

## POTENTIAL AMENDMENTS TO ZDs 26/19 and 27/19

### ZD 26/19

#### **1. Amendment 1 – By Councilmember Gisleson Palmer**

- Modify City Planning Commission's (CPC) recommendation to prohibit Commercial Short Term Rentals (STR) in HMC-1 Zoning District, to require a Conditional Use (granted by the City Council).

#### **2. Amendment 2 – By Councilmember Banks**

- Modify CPC's recommendation to prohibit Principal B&B's and Large Residential STRs in HU-RS, HU-RD1, & HU-RD2 Zoning Districts, to require a Conditional Use (granted by the City Council).

#### **3. Amendment 3 – By Councilmember Banks**

- Modify CPC's recommendation that Large Residential STRs in the HU-RM1 and HU-RM2 zoning districts require a Conditional Use, to allow these uses by-right.

#### **4. Amendment 4 – By Cm Giarrusso**

- Modify CPC's recommendation to prohibit Accessory B&B's & Small Residential STRs in S-LRS1, to allow these uses by-right.

#### **5. Amendment 5 – By Cm Giarrusso**

- Modify CPC's recommendation to allow Commercial STRs in the MI District by-right, to require a Conditional Use, granted by the Council.

#### **6. Amendment 6 – By Cm Giarrusso**

- Modify CPC's recommendation that in residential zoning districts, only 1 Principal B&B or Large Residential STR are allowed per block, to add the following zoning districts (to the block-face limitation): HU-B1A Neighborhood Business District, HU-B1 Neighborhood Business District, HU-MU Neighborhood Mixed-Use District, S-LM Lake Area Marina District, MU-1 Medium Intensity, Mixed-Use District, and MU-2 High Intensity Mixed-Use District.

#### **7. Amendment 7 – By Cms Banks, Gisleson Palmer, and Williams**

- Modify CPC's recommendation to exempt the CBD from the general prohibition of no Commercial STRs on the 1<sup>st</sup> floor, to clarify that this prohibition only applies to structures that are new (new construction) or being substantially renovated/improved.

#### **8. Amendment 8 – By Cms Moreno, Williams, Giarrusso, Banks, Gisleson Palmer, Brossett, and Nguyen**

- Modify CPC’s recommendation that Commercial STRs require the submittal of impact management plans, which include a noise abatement plan and security/operation plan, to add a requirement for a sanitation plan as well.

**9. Amendment 9 – By Cms Moreno, Williams, Giarrusso, Banks, Gisleson Palmer, Brossett, and Nguyen**

- Modify CPC’s recommended STR Commercial Standards, to include a requirement that Commercial STRs with 10+ units must have an on-site Operator, on-premises, at all times during guest stays.

**10. Amendment 10 – By Cms Gisleson Palmer and Banks**

- Modify CPC’s recommendation to clarify that no STRs are permitted in the French Quarter (FQ), including Partial Residential STRs, unless otherwise specifically authorized in the CZO (*please note - the substance of where these uses should be permitted/prohibited in the FQ, is addressed in ZD 27/19*).

**11. Amendment 11 – By Cms Moreno, Giarrusso, Banks, Gisleson Palmer, Brossett, and Nguyen**

- Modify CPC’s recommendation that the owner must be on-site during any Residential STR guest stay, and must sleep on premises during that stay, to remove this requirement, to capture the practical reality that owners may have to leave during guest stays (for work), or may have to go out-of-town, occasionally.
- *Please note – the Homestead Exemption requirement for Residential STRs (all types) is **not** being amended.*

**12. Amendment 12 – By Cms Giarrusso, Banks, and Brossett**

- Modify CPC’s recommendation that Large Residential STRs cannot exceed 3 units, 9 bedrooms, & 18 guests, to retain the 3 unit limitation, but change the bedroom and occupancy limitations to 6 bedrooms and 12 guests.

**13. Amendment 13 – By Cms Palmer and Banks**

- Modify CPC’s recommendation that Large Residential STR’s require an off-street parking requirement of 1 space per two bedrooms, to remove this parking requirement and default to the parking requirements provided in the respective residential, base zoning districts.

**14. Amendment 14 – By Cms Moreno, Williams, Giarrusso, Banks, Gisleson Palmer, Brossett, and Nguyen**

- Modify CPC’s recommendation that only one type of Residential STR is allowed per lot, to allow one Partial and one Small Residential STR on a lot of record.

**15. Amendment 15 - By Cms Moreno, Williams, Giarrusso, Banks, Gisleson Palmer, Brossett, and Nguyen (By request of Council Staff)**

- Modify CPC’s recommendation that all STRs require a STR “license”, to utilize the word “permit” instead.
- Modify CPC’s recommendation that STRs may require an “in town property manager”, to utilize the word “operator” instead.

**16. Amendment 16 - By Cms Moreno, Williams, Giarrusso, Banks, Gisleson Palmer, Brossett, and Nguyen (By request of CPC)**

- Modify CPC’s recommendation for the definition of “customary lodging services” to delete the reference to “Commercial STRs” because that use was inadvertently included in the rewrite.

**17. Amendment 17 - By Cms Moreno, Williams, Giarrusso, Banks, Gisleson Palmer, Brossett, and Nguyen (By request of Council Staff)**

- Modify CPC’s recommendation for the general definition of “short term rental,” to modify it to mirror the definition in the City Code.

**ZD 27/19**

**1. Amendment 1 - By Cms Gisleson Palmer and Banks**

- Modify CPC’s recommendation to permit STRs/B&Bs (all types) in the VCE and VCE-1 zoning districts, to prohibit these uses in the VCE and VCE-1 zoning districts.

**2. Amendment 2 - By Cms Gisleson Palmer and Banks**

- Modify CPC’s recommendation to permit STRs/B&Bs (all types) in the VCE-1 zoning district, to prohibit these uses in the VCE-1 zoning district.

**3. Amendment 3 - By Cms Banks and Gisleson Palmer**

- Modify CPC’s recommendation that STR/B&B (Residential types) are allowed in the Garden District, to prohibit Residential STRs/B&B in the Garden District – defined as: the center line of St. Charles Avenue, downriver side of Jackson Avenue, center line of Magazine Street, and downriver side of Delachaise Street.

**AMENDMENT 1 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBER GISLESON PALMER**

**BRIEF**

Modify City Planning Commission’s (CPC) recommendation to prohibit Commercial Short Term Rentals (STR) in HMC-1 Zoning District, to require a Conditional Use (granted by the City Council).

**AMENDMENT**

- 1) In Table 10-1: Permitted and Conditional Uses in the Historic Core Neighborhoods Non-Residential Districts, in the HMC-1 column, relative to the Commercial Use, Short Term Rental, insert a “C”.**

<b>Table 10-1: Permitted and Conditional Uses</b>	
Uses	District
	HMC-1
COMMERCIAL USE	
[...]	
Hostel	
Hotel/Motel	
[...]	
Short Term Rental, Commercial	<b><u>C</u></b>
[...]	

**AMENDMENT 2 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBER BANKS**

**BRIEF**

Modify CPC’s recommendation to prohibit Principal B&B’s and Large Residential STRs in HU-RS, HU-RD1, & HU-RD2 Zoning Districts, to require a Conditional Use (granted by the City Council).

**AMENDMENT**

- 1) In Table 11-1: Permitted and Conditional Uses in the Historic Urban Neighborhood Residential Districts, in the HU-RS, HU-RD1, and HU-RD2 columns, relative to the residential uses *Short Term Rental - Large* and *Bed & Breakfast – Principal*, insert a “C”.

<b>Table 11-1: Permitted and Conditional Uses</b>			
Uses	District		
	HU-RS	HU-RD1	HU-RD2
RESIDENTIAL USE			
[...]			
Bed and Breakfast – Accessory	P	P	P
Bed and Breakfast – Principal	<u>C</u>	<u>C</u>	<u>C</u>
[...]			
Short Term Rental Large	<u>C</u>	<u>C</u>	<u>C</u>
Short Term Rental, Small	P	P	P
[...]			

**AMENDMENT 3 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBER BANKS**

**BRIEF**

Modify CPC’s recommendation that Large Residential STRs in the HU-RM1 and HU-RM2 zoning districts require a Conditional Use, to allow these uses by-right.

**AMENDMENT**

- 1) **In Table 11-1: Permitted and Conditional Uses in the Historic Urban Neighborhood Residential Districts, in the HU-RM1 and HU-RM2 columns, relative to the Residential Use, Short Term Rental – Large, delete the “C” and insert in lieu thereof: “P”.**

<b>Table 11-1: Permitted and Conditional Uses</b>		
Uses	District	
	HU-RM1	HU-RM2
RESIDENTIAL USE		
[...]		
Bed and Breakfast – Accessory	P	P
Bed and Breakfast – Principal	C	C
[...]		
Short Term Rental Large	<del>C</del> P	<del>C</del> P
Short Term Rental, Small	P	P
[...]		

**AMENDMENT 4 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBER GIARRUSSO**

**BRIEF**

Modify CPC’s recommendation to prohibit Accessory B&B’s & Small Residential STRs in S-LRS1 zoning district, to allow these uses by-right.

**AMENDMENT**

- 1) In Table 13-1: Permitted and Conditional Uses in the Suburban Neighborhoods Residential Districts, in the S-LRS1 column, relative to the Residential Uses *Bed & Breakfast – Accessory* and *Short-Term Rental – Small*, insert a “P”.

<b>Table 13-1: Permitted and Conditional Uses</b>	
Uses	District
	S-LRS1
RESIDENTIAL USE	
Bed and Breakfast – Accessory	<u>P</u>
[...]	
Short Term Rental, Small	<u>P</u>
[...]	

**AMENDMENT 5 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBER GIARRUSSO**

**BRIEF**

Modify CPC’s recommendation to allow Commercial STRs in the MI Zoning District by-right, to require a Conditional Use, granted by the Council.

**AMENDMENT**

- 1) **In Table 16-1: Permitted and Conditional Uses in the Centers for Industry, in the MI column, relative to the Commercial Use, Short Term Rental, delete “P” and insert in lieu thereof “C”.**

<b>Table 16-1: Permitted and Conditional Uses</b>	
Uses	District
	MI
[...]	
COMMERCIAL USE	
[...]	
Hotel/Motel	P
[...]	
Short Term Rental, Commercial	<del>P</del> <b>C</b>
[...]	

*\* Please note that Commercial Short Term Rentals are only permitted in the MI District’s Commercial and Recreational Sub-District.*



**AMENDMENT 6 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBER GIARRUSSO**

**BRIEF**

Modify CPC’s recommendation that in residential zoning districts, only 1 Principal B&B or Large Residential STR are allowed per block, to add the following zoning districts (to the block-face limitation): HU-B1A Neighborhood Business District, HU-B1 Neighborhood Business District, HU-MU Neighborhood Mixed-Use District, S-LM Lake Area Marina District, MU-1 Medium Intensity, Mixed-Use District, and MU-2 High Intensity Mixed-Use District.

**AMENDMENT**

- 1) **In Section 20.3.I.2 – Bed and Breakfast Principal Standards, amend subpart g., as follows:**

“In residential districts and HU-B1A Neighborhood Business District, HU-B1 Neighborhood Business District, HU-MU Neighborhood Mixed-Use District, S-LM Lake Area Marina District, MU-1 Medium Intensity, Mixed-Use District, and MU-2 High Intensity Mixed-Use District, only one (1) principal bed and breakfast or large residential short term rental is permitted per block-face.”

- 2) **In Section 20.3.LLL.6 – Short Term Rental, Large Residential Standards, amend subpart d., as follows:**

“In residential districts and HU-B1A Neighborhood Business District, HU-B1 Neighborhood Business District, HU-MU Neighborhood Mixed-Use District, S-LM Lake Area Marina District, MU-1 Medium Intensity, Mixed-Use District, and MU-2 High Intensity Mixed-Use District, only one (1) principal bed and breakfast or large residential short term rental is permitted per block-face.”

**AMENDMENT 7 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBERS BANKS, GISLESON PALMER, AND WILLIAMS**

**BRIEF**

Modify CPC's recommendation to exempt the CBD from the general prohibition of no Commercial STRs on the 1<sup>st</sup> floor, to clarify that this prohibition only applies to structures that are new (new construction) or being substantially renovated/improved.

**AMENDMENT**

- 1) In Section 20.3.LLL.2 – Short Term Rental, Commercial Standards, in subpart c., modify subpart (3) in its entirety, to read as follows:**

**“(C)(3) does not apply to the CBD Central Business Districts except when the structure is new construction, or a substantial improvement,”**

**With this change, the complete subpart will now read:**

(C) Commercial Short Term Rentals shall be prohibited on the first floor of a multi-story structure that contains or can contain residential uses on subsequent floors, but (1) does not apply to buildings that are single- or two-family dwellings; (2) does not apply to single-story structures; (3) does not apply to the CBD Central Business Districts **except when the structure is new construction, or a substantial improvement,** EC Education Campus, MC Medical Campus, LS Life Science, and M-MU Maritime Mixed Use Districts, or the MI Maritime Industrial Commercial and Recreational Subdistrict.

**AMENDMENT 8 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBERS MORENO, WILLIAMS, GIARRUSSO, BANKS, GISLESON PALMER, BROSSETT, AND NGUYEN**

**BRIEF**

Modify CPC's recommendation that Commercial STRs require the submittal of impact management plans, which include a noise abatement plan and security/operation plan, to add a requirement for a sanitation plan as well.

**Amendment**

- 2) In Section 20.3.LLL.2 – Short Term Rental, Commercial Standards, in subpart d. therein, include an additional subpart to provide as follows:**

**“iii. A Sanitation Plan.”**

**With this change, the subpart will now read:**

- d. A Commercial Short Term Rental shall submit the following impact management plans, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies:
- i. Noise abatement plan.
  - ii. A security and operation plan.
  - iii. A sanitation plan.

**AMENDMENT 9 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBERS MORENO, WILLIAMS, GIARRUSSO, BANKS, GISLESON PALMER, BROSSETT, AND NGUYEN**

**BRIEF**

Modify CPC's recommended STR Commercial Standards, to include a requirement that Commercial STRs with 10+ units must have an on-site Operator, on-premises, at all times during guest stays.

*Note – the definition and specific requirements for a Commercial STR Operator will be housed in the City Code STR Amendments.*

**AMENDMENT**

- 1) In Section 20.3.LLL.2 – Short Term Rental, Commercial Standards, insert an additional subpart (lettered accordingly), which provides as follows:**

**“Any structure that contains 10 or more dwelling units that are used as short term rentals shall have a designated and permitted Operator as required by the Code of the City of New Orleans.”**

AMENDMENT 10 TO ZONING DOCKET NUMBER 26/19

CITY HALL: May 16, 2019

BY: COUNCILMEMBERS GISLESON PALMER AND BANKS

**BRIEF**

Modify CPC's recommendation to clarify that no STRs are permitted in the French Quarter (FQ), including Partial Residential STRs, unless specifically authorized in the CZO (*please note - the substance of where these uses should be permitted/prohibited in the FQ, is addressed in ZD 27/19*).

**AMENDMENT**

- 1) In Section 20.3.LLL.4 – Short Term Rental, Partial-Unit Residential Standards, after “a.”, insert the below, additional subpart:

**“b. No Partial-Unit Residential Short-Term Rentals shall be permitted in the area bounded by the Mississippi River, Carondelet Street, R. Rampart Street, and Esplanade Avenue, unless specifically authorized herein. This provision shall not be waived.”**

## AMENDMENT 11 TO ZONING DOCKET NUMBER 26/19

CITY HALL: May 16, 2019

**BY: COUNCILMEMBERS MORENO, GIARRUSSO, BANKS, GISLESON PALMER, BROSSETT, AND NGUYEN**

### **BRIEF**

Modify CPC's recommendation that the owner must be on-site during any Residential STR guest stay, and must sleep on premises during that stay, to remove this requirement, to capture the practical reality that owners may have to leave during guest stays (for work), or may have to go out-of-town, occasionally.

### **AMENDMENTS**

- 1) In *Section 20.3.LLL.4 – Short Term Rental, Partial-Unit Residential Standards*, delete **subpart b.**, which provides: ~~“The owner shall occupy the unit and be present during the party’s stay. The owner shall be present to check guests into the short term rental, available to respond to complaints, and will sleep on premises during the guest’s stay.”~~
- 2) In *Section 20.3.LLL.5 – Short Term Rental, Small Residential Standards*, delete **subpart c.**, which provides: ~~“The owner shall occupy the unit and be present during the party’s stay. The owner shall be present to check guests into the short term rental, available to respond to complaints, and will sleep on premises during the guest’s stay.”~~
- 3) In *Section 20.3.LLL.6 – Short Term Rental, Large Residential Standards*, delete **subpart c.**, which provides: ~~“The owner shall occupy the unit and be present during the party’s stay. The owner shall be present to check guests into the short term rental, available to respond to complaints, and will sleep on premises during the guest’s stay.”~~
- 4) In *Section 26.6 – Definitions*, for **“Short Term Rental, Residential”**, modify the definition to delete the following language, beginning after the word **“onsite”**: ~~“and is present during the guest’s stay. A short term rental owner shall be present to check guests into the short term rental, available to respond to complaints, and will sleep on premises during the guest’s stay.”~~

AMENDMENT 12 TO ZONING DOCKET NUMBER 26/19

CITY HALL: May 16, 2019

BY: COUNCILMEMBERS GIARRUSSO, BANKS, AND BROSSETT

**BRIEF**

Modify CPC's recommendation that Large Residential STRs cannot exceed 3 units, 9 bedrooms, & 18 guests, to retain the 3 unit limitation, but change the bedroom and occupancy limitations to 6 bedrooms and 12 guests.

**AMENDMENT**

- 1) In Section 20.3.LLL.6 – Short Term Rental, Large Residential Standards, delete subpart b., which provides: “~~Large Residential Short Term Rentals are limited to a maximum of three (3) dwelling units, nine (9) total guest bedrooms, and occupancy shall be limited to two (2) guests per bedroom with a maximum eighteen (18) guests.~~”, and insert in lieu thereof:

**“Large Residential Short Term Rentals are limited to a maximum of three (3) dwelling units and six (6) total guest bedrooms, and the occupancy shall be limited to two (2) guests per bedroom or a maximum of twelve (12) guests.”**

- 2) In Section 26.6 – Definition of Short Term Rental, Residential – “~~Large Residential Short Term Rental~~”, delete the definition in its entirety, which reads “~~Large Residential Short Term Rental. An owner-occupied residential structure that provides rental of up to three (3) dwelling units for paid occupancy, with no more than nine (9) guest bedrooms total.~~”, and insert in lieu thereof:

**“Large Residential Short Term Rental. An owner-occupied residential structure that provides rental of up to three (3) dwelling units for paid occupancy, with no more than six (6) guest bedrooms total.”**

**AMENDMENT 13 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBERS GISLESON PALMER AND BANKS**

**BRIEF**

Modify CPC’s recommendation that Large Residential STR’s require an off-street parking requirement of 1 space per two bedrooms, to remove this parking requirement and default to the parking requirements provided in the respective residential, base zoning districts.

**AMENDMENT**

- 1) **In Section 22.4.A – Table 22-1: Off-Street Vehicle and Bicycle Parking Requirements,** for the Short Term Rental, Large Residential, delete the requirement of “1 per 2 guest bedrooms” and insert in lieu thereof:

**“See applicable dwelling type.”**

**With this change, the table will now read:**

<b>Table 22-1: Off-Street Vehicle and Bicycle Parking Requirements</b>			
Use	Minimum Required Vehicle Spaces	Minimum Required Bicycle Spaces	
		Required Short-Term Bicycle Spaces	Percentage of Long-Term Bicycle Spaces
[...]			
Bed and Breakfast	1 per 2 guest bedrooms		
[...]			
Hotel/Motel	1 per 2 guest bedrooms	1 per 5 rooms	
[...]			
Short Term Rental, Commercial	1 space per 2 guest bedrooms	1 per 5 rooms	25%
Short Term Rental, Large Residential	<b><u>See applicable dwelling type</u></b>	1 per 5 rooms	25%
Short Term Rental, Partial-Unit and Small Residential	See applicable dwelling type		
[...]			



**AMENDMENT 14 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBERS MORENO, WILLIAMS, GIARRUSSO, BANKS, GISLESON PALMER, BROSSETT, AND NGUYEN**

**BRIEF**

Modify CPC's recommendation that only one type of Residential STR is allowed per lot, to allow one Partial and one Small Residential STR on a lot of record.

**AMENDMENT**

- 1) **In Section 26.6 – Definition of Short Term Rental, Residential**, delete the last sentence in its entirety, which reads “~~Only one type of residential short term rental is allowed per lot.~~” and insert in lieu thereof:

**“Only one type of residential short term rental is allowed per lot, with the exception that than an owner may obtain one Partial-Unit *and* one Small Residential Short Term Rental Permits on the same lot.”**

AMENDMENT 15 TO ZONING DOCKET NUMBER 26/19

CITY HALL: May 16, 2019

**BY: COUNCILMEMBERS MORENO, WILLIAMS, GIARRUSSO, BANKS, GISLESON PALMER, BROSSETT, AND NGUYEN (BY REQUEST OF COUNCIL STAFF)**

**BRIEF**

Modify CPC's recommendation that all STRs require a STR "license", to utilize the word "permit" instead.

Modify CPC's recommendation that STRs may require an "in town property manager", to utilize the word "operator" instead.

**AMENDMENT**

1) Throughout ZD 26/19, relative to the requirement of obtaining a license to operate a Short-Term Rental, delete the term "license" throughout, and insert in lieu thereof: "permit".

2) In Section 20.3.LLL.1.b., relative to general STR standards, delete the phrase "or in town property manager" and insert in lieu thereof:

"and operator"

**With these changes, the reference subpart will read:**

b. All short term rentals shall require a permit license. The permit license shall be prominently displayed on the front facade of the property in a location clearly visible from the street during all period of occupancy and contain the permit license number, the contact information for the owner and operator ~~or in-town property manager~~, the permit license type (Partial Unit Residential, Small Residential, Large Residential, or Commercial) and the bedroom and occupancy limit.

**AMENDMENT 16 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBERS MORENO, WILLIAMS, GIARRUSSO, BANKS, GISLESON PALMER, BROSSETT, AND NGUYEN (BY REQUEST OF CPC STAFF)**

**BRIEF**

Modify CPC's recommendation for the definition of "customary lodging services" to delete the reference to "Commercial STRs" because that use was inadvertently included in the rewrite.

**AMENDMENT**

- 1) In Section 26.6, the definition of Customary Lodging Services, delete the words "commercial short term rentals, and other lodging uses.", and insert a "." After the words "hotels/motels."**

With the amendment, the definition will read:

**Customary Lodging Services.** Guest services provided by lodging facilities including hotels/motels, ~~commercial short term rentals, and other lodging uses~~. Customary services include at a minimum 1) dedicated lobby space to adequately enable check-in/check-out procedures, and 2) personnel/staffing to assist guests at check-in/check-out.

**AMENDMENT 17 TO ZONING DOCKET NUMBER 26/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBERS MORENO, WILLIAMS, GIARRUSSO, BANKS, GISLESON PALMER, BROSSETT, AND NGUYEN (BY REQUEST OF COUNCIL STAFF)**

**BRIEF**

Modify CPC's recommendation for the general definition of "short term rental," to modify it to mirror the definition in the City Code.

**AMENDMENT**

- 1) In Section 26.6, the definition of "Short-Term Rental", delete "Rental of all or any portion thereof of a residential dwelling unit for dwelling, lodging or sleeping purposes to one party of guests with duration of occupancy of less than thirty (30) consecutive days. Hotels, motels, bed and breakfasts, and other land uses explicitly defined and regulated in this ordinance separately from short term rentals are not considered to be short term rentals. Common bathroom facilities may be provided rather than private baths for each room.", and insert in lieu thereof:

**"Short Term Rental. The use and enjoyment by guests of a Dwelling Unit, or any portion thereof, for a period of less than thirty (30) consecutive days, in exchange for money, commodities, fruits, services, or other performances. Hotels, motels, bed and breakfasts, and other land uses explicitly defined and regulated in the CZO separately from Short-Term Rentals are not considered to be Short-Term Rentals.**

**A short term rental is further defined as follows:**

**\* \* \***

**AMENDMENT 1 TO ZONING DOCKET NUMBER 27/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBER GISLESON PALMER AND BANKS**

**BRIEF**

Modify CPC’s recommendation that B&B’s, Commercial Short Term Rentals and Residential Short Term Rentals (all types) be permitted in the VCE and VCE-1 base zoning districts, to remove this allowance, and preclude all Short-Term Rentals and B&B’s in the VCE and VCE-1 Districts.

**AMENDMENT**

- 1) In Table 10-1: Permitted and Conditional Uses in the Historic Code Neighborhoods. Non-Residential, in the VCE and VCE-1 column, relative to the Residential Uses – B&B – Accessory, B&B – Principal, STR-Large, and STR – Small; and the Commercial Use, STR-Commercial, delete the “P”.**

<b>Table 10-1: Permitted and Conditional Uses</b>										
Uses	District									
	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU
RESIDENTIAL USE										
[...]										
Bed and Breakfast – Accessory								P	P	P
Bed and Breakfast – Principal								P	P	P
[...]										
Short Term Rental, Large								P	P	P
Short Term Rental, Small								P	P	P
COMMERCIAL USE										
[...]										
Hostel									P	
Hotel									P	C
[...]										

Table 10-1: Permitted and Conditional Uses										
Uses	District									
	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU
Short Term Rental, Commercial									P	P
[...]										

[...]

**AMENDMENT 2 TO ZONING DOCKET NUMBER 27/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBER**

**BRIEF**

Modify CPC’s recommendation that B&B’s, Commercial Short Term Rentals and Residential Short Term Rentals (all types) be permitted in the VCE-1 base zoning district, to remove this allowance, and preclude all Short-Term Rentals and B&B’s in the VCE-1 District.

**AMENDMENT**

- 1) In Table 10-1: Permitted and Conditional Uses in the Historic Code Neighborhoods. Non-Residential, in the VCE-1 column, relative to the Residential Uses – B&B – Accessory, B&B – Principal, STR-Large, and STR – Small; and the Commercial Use, STR-Commercial, delete the “P”.**

<b>Table 10-1: Permitted and Conditional Uses</b>										
Uses	District									
	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU
RESIDENTIAL USE										
[...]										
Bed and Breakfast – Accessory			P					P	P	P
Bed and Breakfast – Principal			P					P	P	P
[...]										
Short Term Rental, Large			P					P	P	P
Short Term Rental, Small			P					P	P	P
COMMERCIAL USE										
[...]										
Hostel									P	
Hotel									P	C
[...]										

<b>Table 10-1: Permitted and Conditional Uses</b>										
Uses	District									
	VCC-1	VCC-2	VCE	VCE-1	VCS	VCS-1	VCP	HMC-1	HMC-2	HM-MU
Short Term Rental, Commercial			P						P	P
[...]										

[...]



**AMENDMENT 3 TO ZONING DOCKET NUMBER 27/19**

**CITY HALL: May 16, 2019**

**BY: COUNCILMEMBERS BANKS AND GISLESON PALMER**

**BRIEF**

Modify CPC's recommendation that STR/B&B (Residential types) are allowed in the Garden District, to prohibit Residential STRs/B&B in the Garden District – defined as: the center line of St. Charles Avenue, downriver side of Jackson Avenue, center line of Magazine Street, and downriver side of Delachaise Street.

**AMENDMENT**

- 1) **In 20.3.LLL.1 – Short Term Rentals General Standards, insert a new subpart “i.” therein, which provides as follows:**

**“i. No Short Term Rental or Bed and Breakfast shall be permitted within the boundaries of the Garden District, which for purposes of this subsection shall be defined as follows: the center line of St. Charles Avenue, downriver side of Jackson Avenue, center line of Magazine Street, and downriver side of Delachaise Street. This provision shall not be waived.”**