSTR
-  Hotel / Motel
-  Districts permitting Bed & Breakfasts by right
-  Available block (45)



B&B

Bed and Breakfast

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

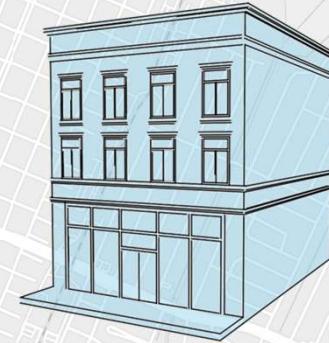
RECOMMENDATIONS

Bywater Hostel – No change

Permitted by right in HMC-2, C-2, MU-1, and MU-2.

LEGEND

- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel
- Districts permitting Hostels by right



Hostel
(no change)

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

RECOMMENDATIONS








Bywater CSTR-S (Small)

Permitted by right in C-2, MU-1, and MU-2.

With density limitations, 9 available blocks

** CSTRs are limited to 1 per block, totaled collectively*

LEGEND

-  Bywater Neighborhood Boundaries
-  Bed & Breakfast
-  NSTR
-  CSTR
-  Hotel / Motel
-  Districts permitting Small CSTR by right
-  Available block (9)



CSTR-S

Commercial
Short Term
Rental - Small

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

RECOMMENDATIONS








Bywater CSTR-M (Medium)

Permitted by right in C-2, LI, HI, MI, MU-1, and MU-2

With density limitations, 29 available blocks

** CSTRs are limited to 1 per block, totaled collectively*

LEGEND

-  Bywater Neighborhood Boundaries
-  Bed & Breakfast
-  NSTR
-  CSTR
-  Hotel / Motel
-  Districts permitting Medium CSTR by right
-  Available block (29)



CSTR-M

Commercial
Short Term
Rental - Medium

0 0.17 0.35 0.7 1.05 1.4 Miles



Map Prepared by Desire Line LLC

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

RECOMMENDATIONS








Bywater CSTR-L (Large)

Permitted by right in C-2, HI, LI, and MI

With density limitations, 23 available blocks

** CSTRs are limited to 1 per block, totaled collectively*

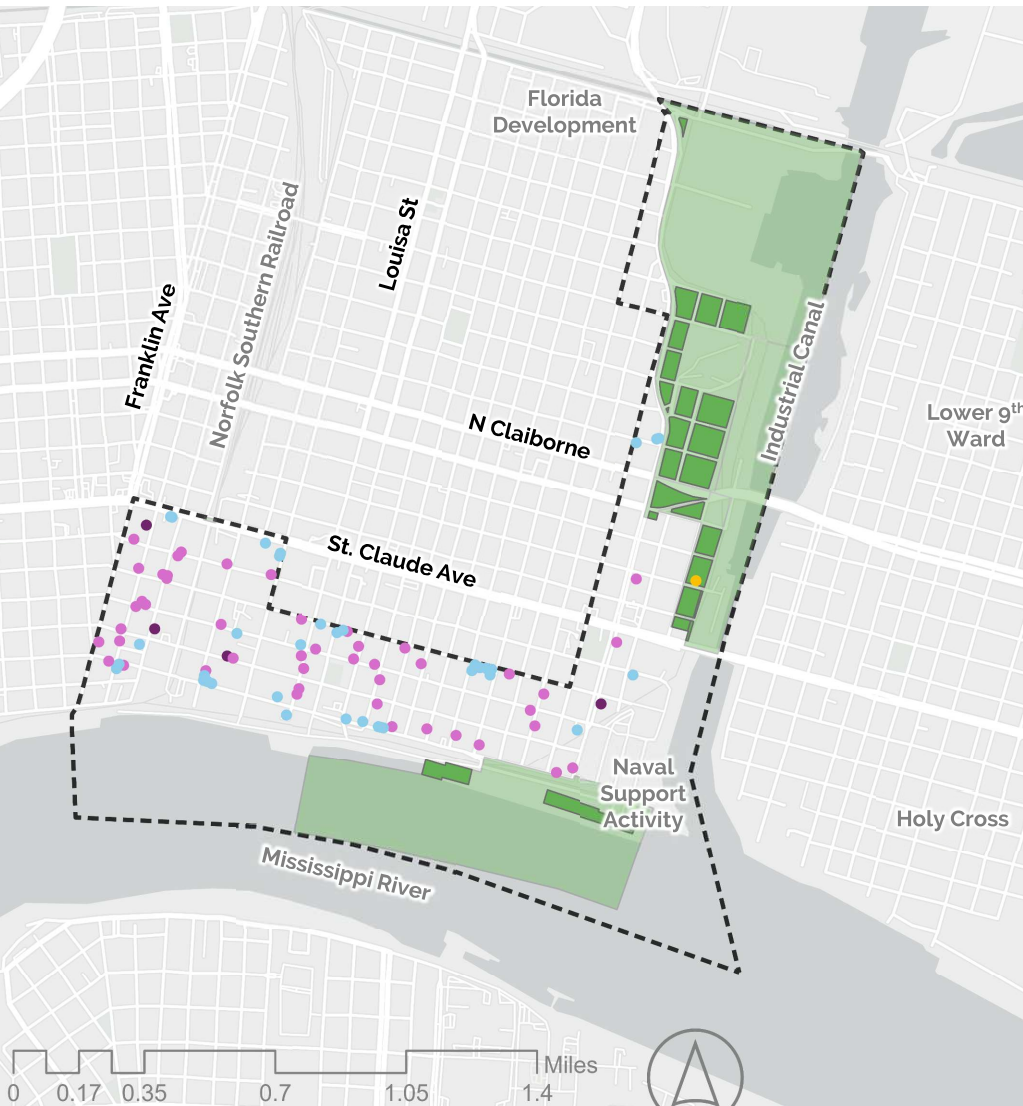
LEGEND

-  Bywater Neighborhood Boundaries
-  Bed & Breakfast
-  NSTR
-  CSTR
-  Hotel / Motel
-  Districts permitting Large CSTR by right
-  Available block (23)



CSTR-L

Commercial
Short Term
Rental - Large



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community








RECOMMENDATIONS

Bywater Neighborhood Hotel

Permitted by right in C-2, LI, HI, and MI.

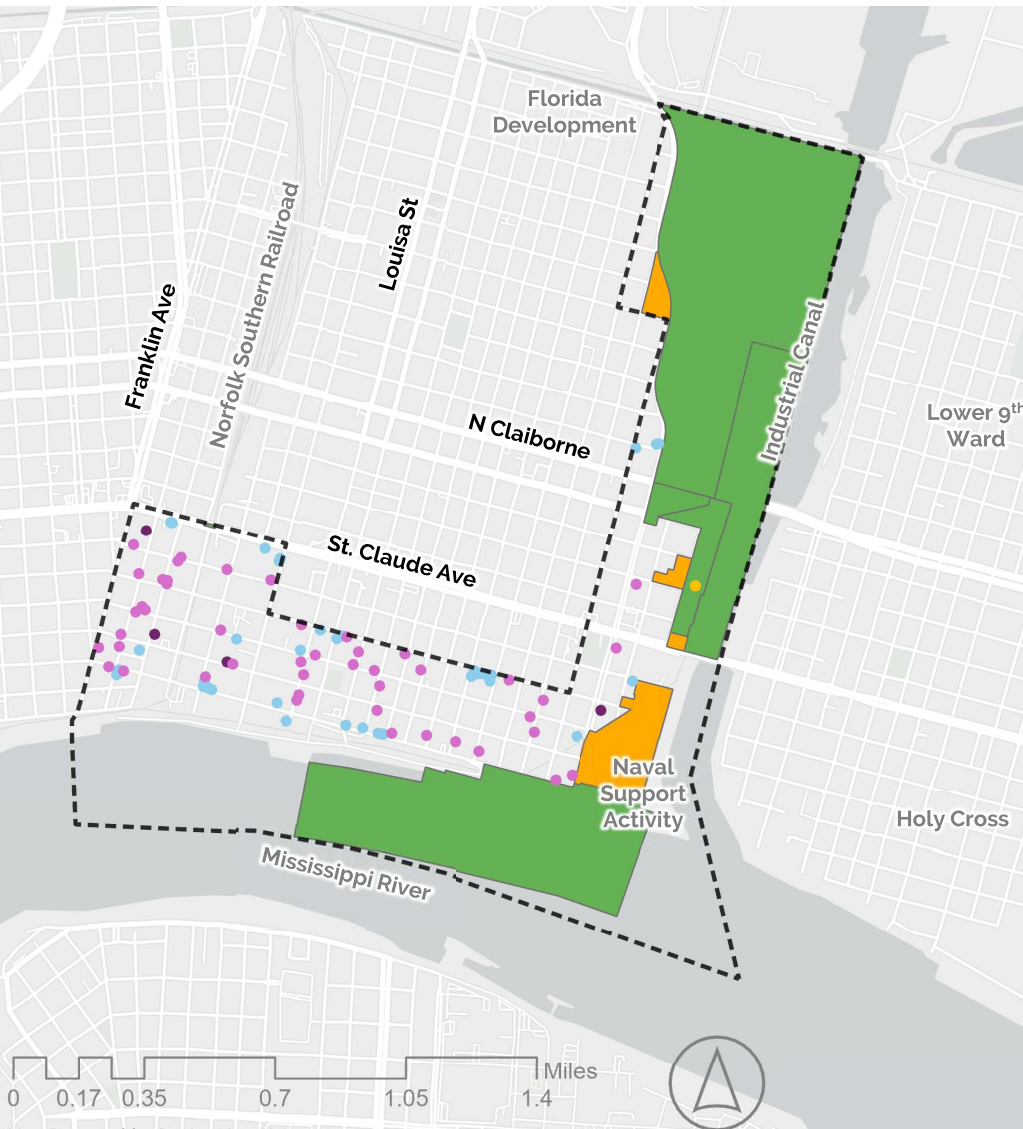
May be permitted **CONDITIONALLY** in MU-1 and MU-2.

LEGEND

-  Bywater Neighborhood Boundaries
-  Bed & Breakfast
-  NSTR
-  CSTR
-  Hotel / Motel
-  Districts permitting Hotel/Motel, Neighborhood by right
-  Districts permitting Hotel/Motel, Neighborhood conditionally



Neighborhood
Hotel/Motel



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RECOMMENDATIONS

Bywater Large Hotel

Permitted by right in LI, HI, and MI.

LEGEND

- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel
- Districts permitting Large Hotel/Motels by right



Large
Hotel/Motel

0 0.17 0.35 0.7 1.05 1.4 Miles



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

RECOMMENDATIONS Bywater Timeshares

May be permitted **CONDITIONALLY** in C-2 and MU-1.

LEGEND

- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel
- Districts permitting Timeshares conditionally



Timeshare

(no change)

0 0.17 0.35 0.7 1.05 1.4 Miles



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

New Orleans Transient Lodging Study

Study Background Scope of the Study Community Outreach Plan Initial Policy Approach Timeline Community Survey Focus Groups Stay Involved & Contact Inform...

Permitted Uses and Nuisance Regulations

May 15th online and in person

This focus group explored how transient lodging uses are permitted and how current regulations are enforced. Attendees will investigate current permit and enforcement regulations, and make recommendations on how the regulations can be more uniform and easier to understand.

The dates for these focus groups have now passed. Thank you to the participants!

♦ ♦ ♦

Stay Involved & Contact Information

If you have questions regarding the project, please contact LandUse@desire-line.com. Sign up for project notifications directly to your email in box by clicking the button below.

Sign up for project updates!



This presentation provided a **high-level overview of recommendations** to accompany the release of the Final Report, with a more detailed presentation planned for November 11, 2025.

The Study report and appendices will be public prior to the November 11th meeting and a link to materials will also be distributed via the project email list and city website.

Visit NewOrleansLodgingAnalysis.com
& *Sign Up for Updates!*



Thank you,
and please stay tuned.
- DESIRE LINE