



TRANSIENT LODGING STUDY

INCLUDING COMMERCIAL SHORT-TERM RENTALS

**New Orleans City Planning Commission Meeting
Preliminary Report Presentation**

December 9, 2025, 1:30pm

DESIRE LINE

STUDY TIMELINE



LEGEND

- Internal Milestone:
- Community Meeting or Event:
- External Milestone:
- Working Group Mtgs:



OVERVIEW

Study Process and Land Uses Over Time

Study Goal and Objectives

Background, Data Analysis and Findings

Outreach Analysis + Findings

Study Recommendations

Example: Neighborhood Spatial Analysis

Long-Term Recommendations

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

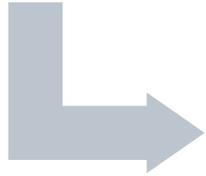
STUDY PROCESS

- The Study provides policy recommendations for the City Planning Commission's consideration.
- The City Planning Commission makes **policy recommendations** to the Council.
- The City Council may **consider** the recommendation and may draft a **text amendment** in fulfillment of recommended changes.
- The text amendment must then be approved by the Council for it to become **law**.

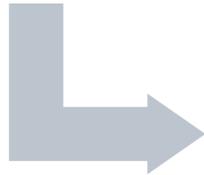


TRANSIENT LODGING USES OVER TIME

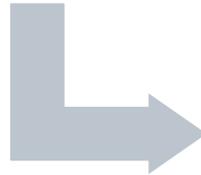
Permissive approach to Transient Lodging Uses



New regulatory amendments and clarifications



Building renovations and increased tourism



Higher costs and loss of community character

STUDY GOAL AMIST DIVERGENT PERSPECTIVES

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.

“It is the very exceptional community character in New Orleans that drives the tourism industry and increases demand for STRs,” the report says. “For this reason, protecting community character must come first.”



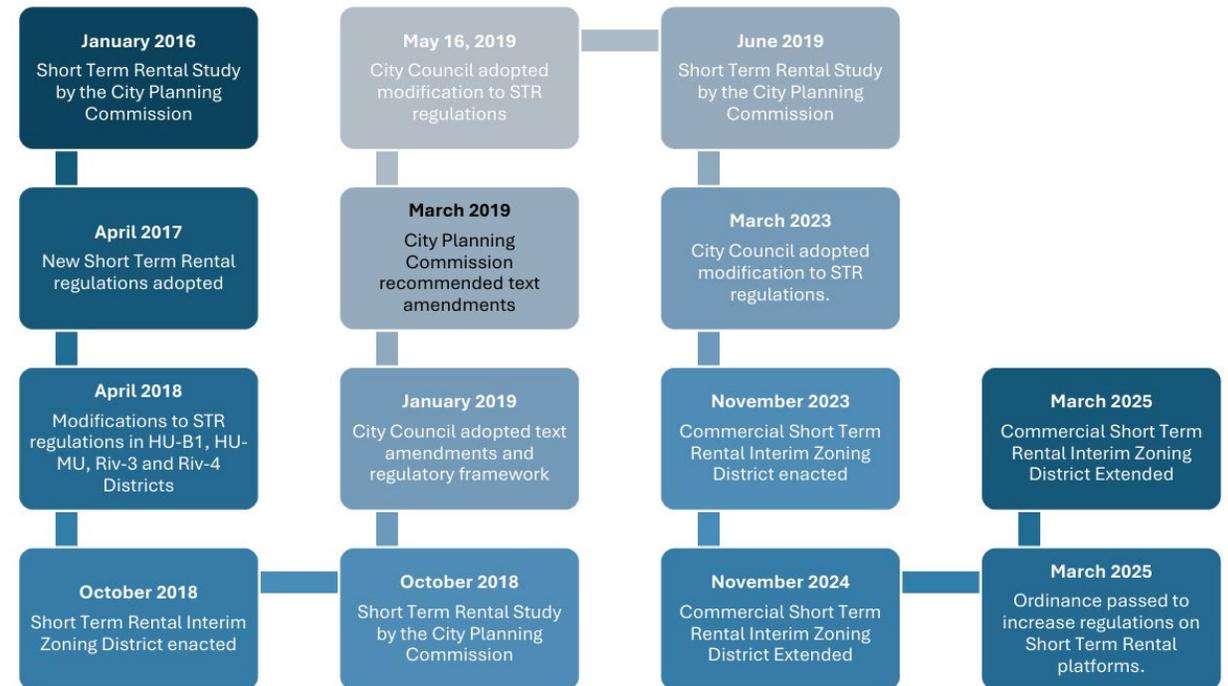
STUDY OBJECTIVES

- More closely align zoning rules with transient lodging use regulation.
- Protect community character first.
- 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.
- Recommend changes that are implementable, understandable, and can be practically applied within a short period of time, if desired.

PREVIOUS STUDIES & EXISTING REGULATIONS

- Studies in 2016, 2018, and 2019, the subsequent updated regulations, and emerging case law has created a **changing regulatory environment**.
- **Short-Term Rental Interim Zoning District** in place 11/7/23 through 11/5/25. **Transient Lodging Interim Zoning District** went into effect 10/29/25.
- **Existing permanent regulatory conditions:**
 - Articles 7-19 – Zoning District Regulations
 - Article 20 – Use Standards
 - Article 26 – Definitions
- **Existing definitions:**
 - Bed and Breakfast, Accessory and Principal
 - Hotel / Motel
 - Hostel
 - Rooming House
 - Short Term Rental, Non-Commercial and Commercial
 - Timeshare Building

FIGURE 1: REGULATORY TIMELINE FOR SHORT TERM RENTALS



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



COMMUNITY COMPARISON

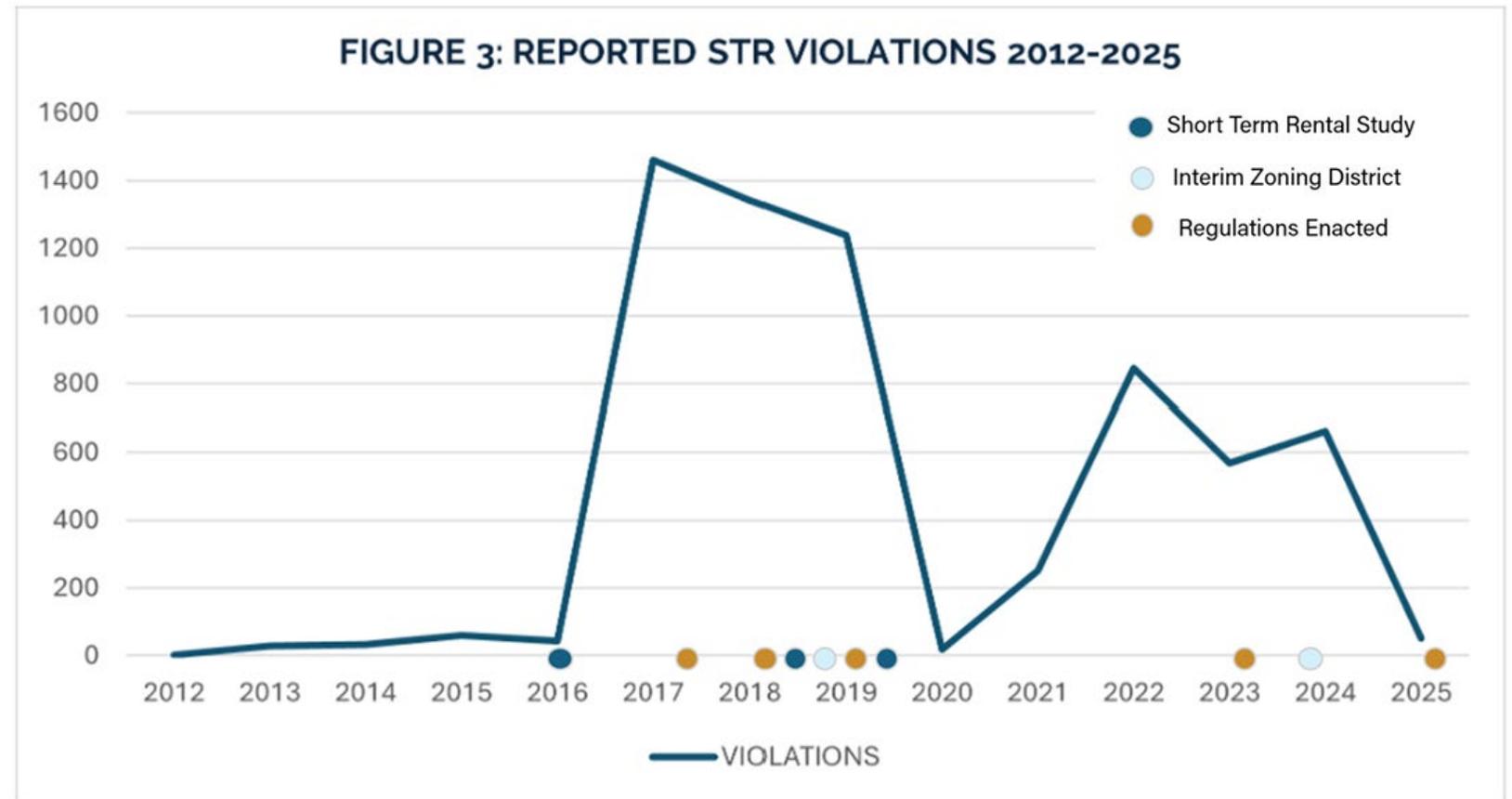
- **Overall:** Consistent Short Term Rental growth rates
- **19** jurisdictions reviewed
- **8** municipalities that only permit owner occupied Short Term Rentals
- **12** jurisdictions that permit Commercial Short Term Rentals
- **18** municipalities with additional standards for other transient lodging units

LOCATION	CLASSIFICATION	REQUIREMENTS	RESTRICTIONS
Austin	Type 2 (entire dwelling) Type 3 (condo)	<ul style="list-style-type: none"> • 24 hour site manager • Agent Authorization Form • License: Code Compliance • Certificate of Occupancy • Neighborhood notification letter • Property Insurance • Renewal: annual • Tenant requirements posted on site 	<p>Density cap: Percentage of Census Tract, Type 2: 1 per census tract, Type 3: 1 per property</p> <p>Time: < 30 days</p>
Charleston	Commercial Short Term Rentals	<ul style="list-style-type: none"> • License: Business • Off-street parking 	<p>Density cap: No more than 9 on one lot</p> <p>Prohibitions: Signs, other commercial uses associated with the rental</p> <p>Zoning: Short Term Rental Overlay Zone only</p>
Chicago	Vacation Rental	<ul style="list-style-type: none"> • Include license number on online platforms • HOA approval • Liability insurance • License: each unit • Maintenance and furnishing requirements • Property Insurance • Records retention 	<p>Density cap: 6 or fewer sleeping units, no more than 6 units per building, no more than 1 person per 125 sq ft</p> <p>Prohibitions: SROs, B&Bs, hotels, month-to-month rental units, corporate housing</p> <p>Time: Cannot rent by the hour or for less than 24 consecutive hours, or more than once within any consecutive 24 hour period</p>

Image. Excerpt from Preliminary Report Appendix A (Section 5)

BACKGROUND & DATA ANALYSIS

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

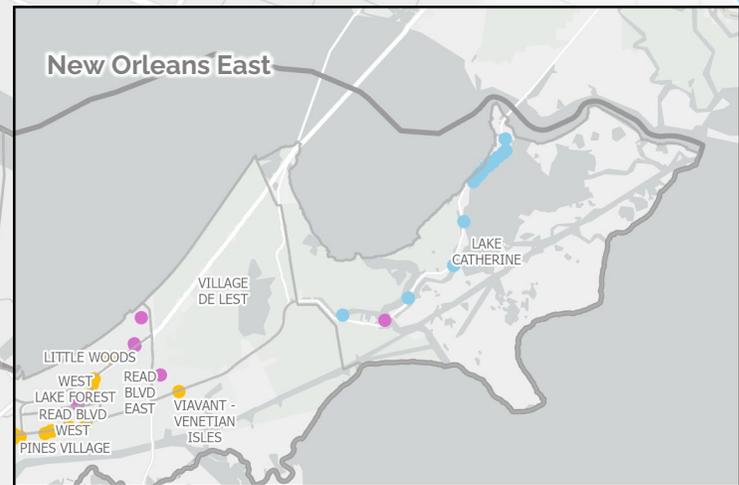
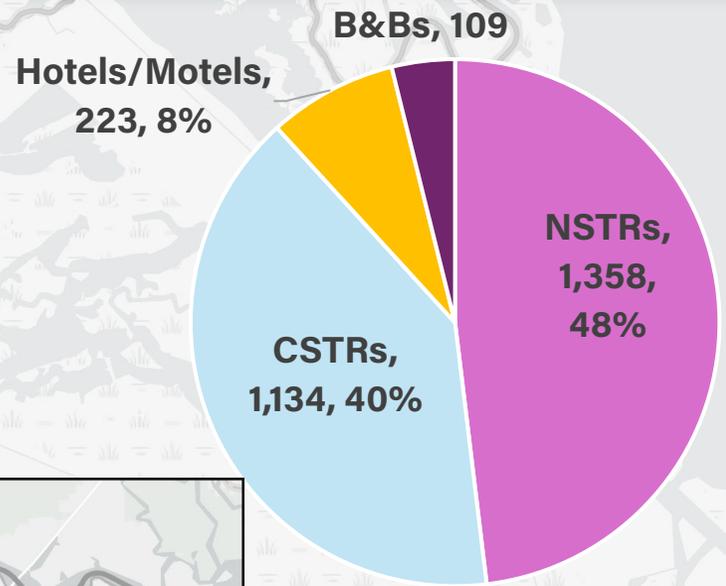
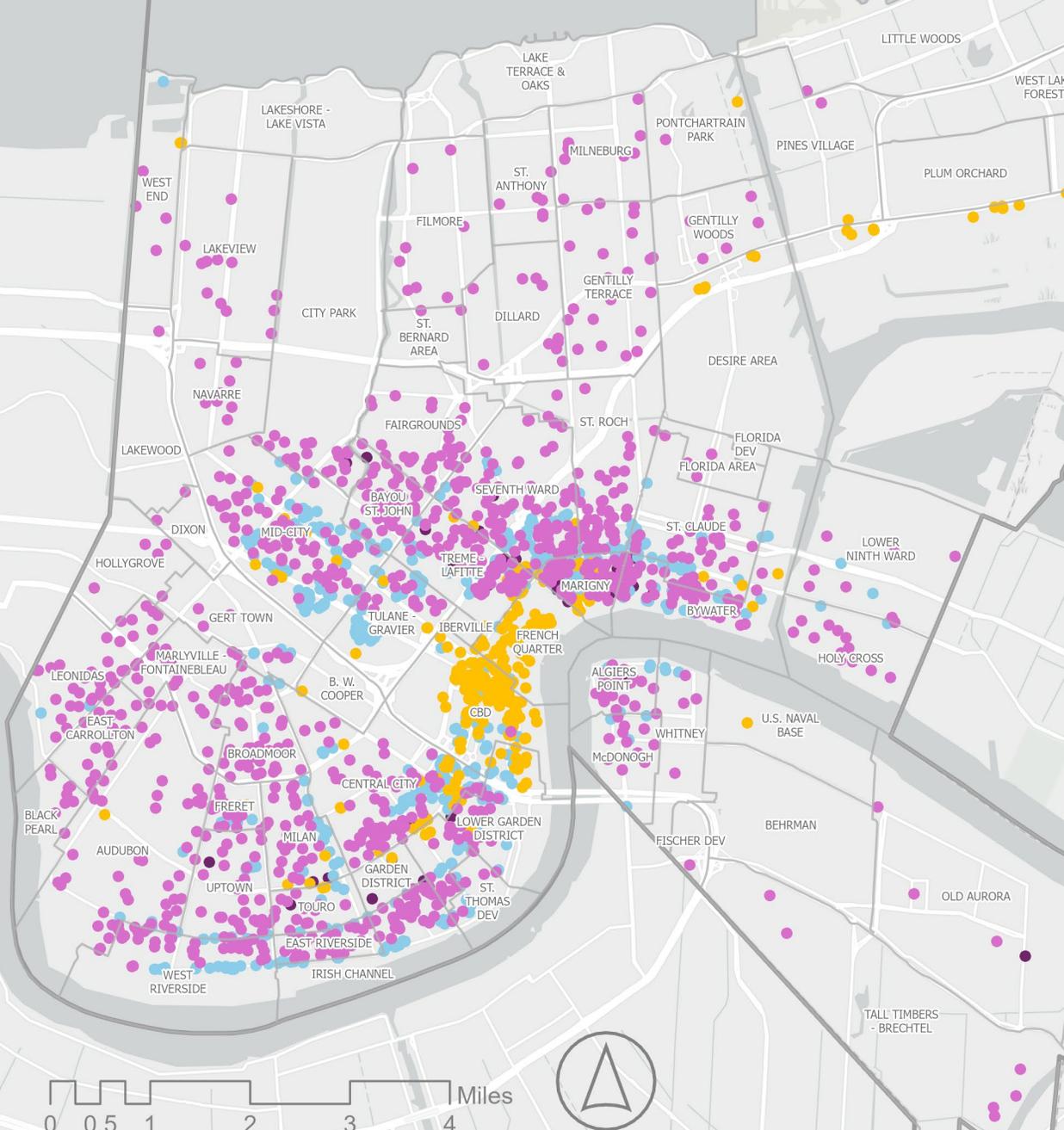




CHALLENGES

1. Major disruptions in citywide permitting data.
2. Transient lodging uses have not been consistently monitored in nationwide, state, or local datasets.
3. Changing regulatory conditions during the course of the Study.

2, 824 Licensed Transient Lodging Uses Citywide: March 2025



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

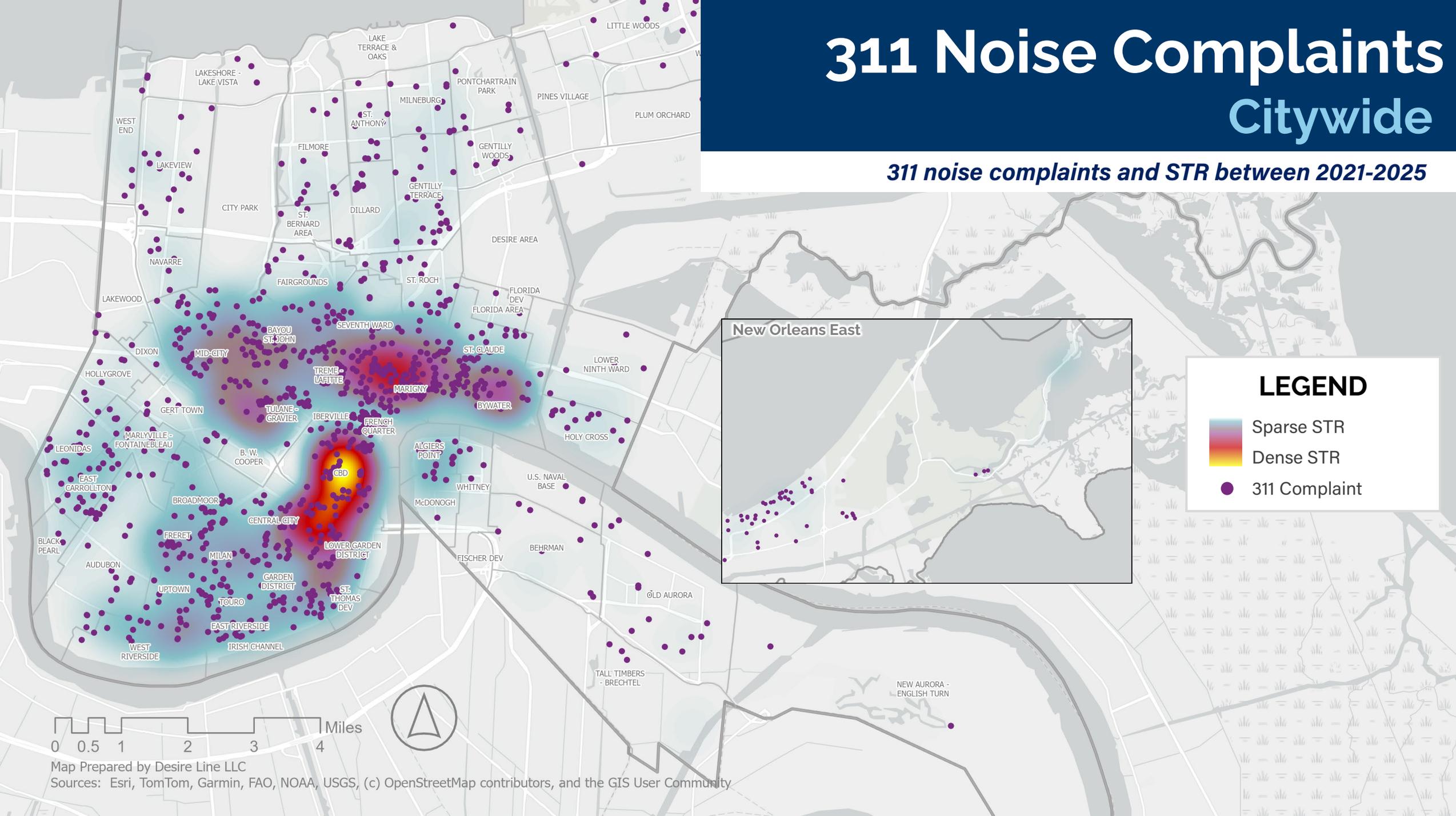
LEGEND

- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel

311 Noise Complaints

Citywide

311 noise complaints and STR between 2021-2025

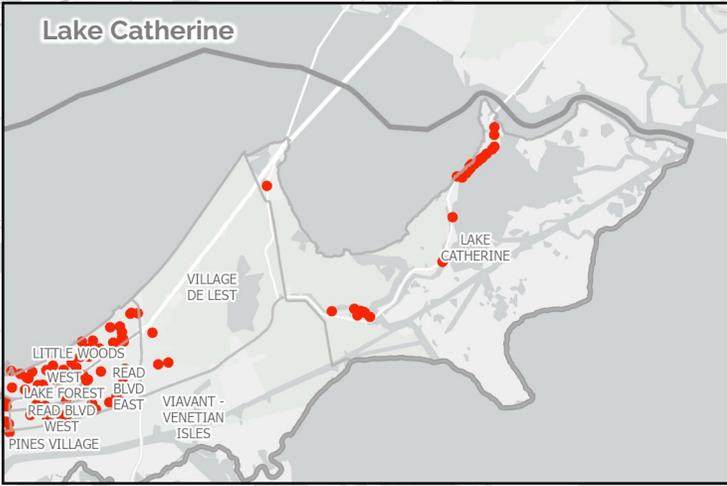
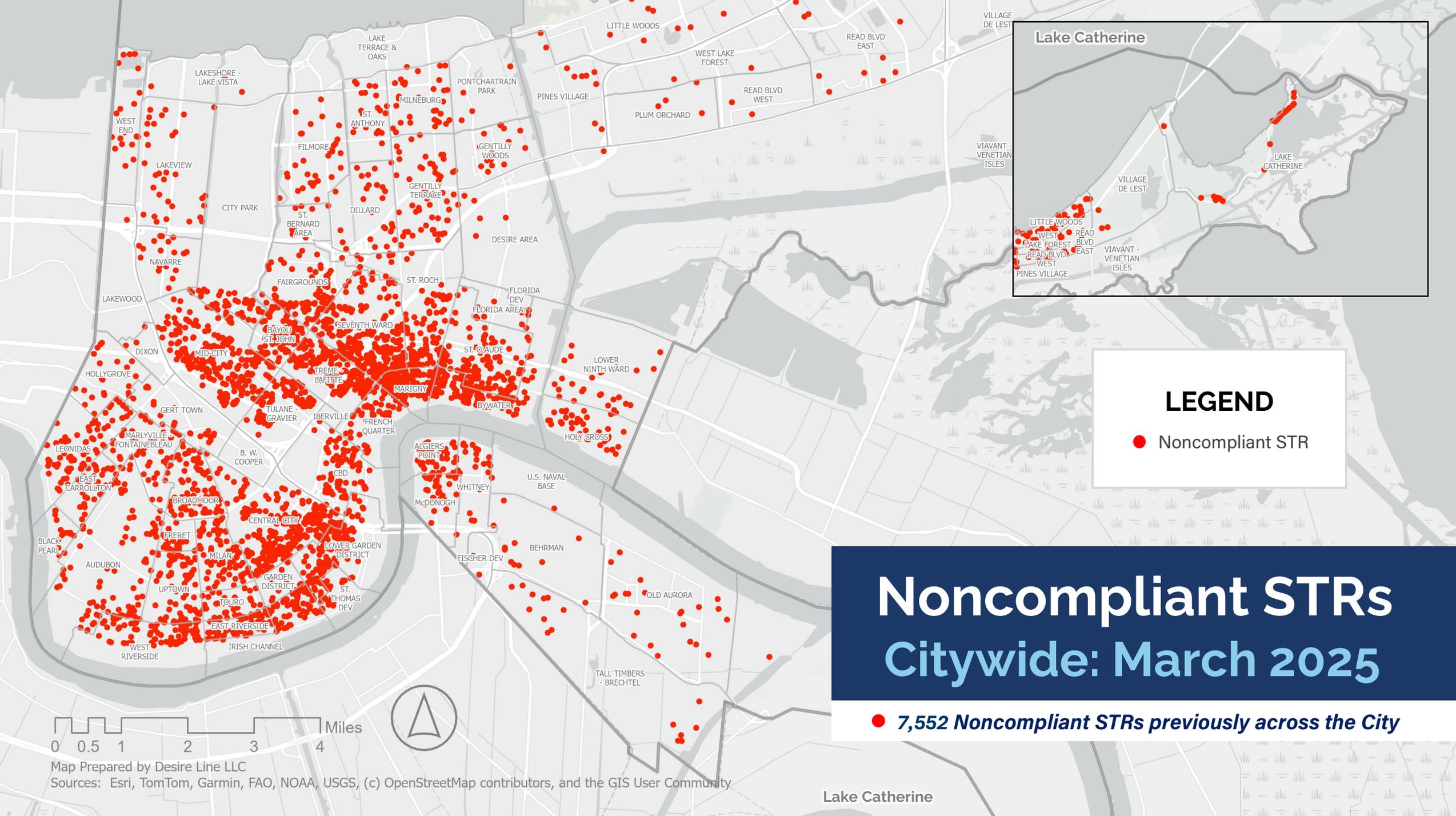


LEGEND

-  Sparse STR
-  Dense STR
-  311 Complaint



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



LEGEND

● Noncompliant STR

Noncompliant STRs Citywide: March 2025

● **7,552 Noncompliant STRs previously across the City**

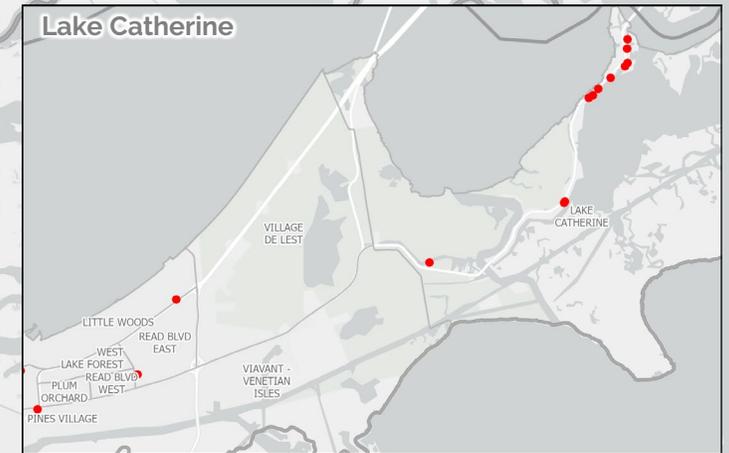
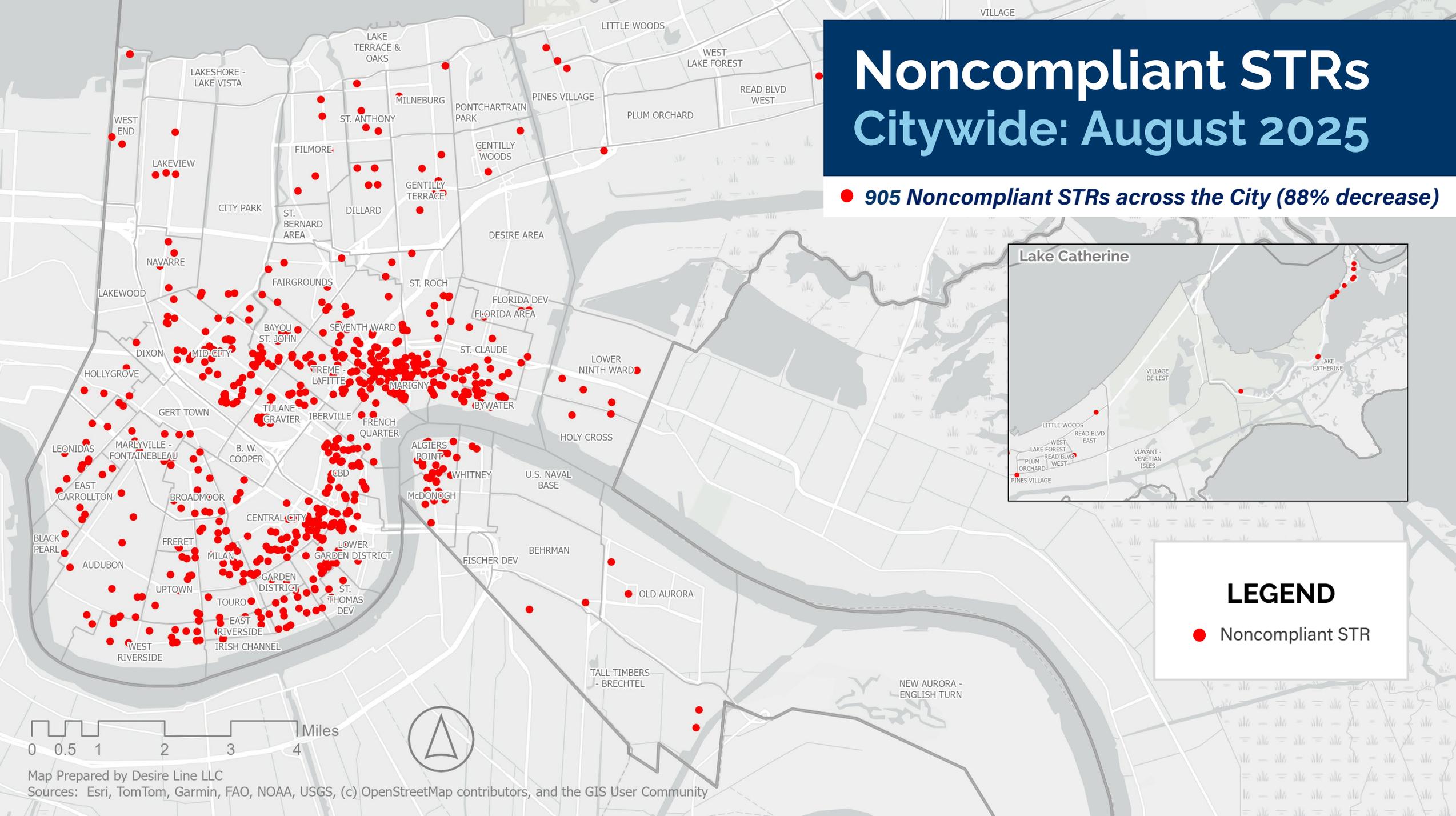


Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Lake Catherine

Noncompliant STRs Citywide: August 2025

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



LEGEND

● Noncompliant STR



DATA ANALYSIS

KEY FINDINGS

Refer to Final Report, Appendix A for more detail.

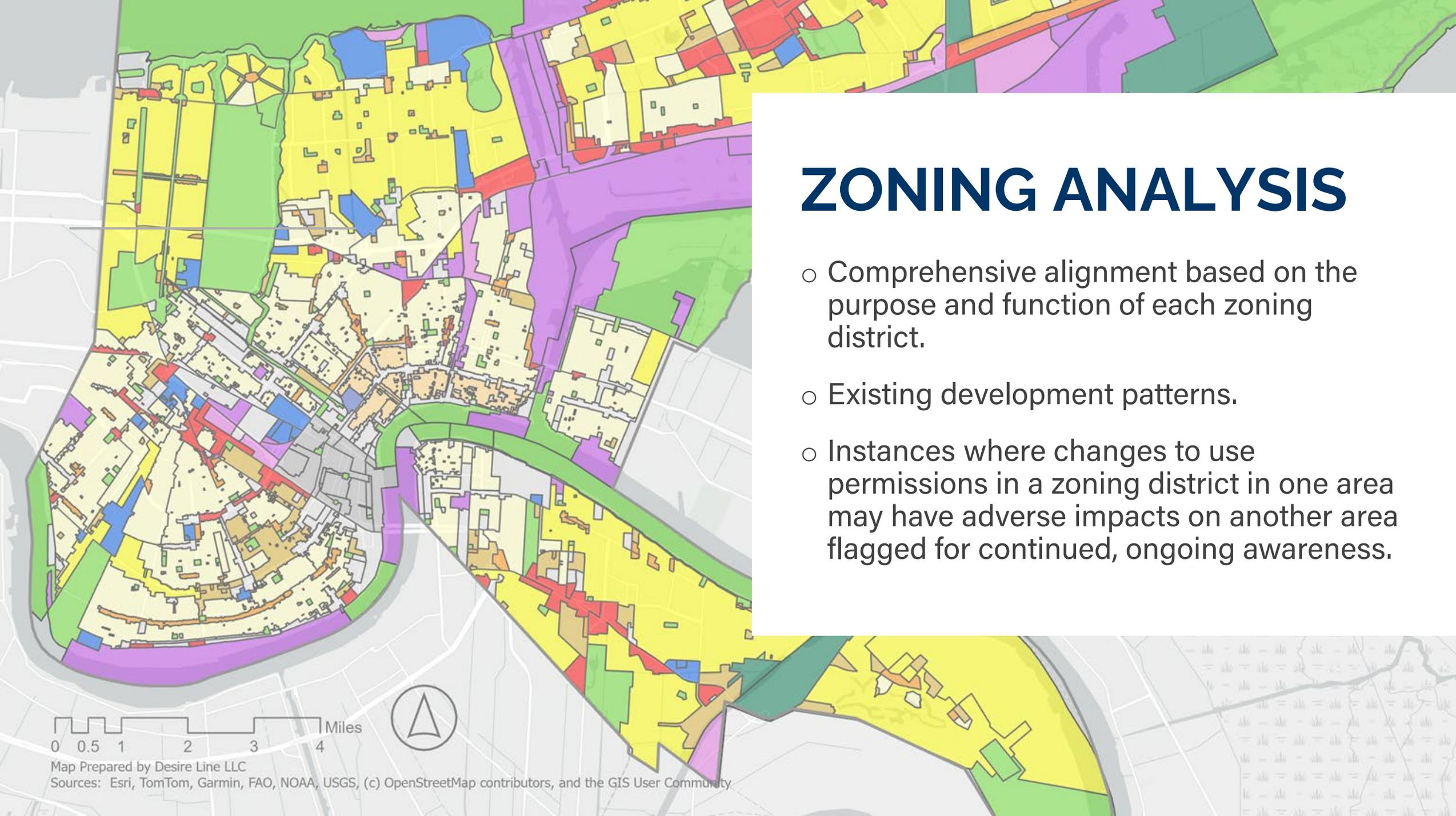
The tourism economy

- Transient lodging uses provide revenue for residents and businesses.
- These uses helped the city return to pre-pandemic levels in tourism spending and revenue.

Housing redevelopment, opportunities, occupancy, and affordability

- Due to data limitations, not conclusive that STRs directly contribute to poverty rates, evictions, or housing occupancy rate.
- Increased redevelopment activity across the City has not resulted in affordable housing.
- STRs do not improve the current housing affordability challenges.





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



KEY FINDINGS

1. Existing zoning district framework is complex.
 - There are **71** 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 by implementing:
 - 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.

PUBLIC 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

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.



NEW ORLEANS
— LODGING ANALYSIS —
INCLUDING COMMERCIAL STRs

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.

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.



OUTREACH ANALYSIS

Appendix B includes a comprehensive analysis and extensive detail on:

1. Community Outreach Analysis
2. Focus Group Analysis
3. Community Survey Analysis, including:
 - General Cohort Profile
 - Renter and Homeowner Cohorts
 - CSTR Owner and Non-Owner Cohorts
 - Impacts of STRs
 - Neighborhood Typology Methodology
4. Interview Analysis

FIGURE 3. AGGREGATED CONCERN OVER NEGATIVE IMPACTS OF TRANSIENT LODGING USES, BY RENTER/OWNER

Question: "If you have experienced any of the following negative impacts of Commercial Short Term Rentals, how concerned are you about these impacts?"

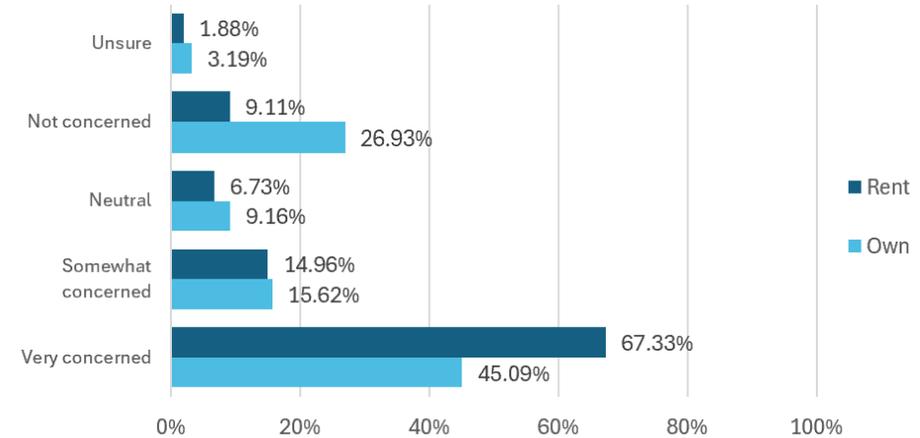
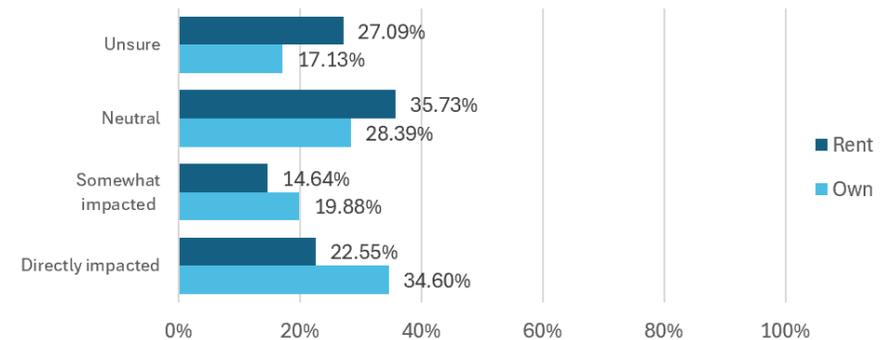


FIGURE 4. AGGREGATED POSITIVE IMPACT EXPERIENCED FROM TRANSIENT LODGING USES, BY RENTER/OWNER

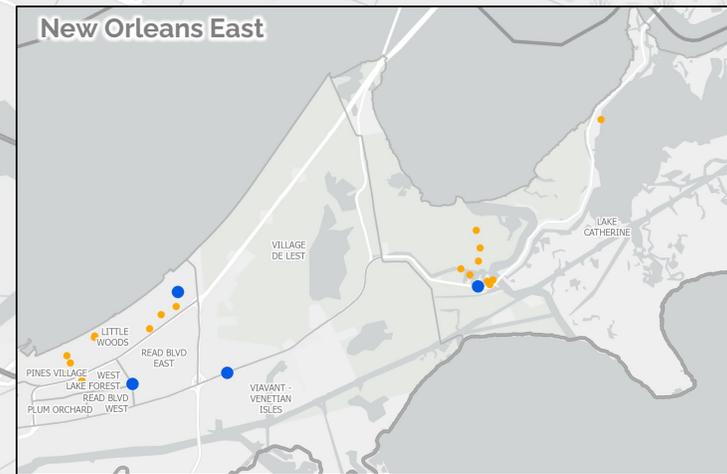
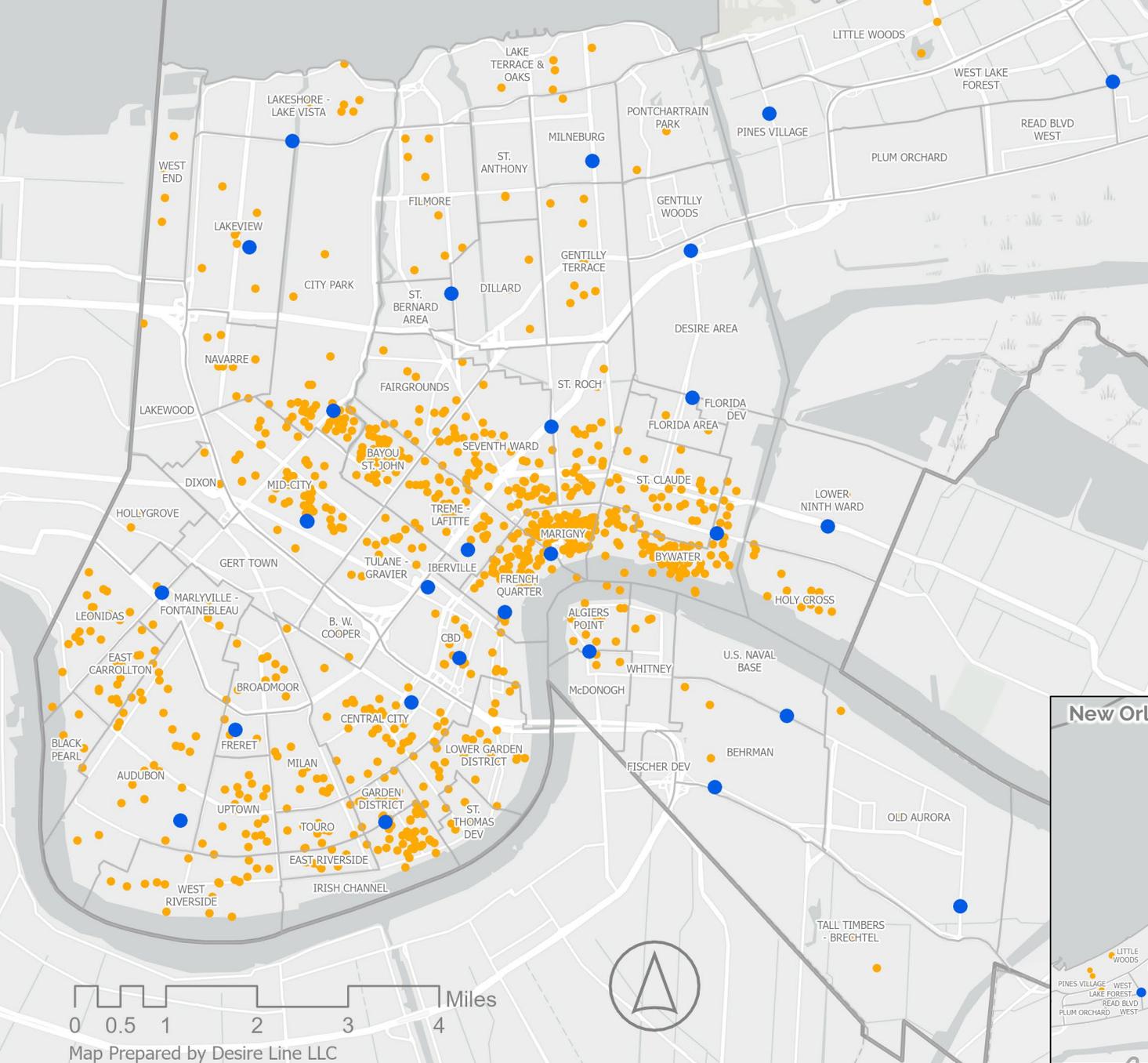
Question: "If you have experienced any of the following positive impacts of Commercial Short Term Rentals, select the level of impact you have experienced."



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)

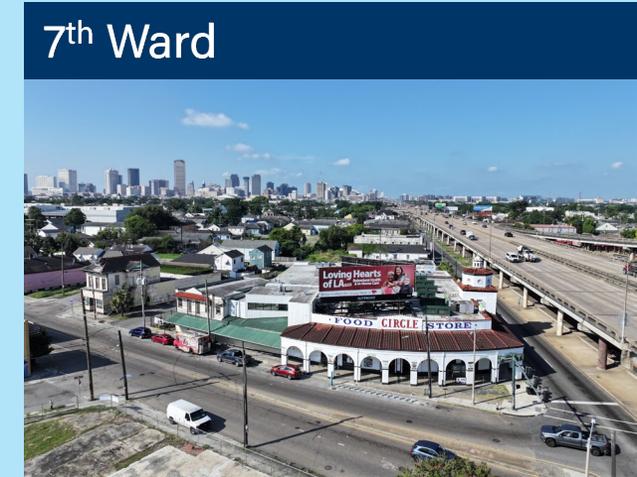


Map Prepared by Desire Line LLC
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

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



NEIGHBORHOOD TYPOLOGIES ANALYZED IN DETAIL

Higher Impact (*most transient lodging units and high engagement*)

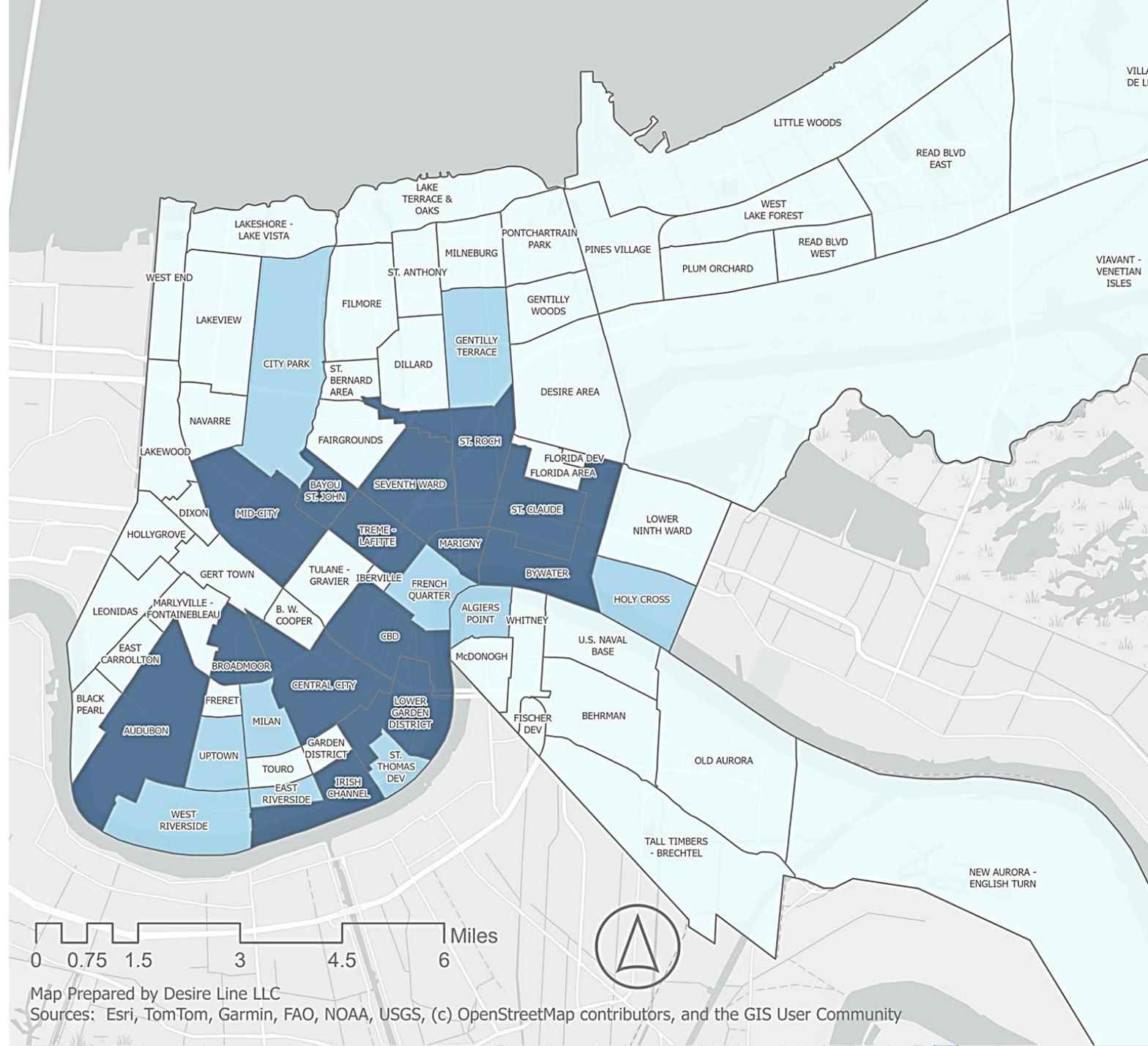
- Bywater
- Central City
- Marigny
- Seventh Ward

Moderate Impact (*most transient lodging units or high engagement*)

- Algiers Point
- East Riverside
- French Quarter
- Uptown

Lower Impact (*all others*)

- Garden District
- Lake Catherine
- Lakeview



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

FINDINGS

All agree enforcement is a problem.

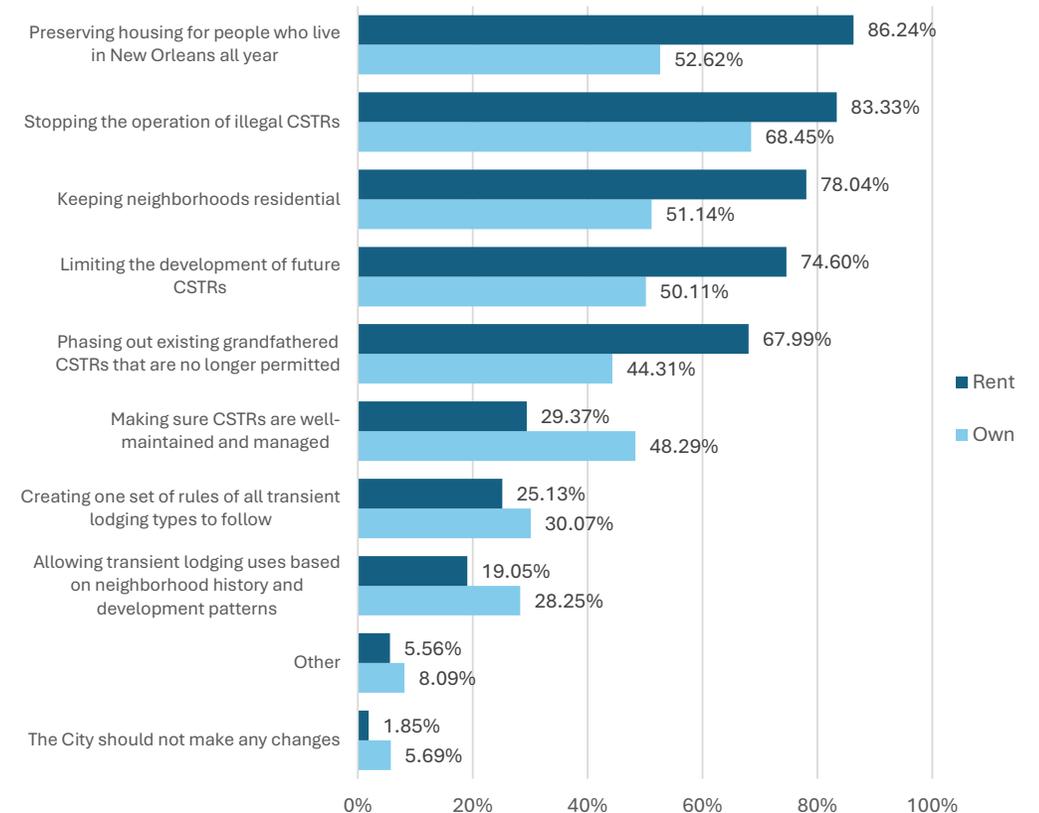
Survey respondents were asked what the City should focus on when updating rules for CSTRs.

- 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.

RECOMMENDED FOCUS FOR CSTR REGULATORY IMPROVEMENT, BY OWNER/NON-OWNER

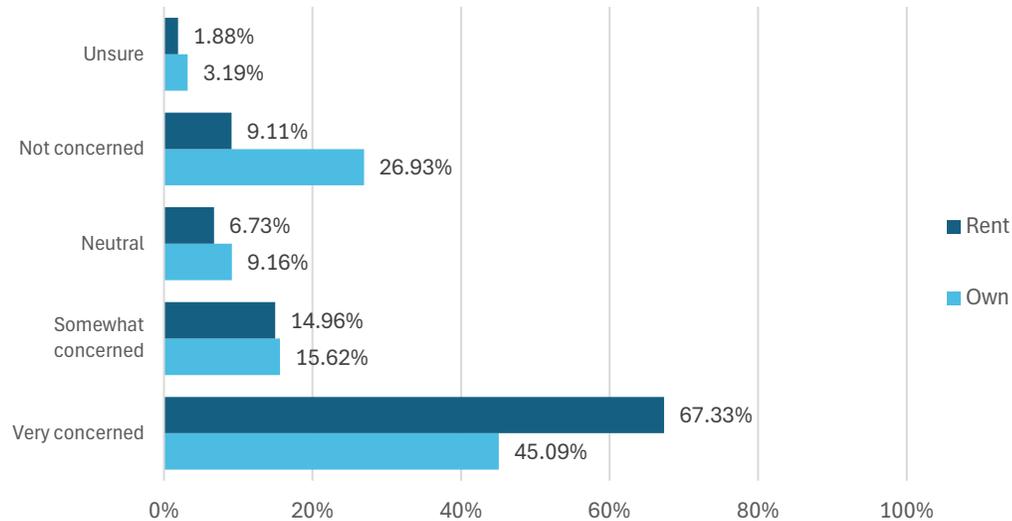
Question: "The City is currently working to improve the rules for Commercial Short Term Rentals. What should they focus on?"



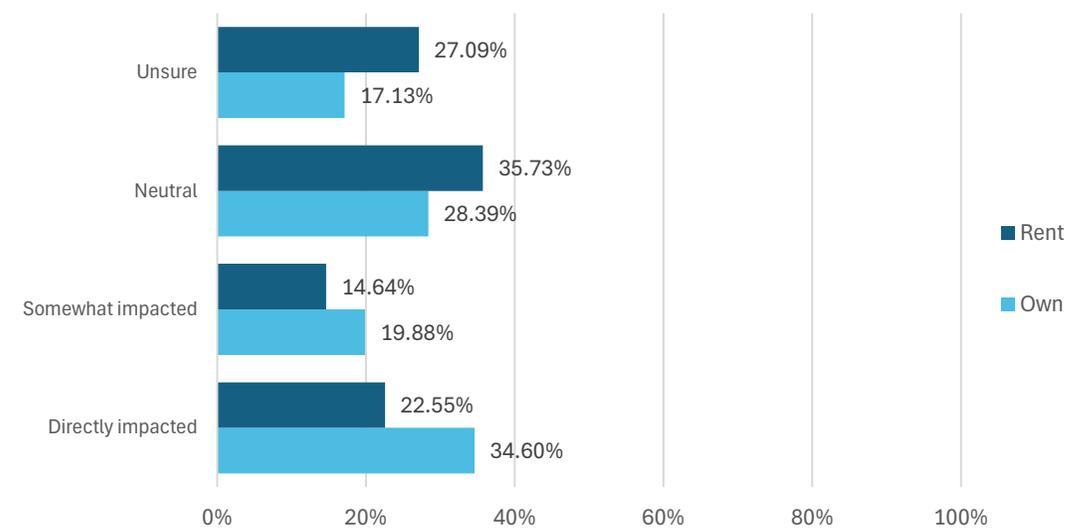
FINDINGS

Homeowners experience more positive impacts; renters experience more negative impacts. Majority agree that reforms are needed.

Question: "If you have experienced any of the following negative impacts of Commercial Short Term Rentals, how concerned are you about these impacts?"



Question: "If you have experienced any of the following positive impacts of Commercial Short Term Rentals, select the level of impact you have experienced."

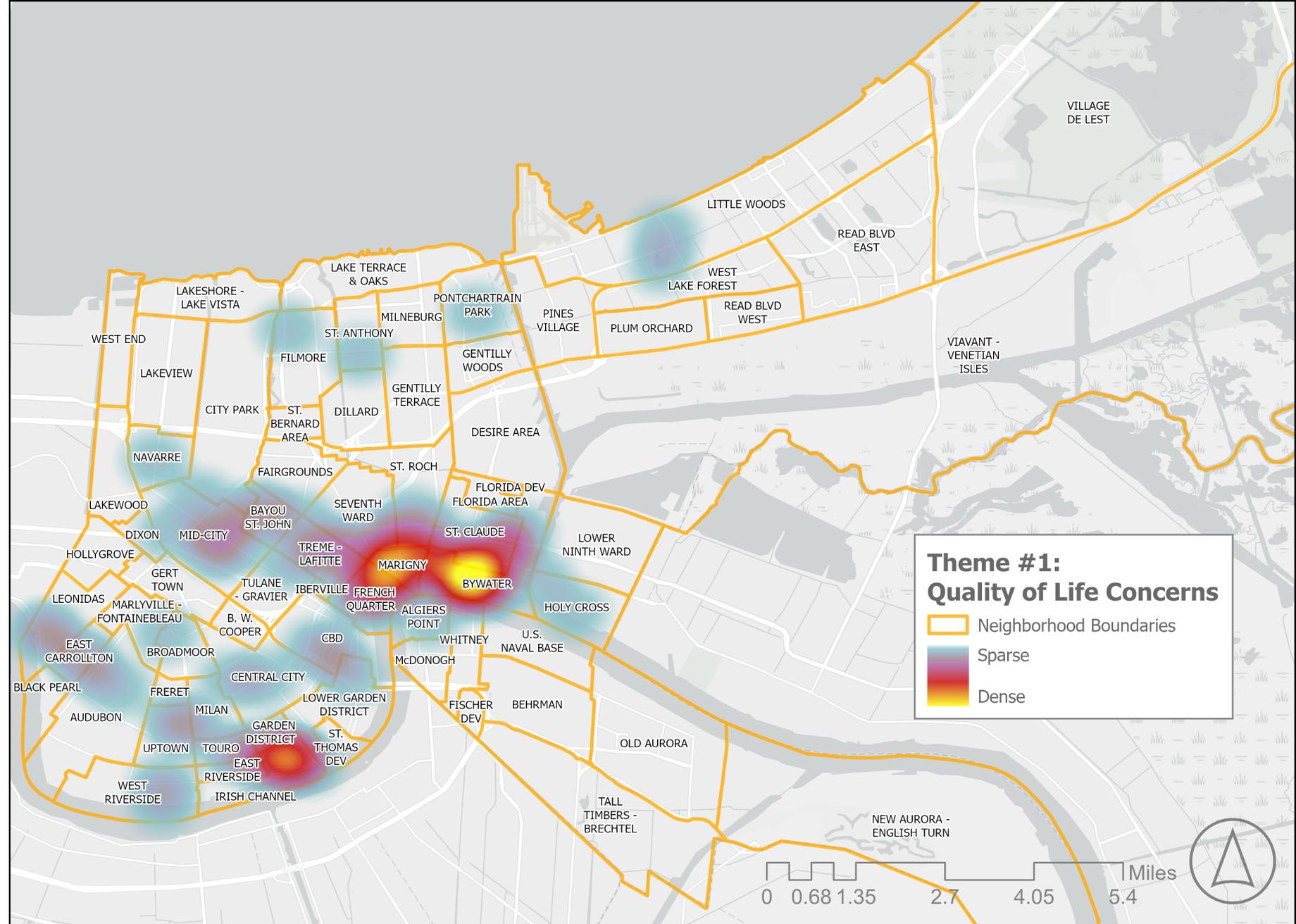


OUTREACH ANALYSIS

Narrative Theme 1: Quality of Life Concerns

Concerns: Increased housing/rent costs (54.5%), loss of neighborhood character (58.7%), more vacant or investor-owned properties (60%).

Impacted Neighborhoods: Bywater, Garden District, Marigny



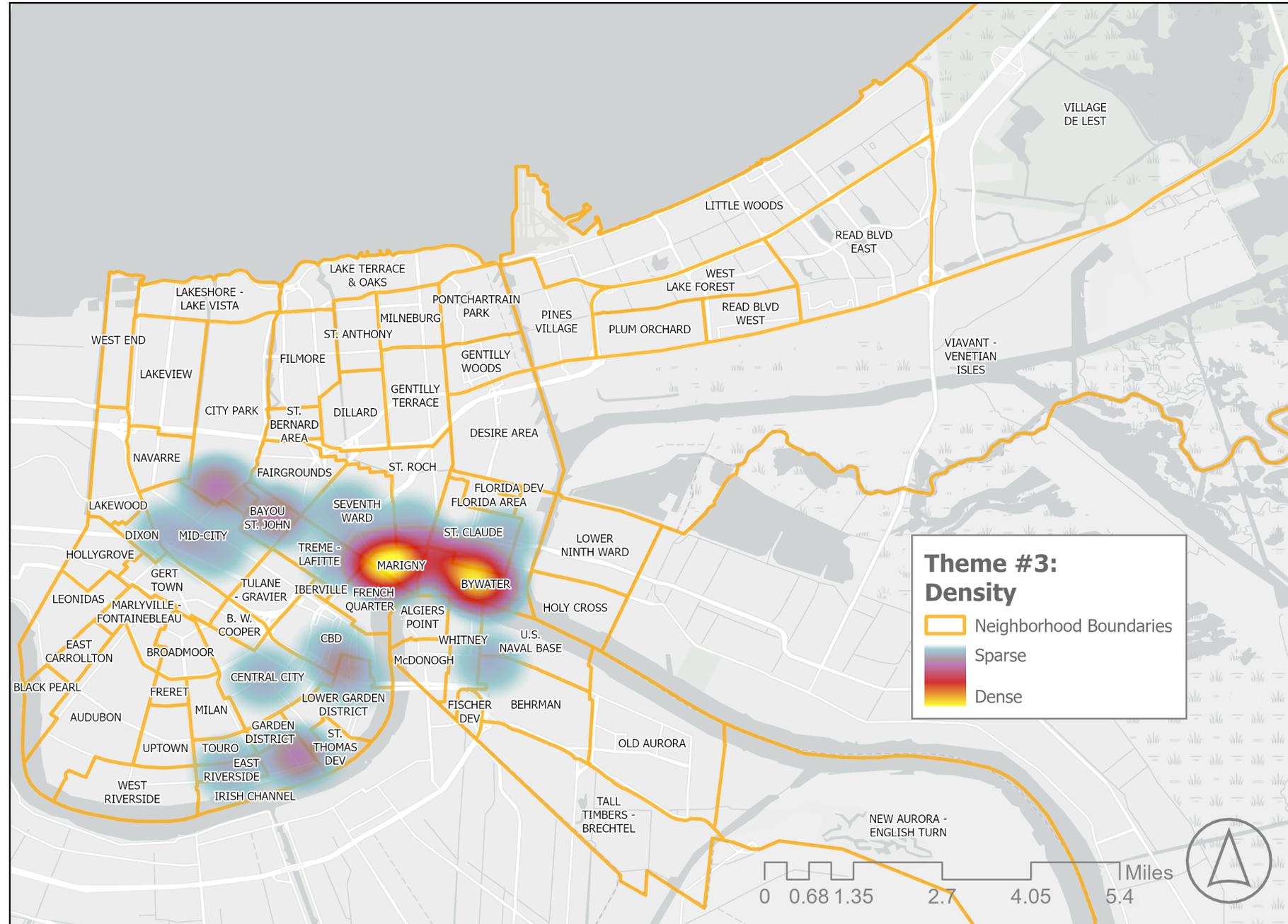
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, City of New Orleans GIS, Map Prepared by Desire Line LLC

OUTREACH ANALYSIS

Narrative Theme 2: Density of STRs in the Community

Concerns: Clusters of STRs impact neighborhood stability and community character.

Impacted Neighborhoods: Bywater, Marigny, Bayou St. John, Mid-City, Irish Channel, Lower Garden District



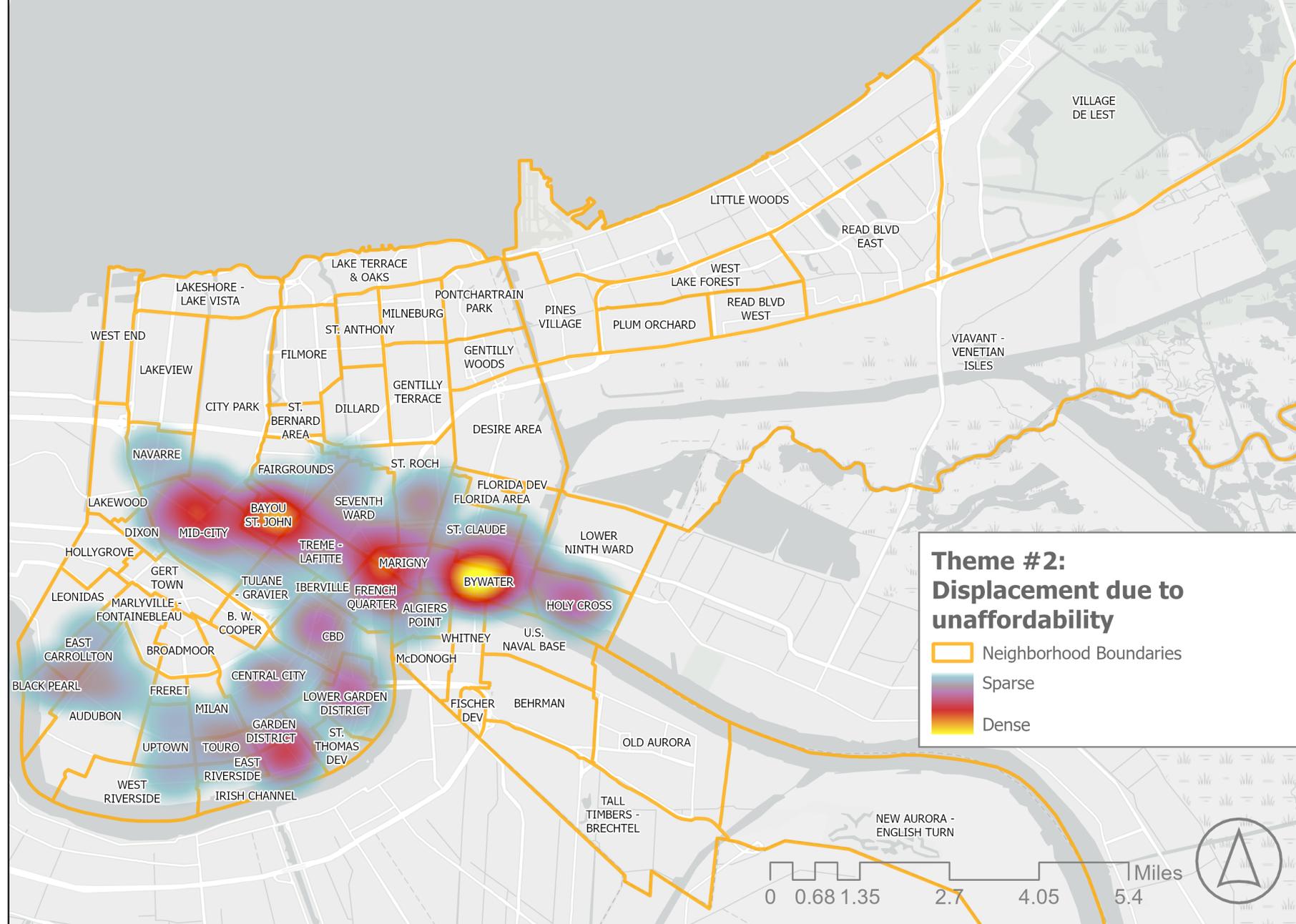
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OUTREACH ANALYSIS

Narrative Theme 3: Displacement due to Unaffordability

Concerns: Increased property value or rent (69.8%), displacement of locals (27.3%), loss of affordable housing, weakening of neighborhood identity.

Impacted Neighborhoods: Bywater, Marigny, Bayou St. John, Mid-City



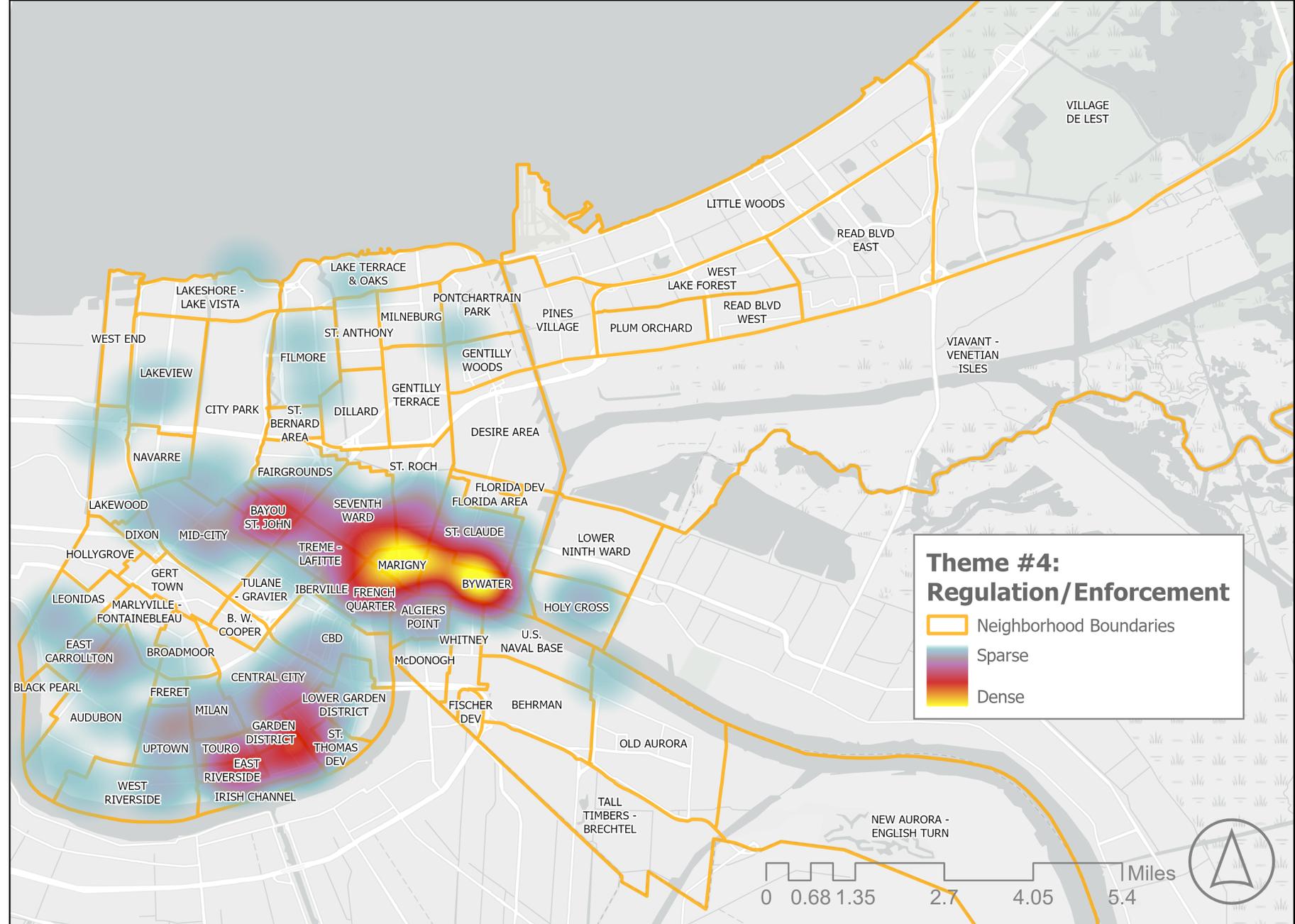
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OUTREACH ANALYSIS

Narrative Theme 4: Regulation and Enforcement

Concerns: Stopping the operation of illegal STRs (72.8%), preserving housing for year-round residents (62.7%).

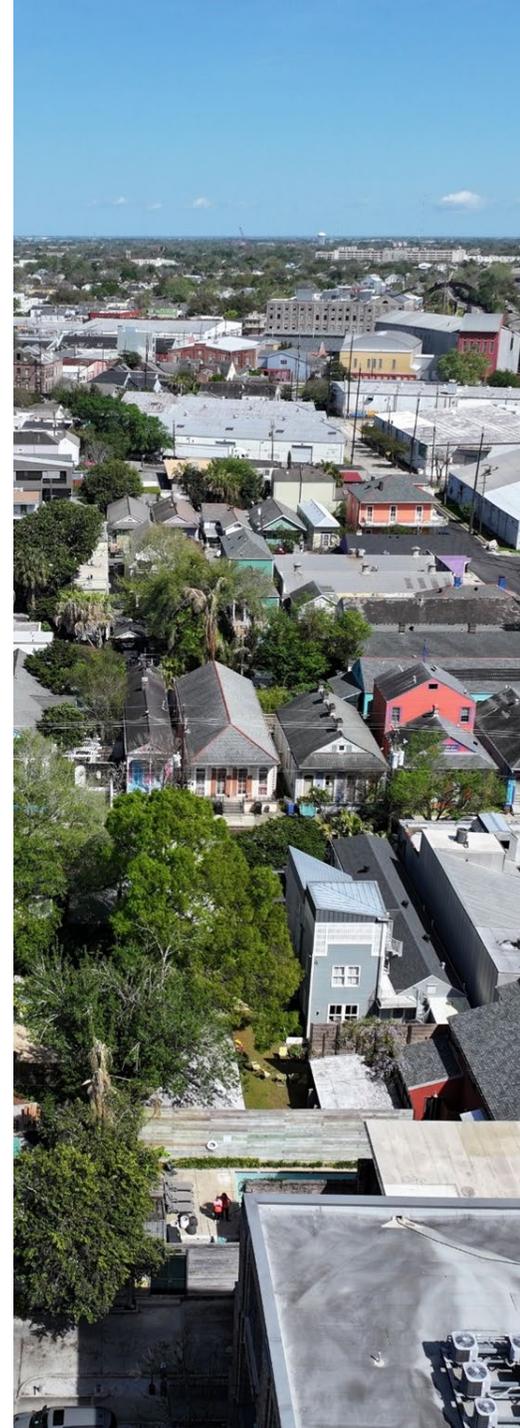
Impacted Neighborhoods: Bywater, Marigny, Bayou St. John, Garden District, Irish Channel



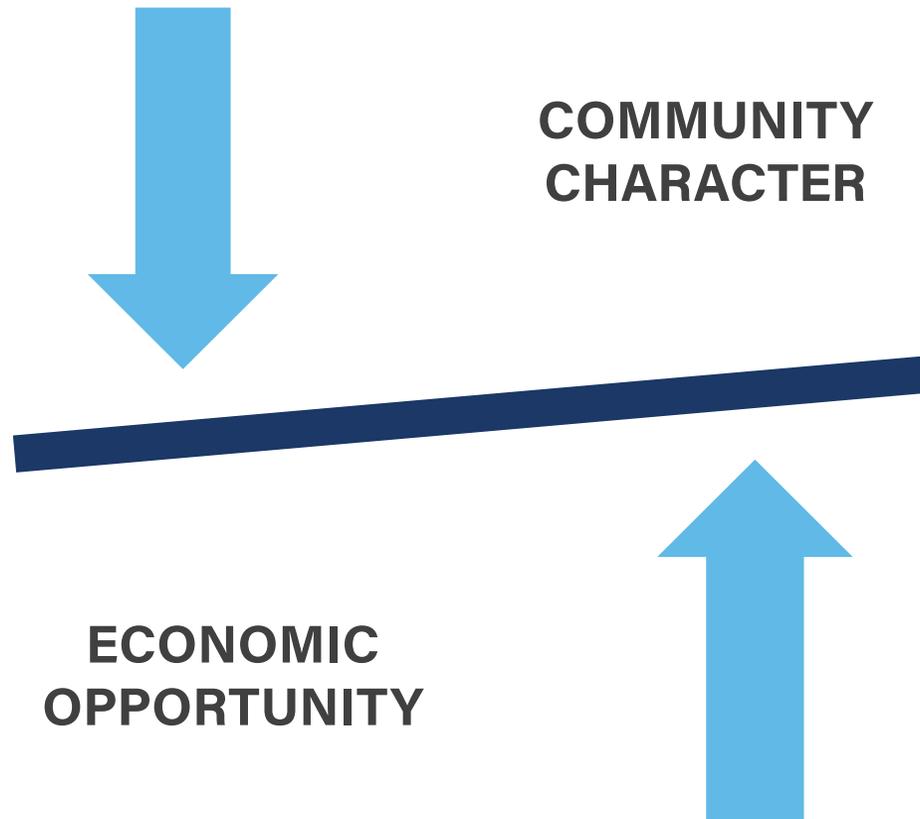
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FINDINGS

1. The American Planning Association identifies three characteristics that contribute to perceptions of community character: urban form, natural features, and ***demographics***.
2. Residents and business owners alike are impacted by the changing regulatory environment.
3. STRs are likely to continue to locate where they are **permitted**.
3. 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
 - (3) protecting commercial spaces that sustain the city's small- and micro-business base

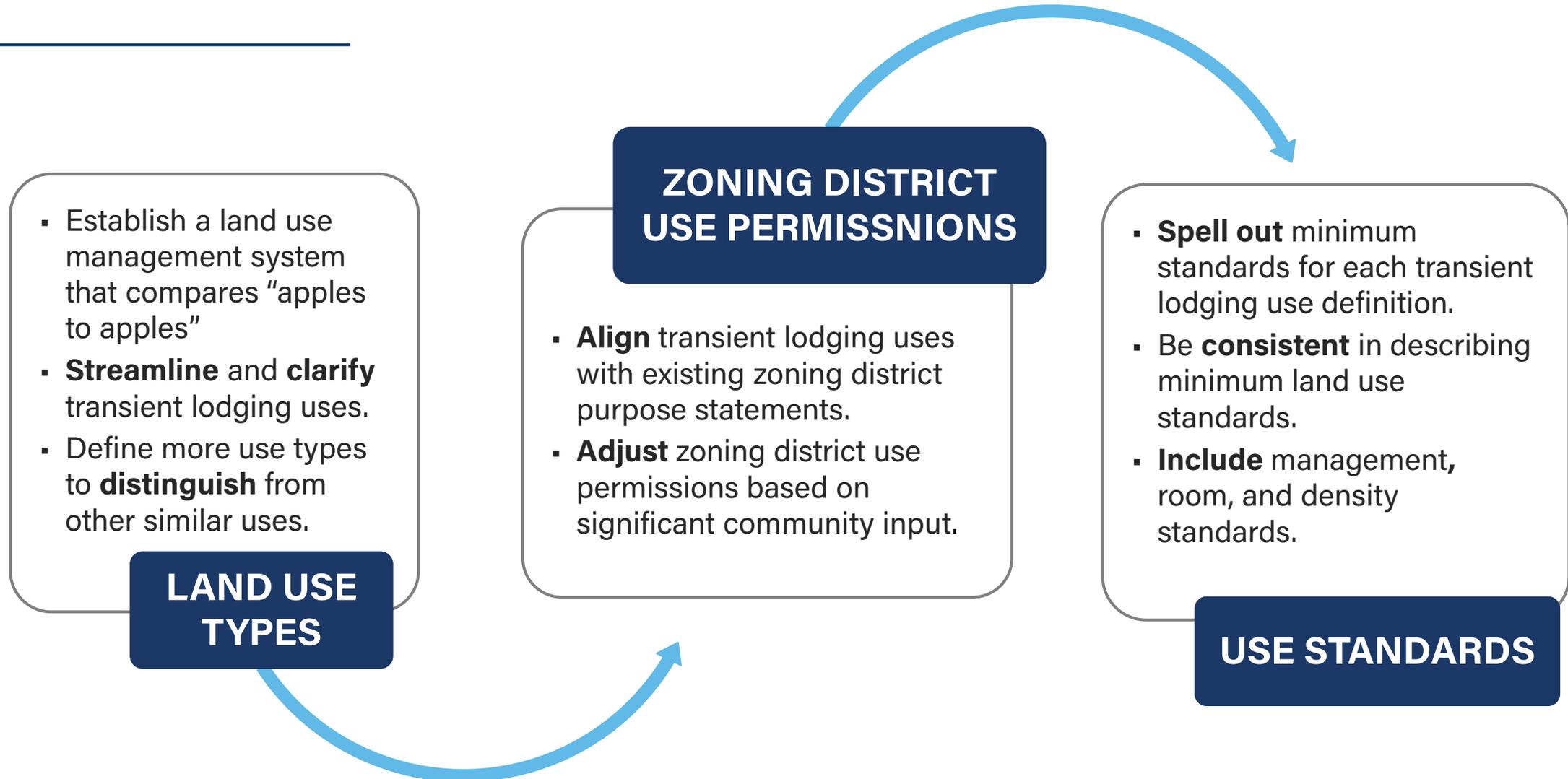


FINDINGS



"A simple solution (such as an outright ban or a broad approval of transient lodging uses) will not resolve divergent perspectives and land use conflicts amongst owner and non owner cohorts," the report said. "A reasonable compromise is needed."

RECOMMENDATIONS

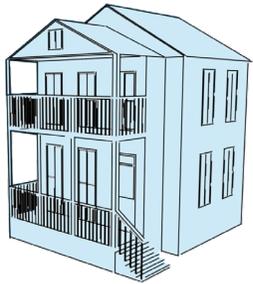




Getting on the same page...



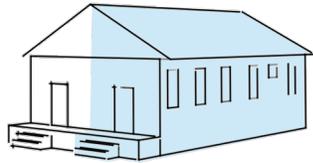
Establish an appropriate land use spectrum and scale to manage the variety of transient, temporary lodging land uses in and near residential areas.



B&B

Bed and
Breakfast

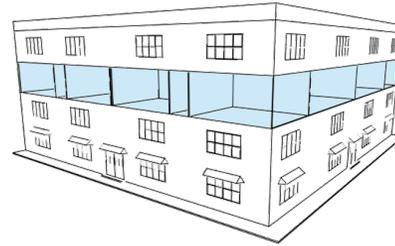
5 guestrooms
max



CSTR-S

Commercial
Short Term
Rental – Small

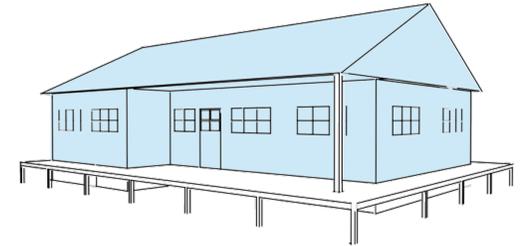
1 unit, 2 guest rooms, 4
occupants max



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

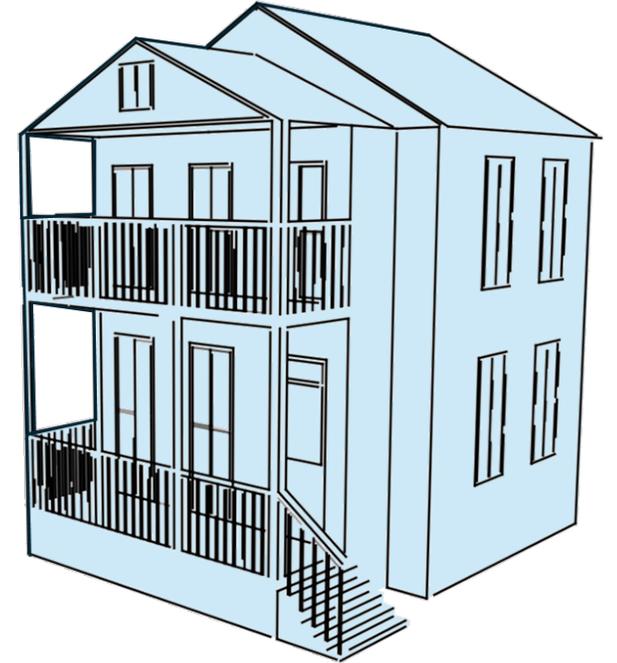
STREAMLINE DEFINITION

Combine existing terms (principal and accessory), and limit bedrooms to 5 maximum. Characterized by:

- Overnight visitors renting a room within a home or single-family 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.



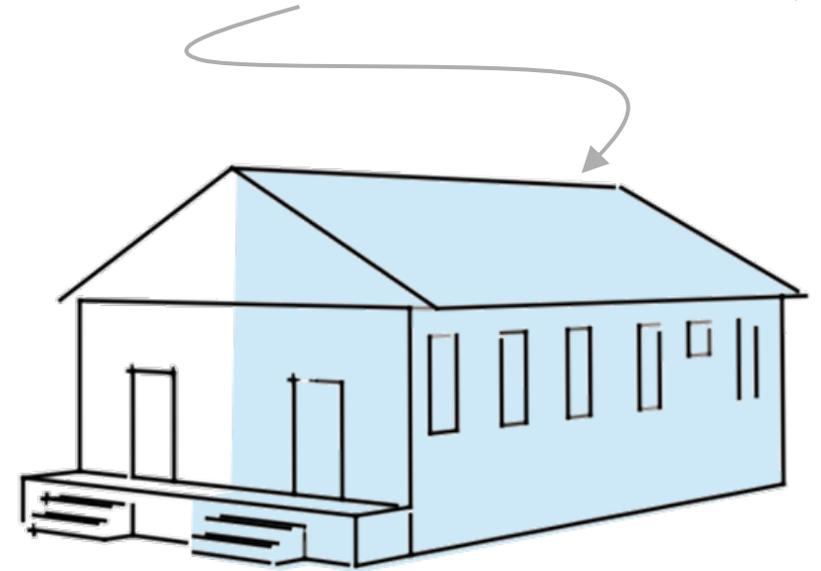
ADD DEFINITION

CSTR-S

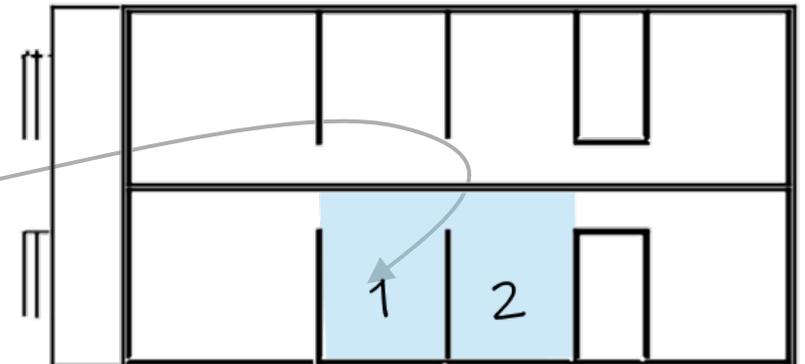
Commercial Short Term Rental - Small

Characterized as one (1) 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 2 guest rooms,
Max 4 occupants



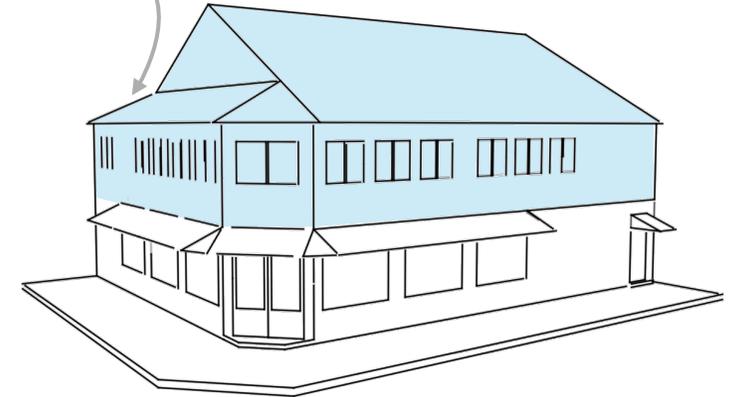
CLARIFY STANDARDS

CSTR-S

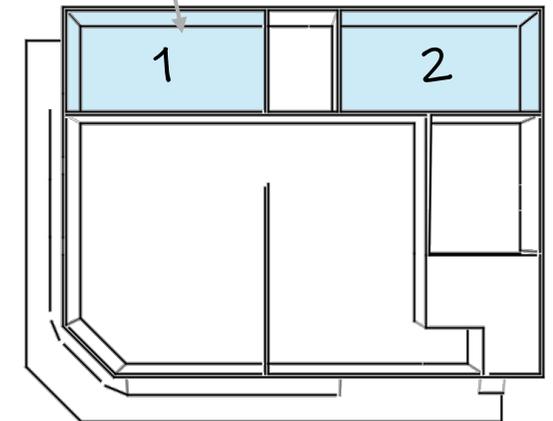
Commercial Short Term Rental – Small

- **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 OR Dwelling, Above the Ground Floor in a multi-story mixed-use building.
- **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 2 guest rooms, Max 4 occupants



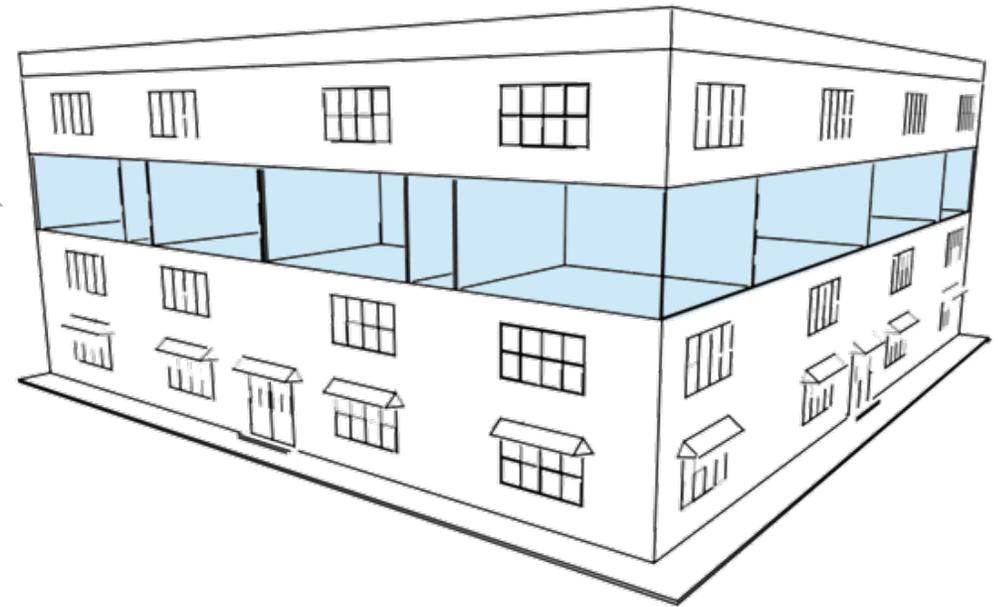
ADD DEFINITION

CSTR-M

Commercial Short Term Rental – Medium

Characterized as two (2) to four (4) units within a multi family dwelling or mixed-use multi-story building, limited to no more than twenty-five percent (25%) of the building, with a maximum of two (2) guest bedrooms and six (6) occupants per unit. In the CBD-1, CBD-2, CBD-3, CBD-4, CBD-5, CBD-6, and 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, shall be permitted per building and lot.

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



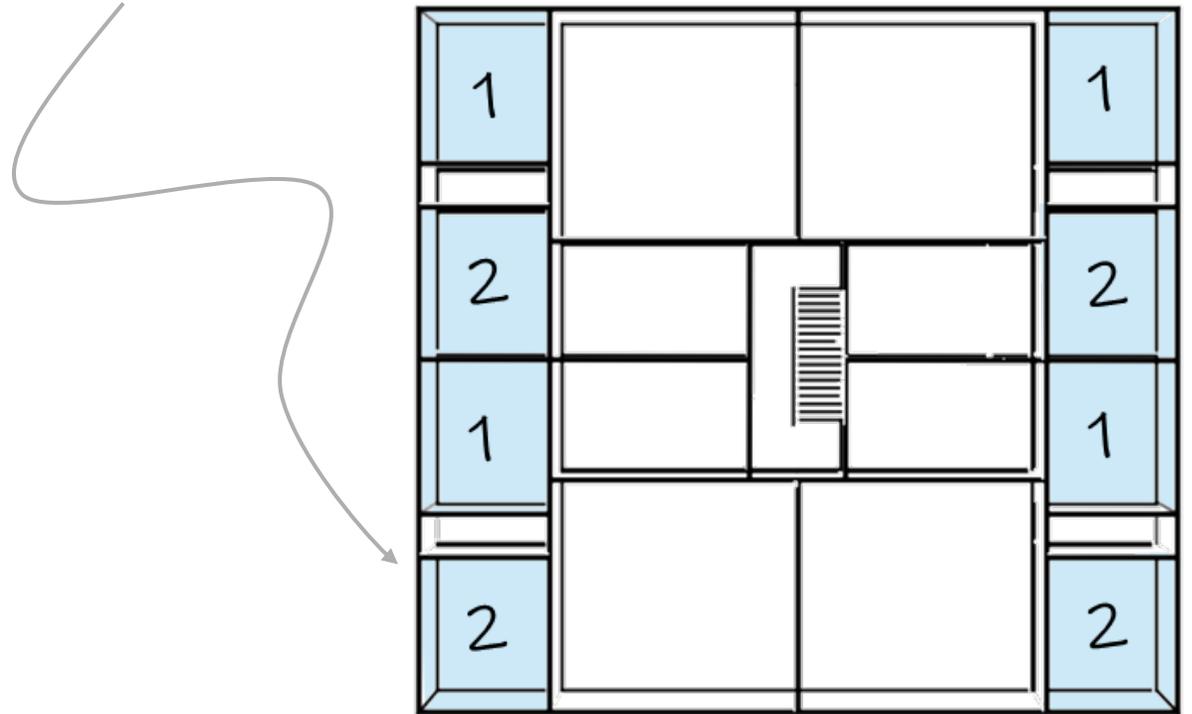
CLARIFY STANDARDS

CSTR-M

Commercial Short Term Rental – Medium

- **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.
- **Guestroom/Sleeping accommodations:** Maximum of two (2) guest bedrooms and six (6) occupants per unit.

Limited to 2 guest rooms, Max 6 occupants per unit.



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.

ADD DEFINITION

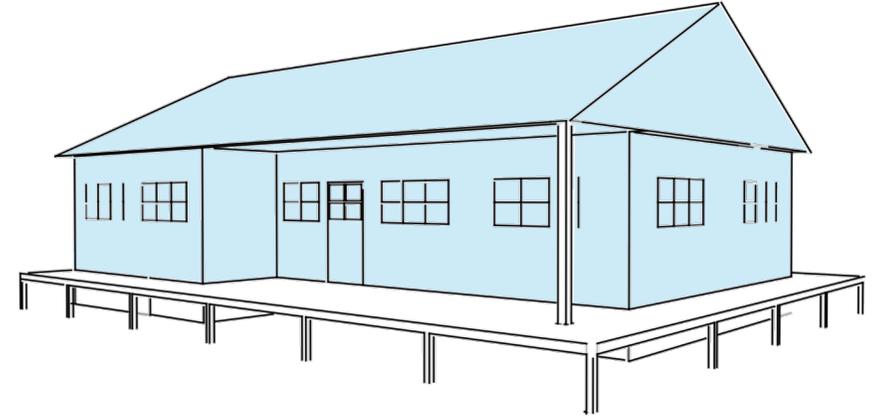
CSTR-L

Commercial Short Term Rental – Large

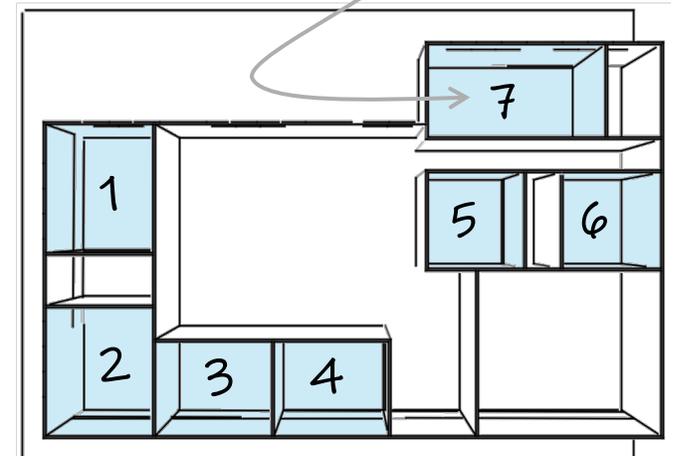
Refers to a whole home single family dwelling having no more than seven (7) guest bedrooms and no more than twenty (20) occupants maximum.

Use Standards include but are not limited to:

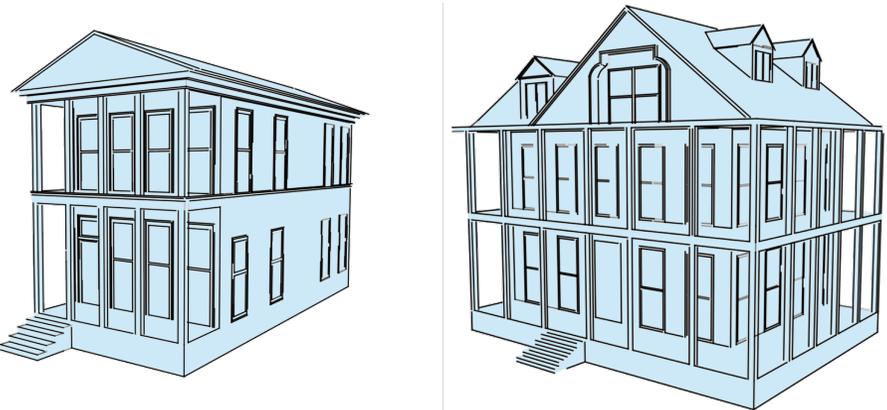
- **Management:** A designated and permitted operator must be on call and available to address neighborhood complaints or guest questions 24 hours a day, seven (7) days a week.
- **Structure:** Whole home single family dwelling.
- **Transient dwelling unit:** One (1) maximum.
- **Guestroom/sleeping accommodations:**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



Limited to
7 guest
rooms,
Max 20
occupants

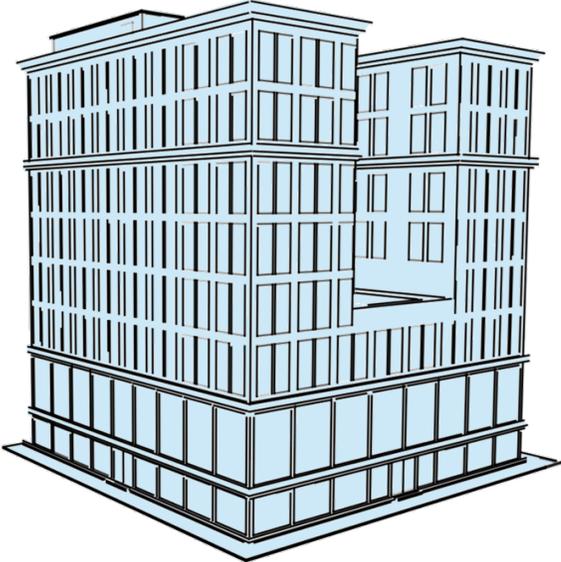


Establish an appropriate land use spectrum and scale appropriate for commercial areas and 24/7 onsite operators.



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

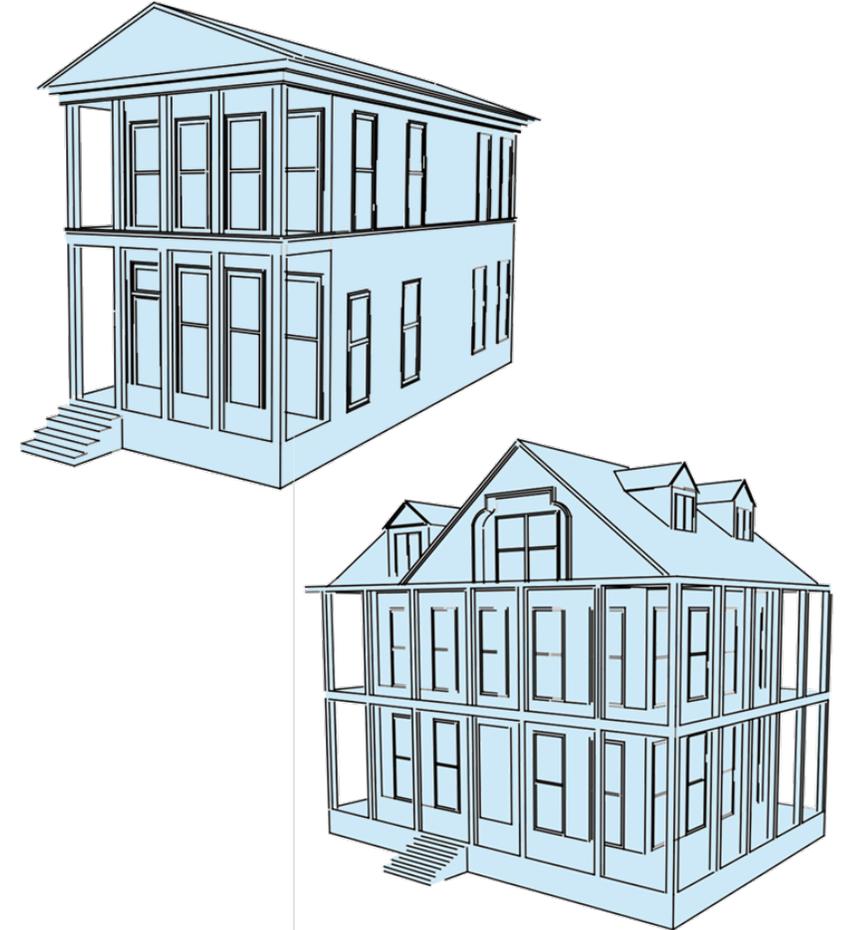
HM-N

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.*



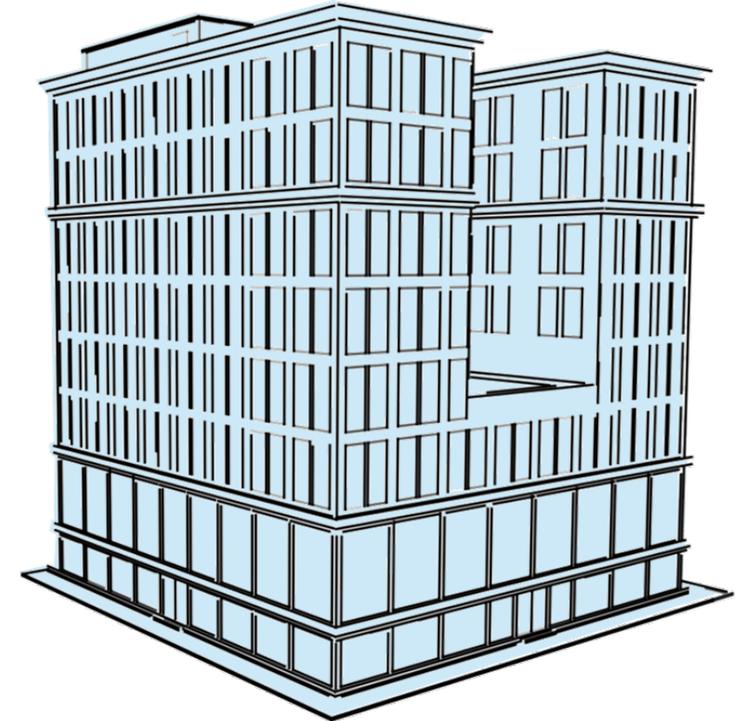
RECLASSIFY

HM-L
Hotel/Motel Large

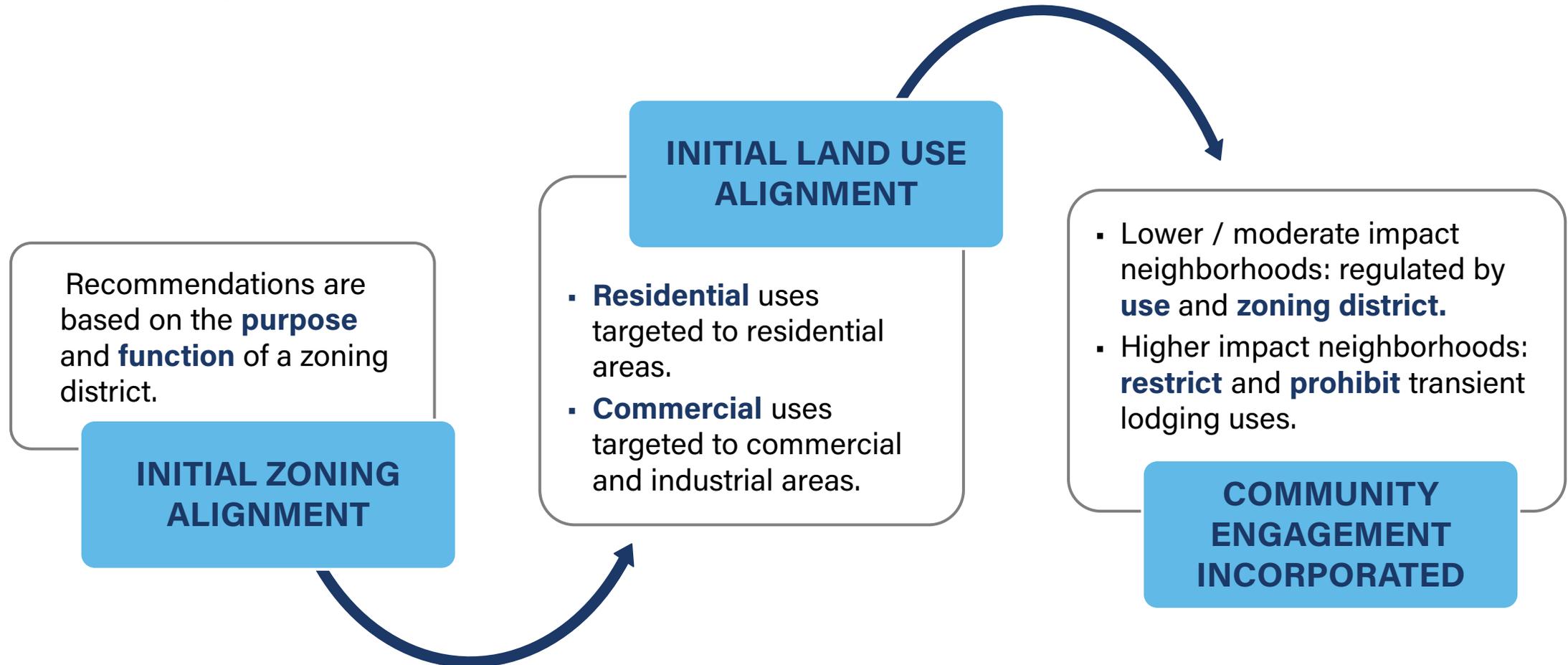
Characterized as having twenty-one (21) or more units with private bathroom facilities. This hotel type includes larger hotels having more than two (2) guest rooms per unit, such as multi-storied buildings with a lobby or elevator owned by a franchise.

Minimum standards include:

- **Management:** Must have an on-site operator 24/7.
- **Structure:** Large hotel structure.
- **Dwelling Unit for Guest Stay:** 21 or more.
- **Guestroom/Sleeping accommodations:** None.
- **Extended stay:** 30 day maximum.
- **Additional clarifications and standards:** May include ancillary uses.



Consistently apply use permissions across the city's zoning districts. *Refer to Tables 5 and 6 in the Report (pg. 76 and 101) & Handout.*



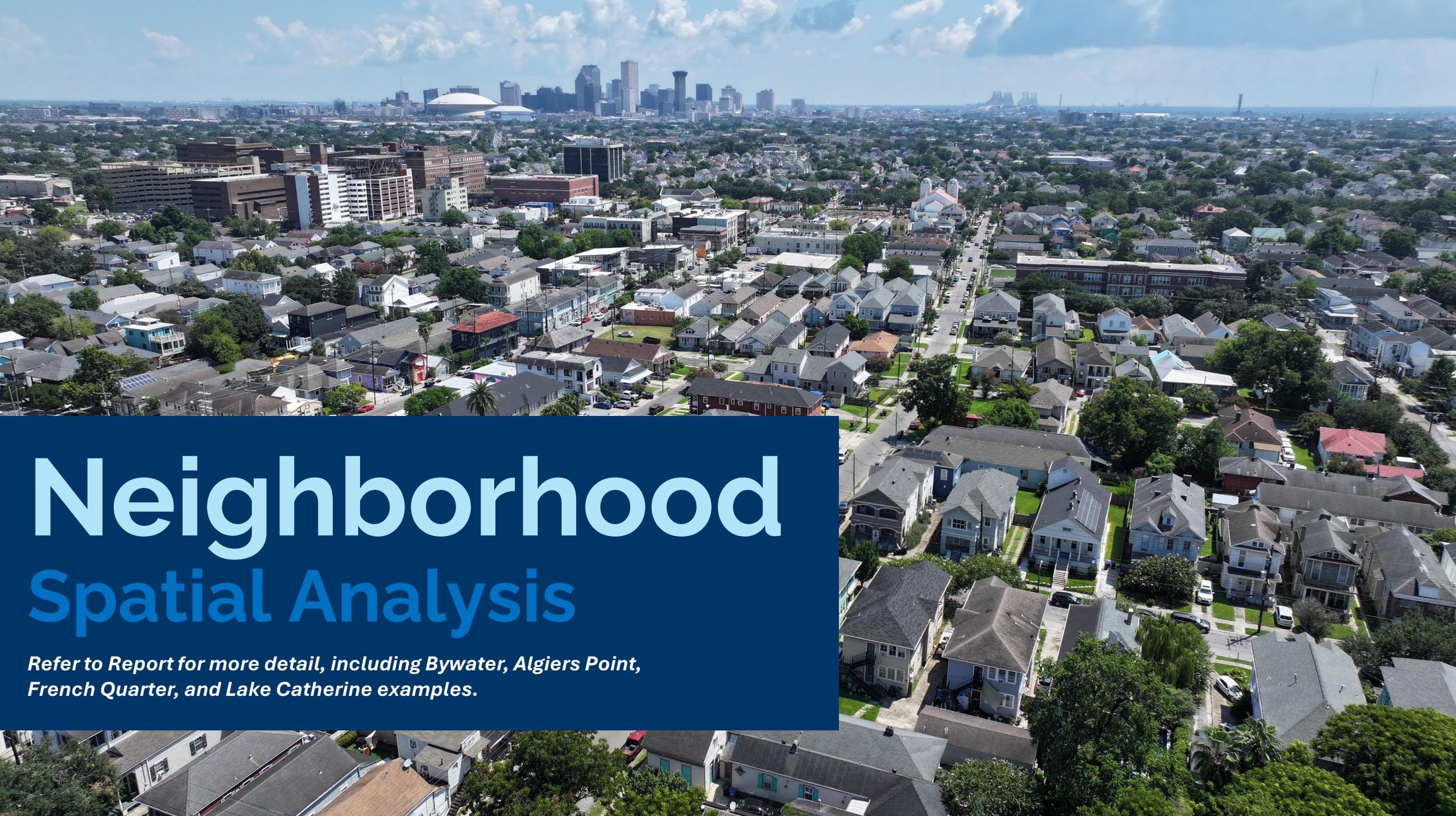
Manage the density of B&Bs, NSTRs, and CSTRs to protect community character.

- **No more than one Bed and Breakfast may be located on a City block.** 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.** 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 legally 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 and permitting processes.



Neighborhood Spatial Analysis

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



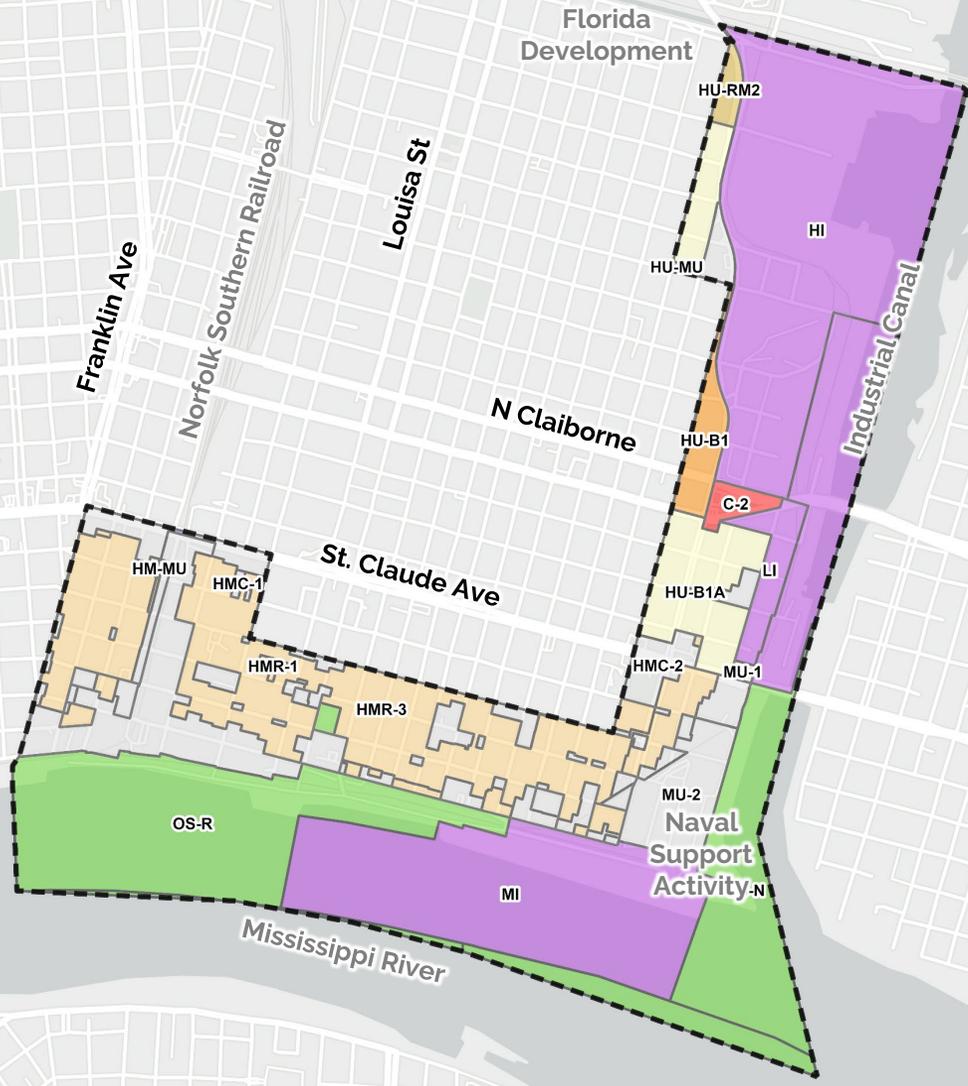
Bywater

Neighborhood Analysis

Example: High Impact

Existing Conditions

Bywater: Current Zoning



Legend	
	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



Neighborhood Analysis



Bywater: 4 B&Bs

** licensed as of March 2025*

LEGEND

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



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



Neighborhood Analysis



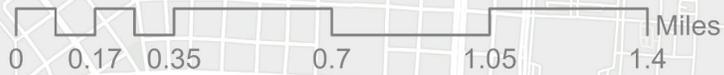
Bywater: 49 CSTRS

** licensed as of March 2025*



LEGEND

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



Neighborhood Analysis

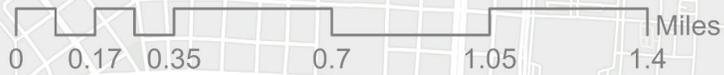
● **Bywater: 1 Hotel/Motel**

** licensed as of March 2025*



LEGEND

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



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



Neighborhood Analysis

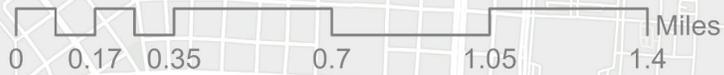
● **Bywater: 30 Noncompliant STRs**

** as of August 2025*



LEGEND

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



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)



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



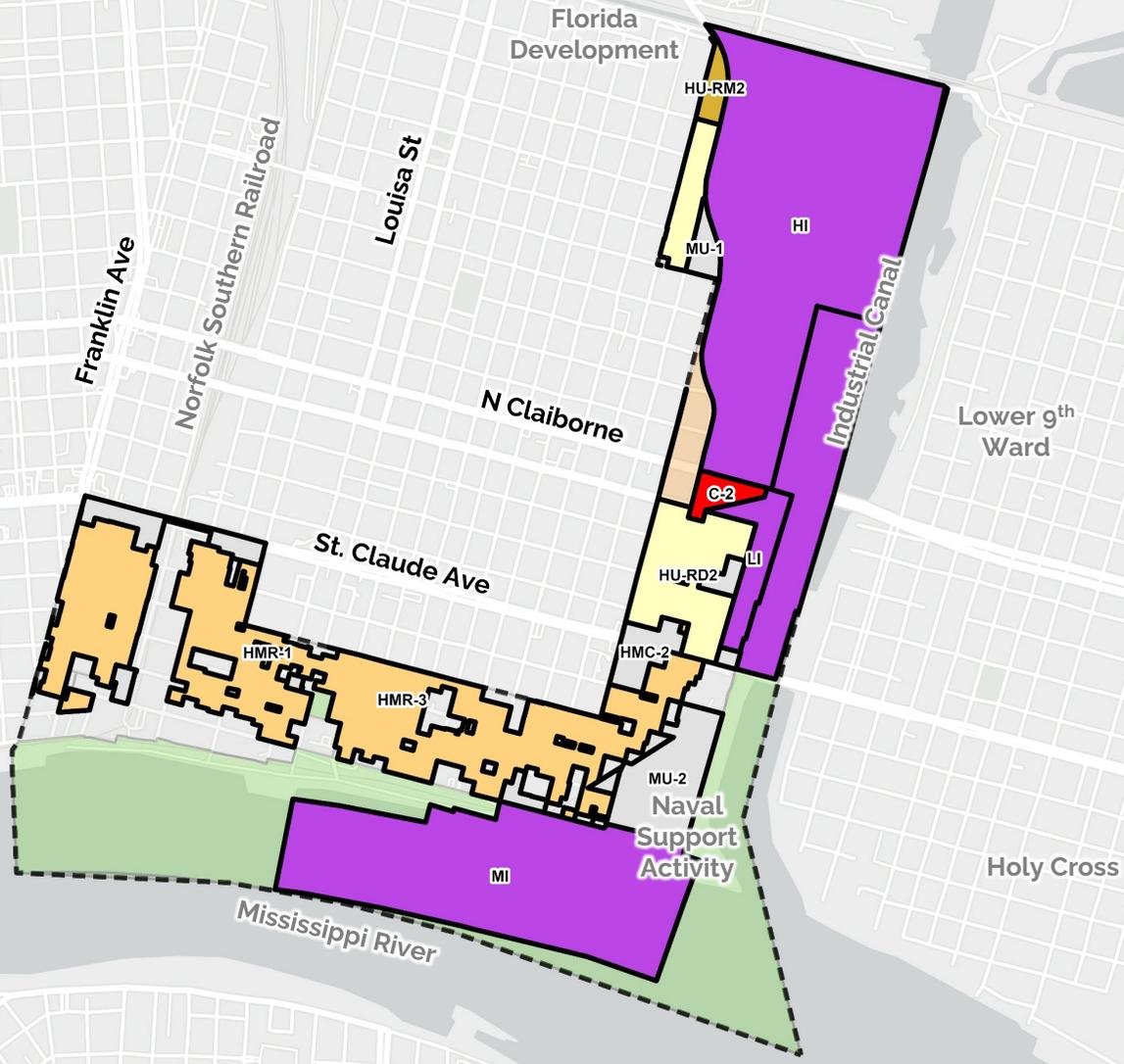
Bywater

Example:
Recommendations Effect



RECOMMENDATIONS

Bywater: Transient Lodging Impacts



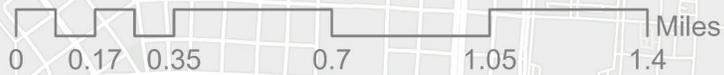
Zoning Districts

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-2 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



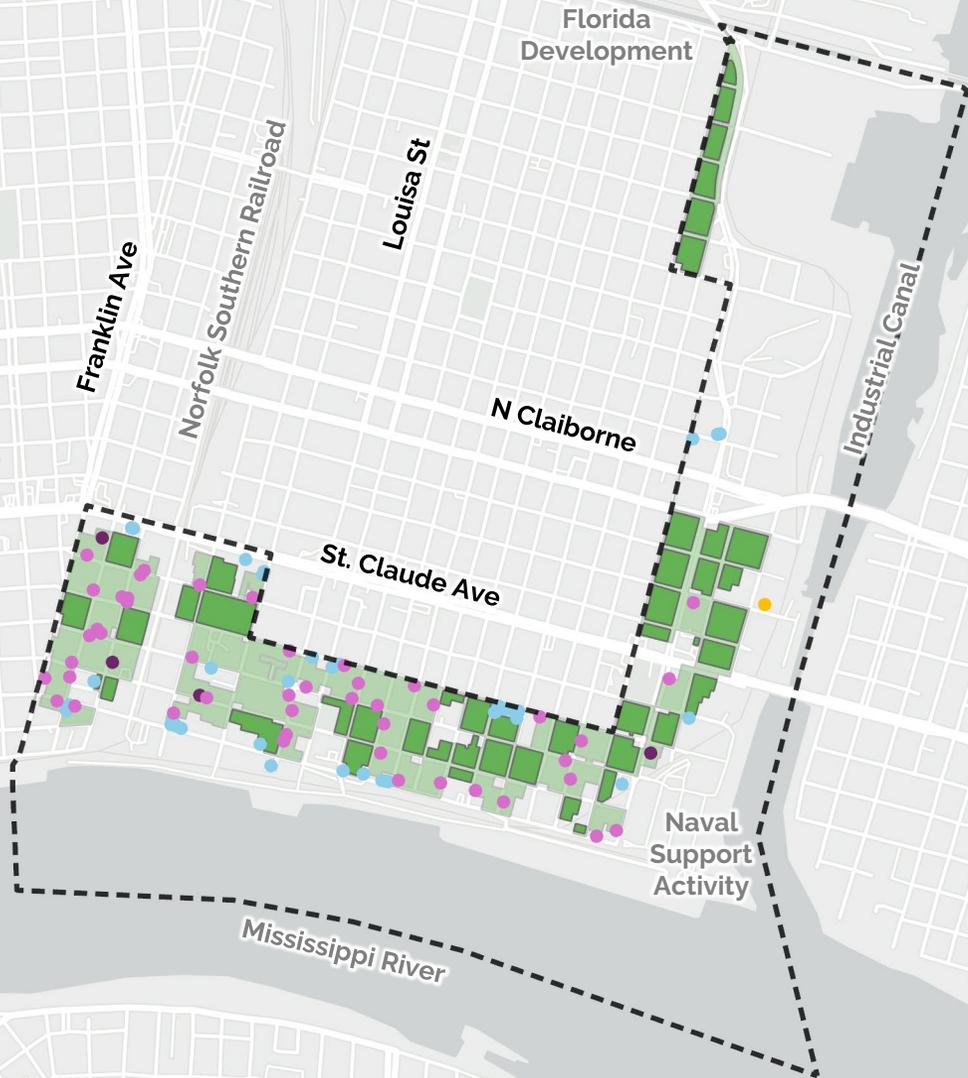
RECOMMENDATIONS

Bywater 4 B&Bs currently

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

With density limitations, 45 available blocks

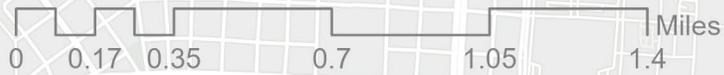
** NSTRs and B&Bs are limited to 1 per block, totaled collectively*



B&B
Bed and Breakfast

LEGEND

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



RECOMMENDATIONS

Bywater Hostel – No change

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



Hostel
(no change)

LEGEND

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



RECOMMENDATIONS

Bywater CSTR-S (Small)

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

With density limitations, 9 available blocks

* CTSRs 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



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*



CSTR-M

Commercial Short Term Rental - Medium

LEGEND

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



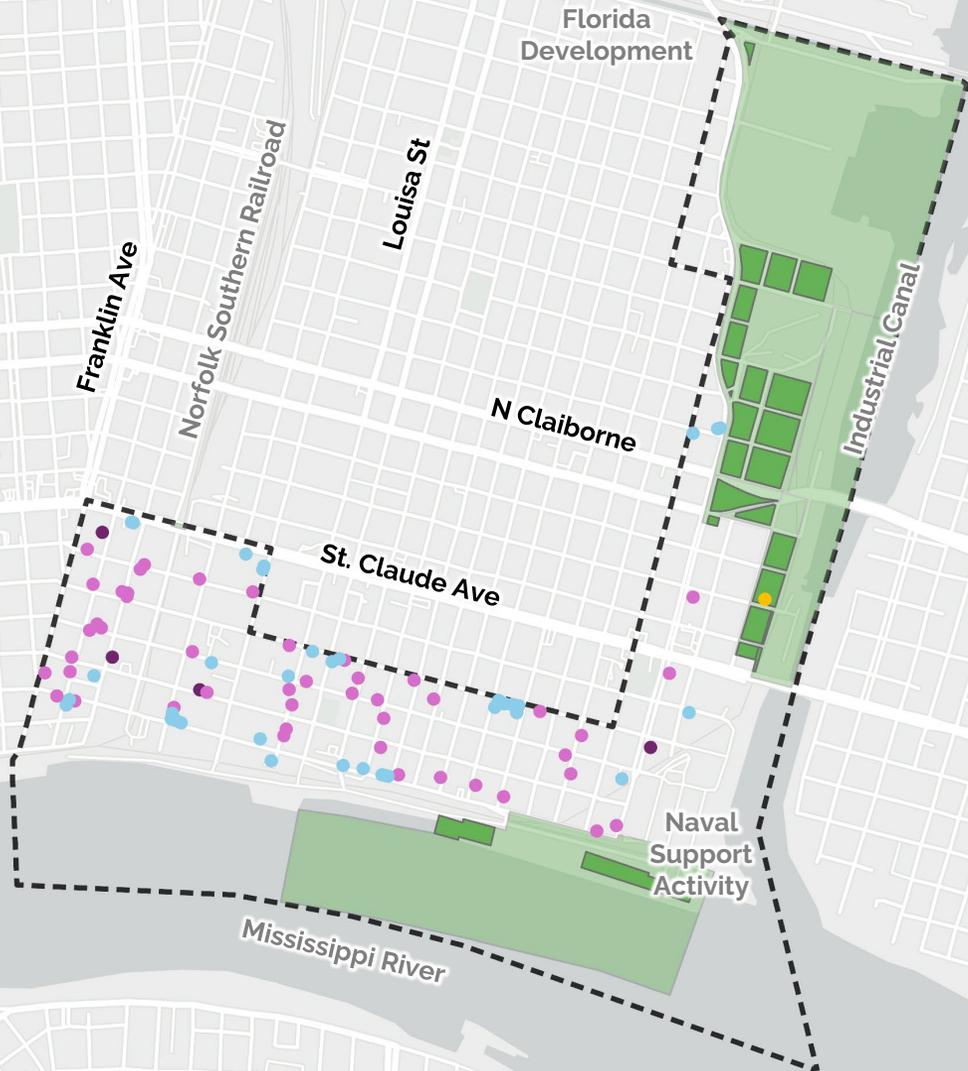
RECOMMENDATIONS

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*



CSTR-L

Commercial
Short Term
Rental - Large

LEGEND

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



RECOMMENDATIONS

Bywater Neighborhood Hotel

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

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



Neighborhood

Hotel/Motel

LEGEND

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



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



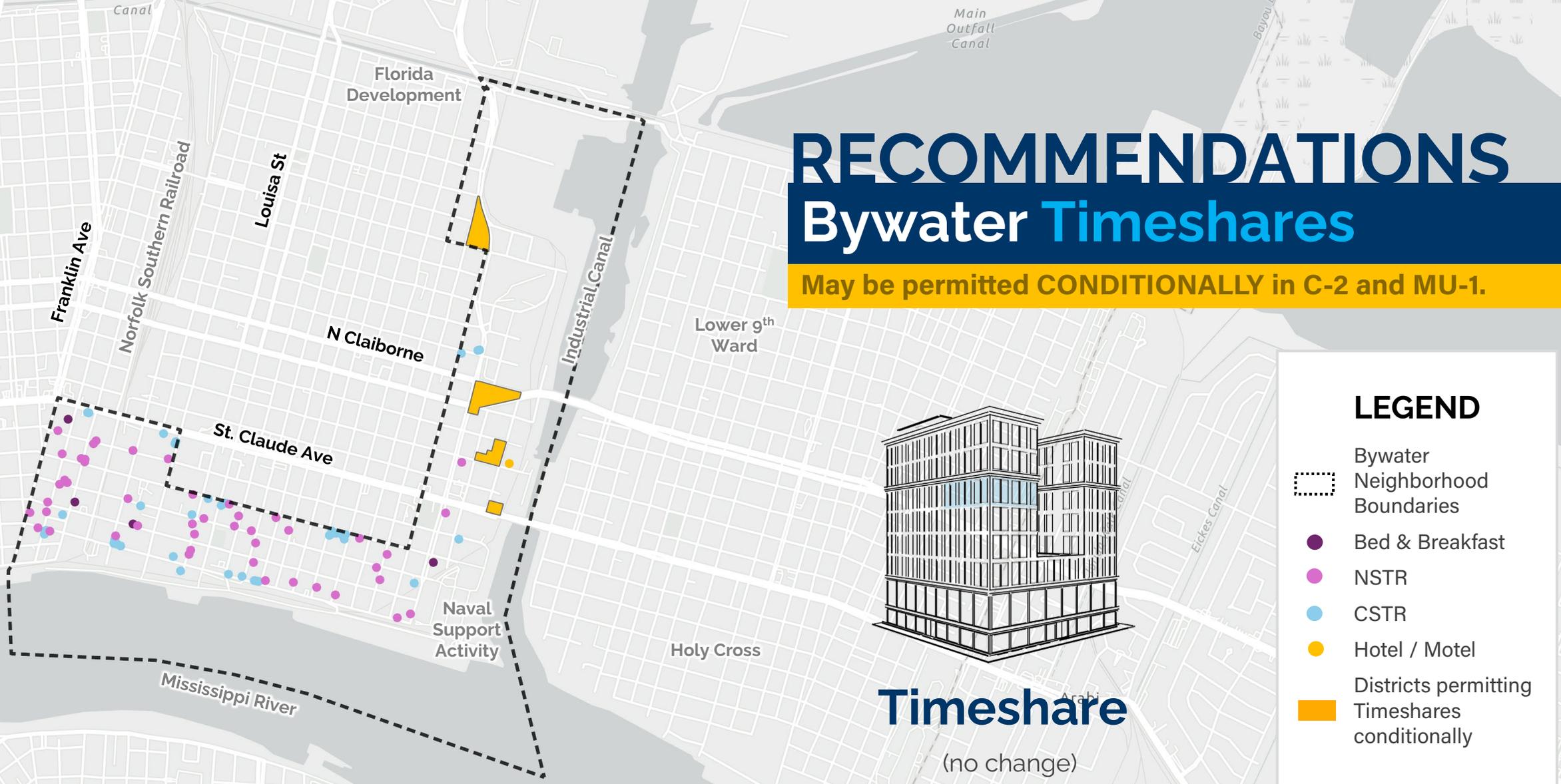
Large Hotel/Motel



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 Timeshares

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



LEGEND

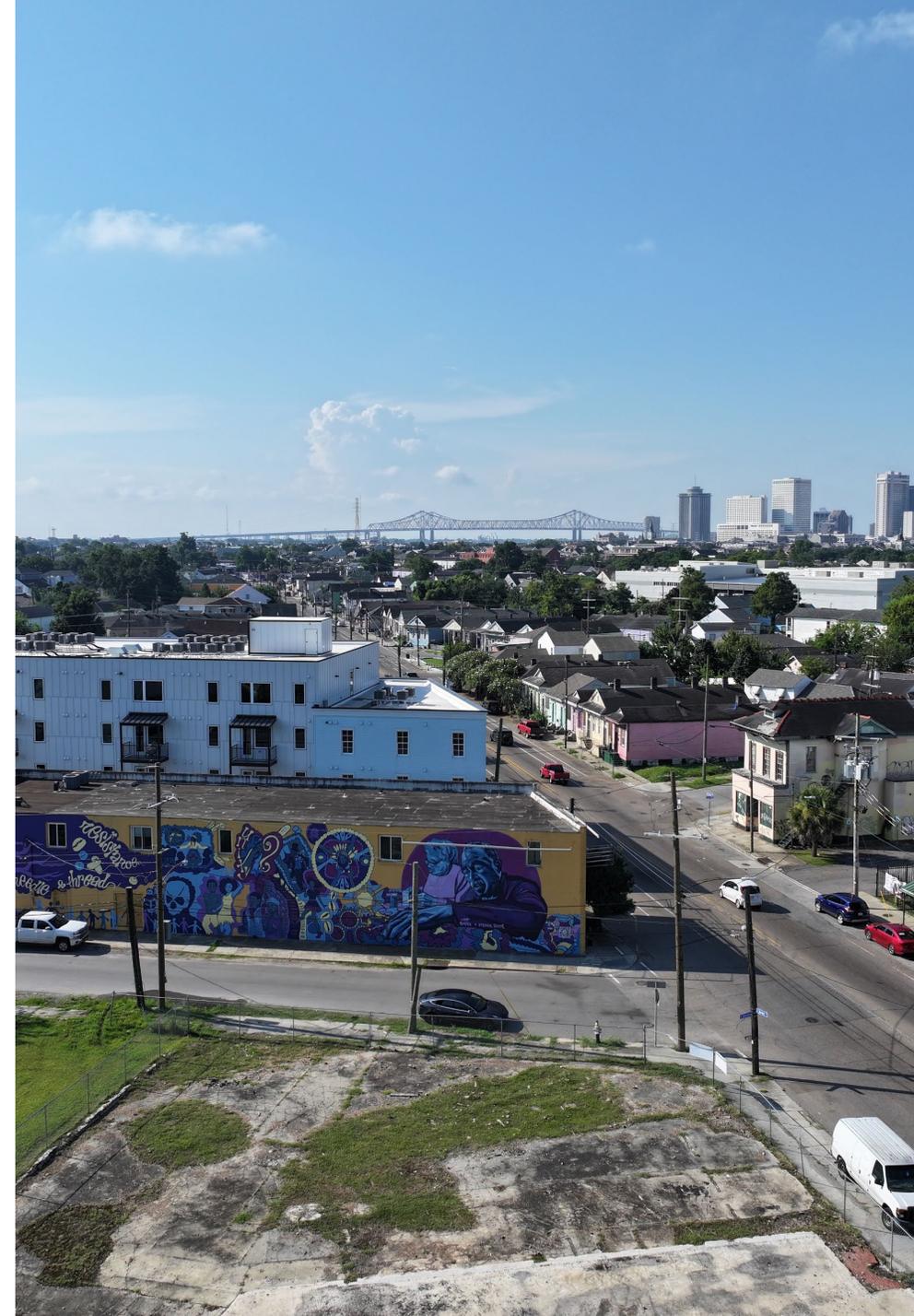
- Bywater Neighborhood Boundaries
- Bed & Breakfast
- NSTR
- CSTR
- Hotel / Motel
- Districts permitting Timeshares conditionally



LONG TERM POLICY RECOMMENDATIONS

IF: The management of transient lodging uses becomes more predictable and balanced due to consistent treatment and enforcement efforts in the years to come...

THEN: The City could consider a targeted approach to increasing density maximums via a **Transient Lodging Overlay Zoning District** that is mapped to a limited number of commercial corridors aimed at increasing opportunities to revitalize and rehabilitate historic structures when such activities have a limited impact to nearby residential properties and neighborhoods.





NEXT STEPS

- The City Planning Commission makes a policy **recommendation.**
- The City Council considers the CPC's recommendation and may draft a text amendment to **adopt recommendations as law.**

STUDY WEBSITE & REPORT

Visit www.neworleanslodginganalysis.com
or scan the QR Code (right)
to learn more!



Thank you for
your time and
attention!

DESIRE LINE

NEXT STEPS

- The City Planning Commission makes a policy **recommendation.**
- The City Council considers the CPC's recommendation and may draft a text amendment to **adopt recommendations as law.**

STUDY WEBSITE & REPORT

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