

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 5/28/2026 8:09:12 AM

15.2 USES

15.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 15-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Commercial Center and Institutional Campus Districts. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). For conditional uses in the EC and MC Districts, Institutional Master Plan approval, in accordance with Section 15.5 is also required. No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that zoning district.

Table 15-1: Permitted and Conditional Uses

Table 15-1: Permitted and Conditional Uses										
USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
RESIDENTIAL USE										
Bed and Breakfast – Accessory				C	C	C				Section 20.3.I
Bed and Breakfast – Principal				C	C					Section 20.3.I
Day Care Home, Adult – Small				P	P					Section 20.3.T
Day Care Home, Adult - Large				P	P					Section 20.3.T
Dormitory						P	P	P	P	
Dwelling, Above the Ground Floor	C ¹² /P	C ¹³ /P	C ¹³ /P	P	P			C	P	
Dwelling, Single-Family				P	P	P				
Dwelling, Two-Family				P	P	P				Section 20.3.Y
Dwelling, Townhouse				P	P					Section 20.3.X

Table 15-1: Permitted and Conditional Uses

USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
Dwelling, Multi-Family				P	P	P	P		P	
Dwelling, Small Multi-Family Affordable				P	P					Section 20.3.SSS
Dwelling, Existing Single-Family	P	P	P					P		
Dwelling, Established Two-Family	P/C ⁷	P/C ⁷	P/C ⁷					P		Section 20.3.W
Dwelling, Established Multi-Family	P/C ⁷	P/C ⁷	P/C ⁷					P		Section 20.3.W
Fraternity/Sorority						P				Section 20.3.DD
Group Home, Small				P	P		P			Section 20.3.GG
Group Home, Large				P	P		P		P	Section 20.3.GG
Group Home, Congregate				C	C		P			Section 20.3.GG
Home Based Child Care, Small				P	P					Section 20.3.T
Permanent Supportive Housing				P	P	P	P		P	Section 20.3.PP
Residential Care Facility	P	P		P	P		P	P	P	Section 20.3.YY
Timeshare		C		C			C	C	C	
COMMERCIAL USE										
Amusement Facility, Indoor	P	P	P	P	P	P				Section 20.3.E
Amusement Facility, Outdoor		C	P	C	P	C				Section 20.3.E
Art Gallery	P	P	P	P	P	P				
Arts Studio	P	P	P	P	P	P				
Animal Hospital	P	P	P	P	P					
Auditorium				P	P	C	C	P	P	
Bar	C	P	P	C	P				P	Section 20.3.G
Broadcast Studio			P	P	P	P				

Table 15-1: Permitted and Conditional Uses

USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
Bus Terminal	C	C	C	C	C					
Car Wash	C	C	P	C	C					Section 20.3.L
Catering Kitchen	P	P	P	P	P	P	P	P	P	
Check Cashing Establishment	P	P	P	P	P				P	Section 20.3.O
Convention Center					C					
Day Care Center, Adult or Child - Small	P	P	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult - Large	P	P	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult - Commercial	P	P	P	P	P	P	P	P	P	Section 20.3.S
Drive-Through Facility		P	P	C	C				C	Section 20.3.V
Employment Services		C	C						P	Section 20.3.BB
Financial Institution	P	P	P	P	P	P	P		P	
Funeral Home	P	P	P	P	P					
Greenhouse/Nursery			P	C	P					
Gas Station	C	P	P	C	C					Section 20.3.EE
Grocery Store	P	P	P	P	P	P	P	P	P	
Health Club	P	P	P	P	P	P	P			
Heavy Sales, Rental & Service			P		C					
Hostel	P/C ⁸	P	P	P	P	P	P		P	
Hotel/Motel	P	P	P	P	P	P	P	P	P	
Ice Manufacturing and Vending Machine - Principal Use	P	P	P	P	P	P	P	P	P	Section 20.3.ZZZ
Kennel			C	C	C					Section 20.3.II
Live Entertainment - Secondary Use	C	P ⁹	C	C	P ⁹					Section 20.3.JJ
Live Performance Venue	C	C	P	C	P					Section 20.3.JJ

Table 15-1: Permitted and Conditional Uses

USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
Medical/Dental Clinic	P	P	P	P	P	P	P	P	P	
Micro-Brewery	P	P	P	P	P					
Micro-Distillery	P	P	P	P	P					
Motor Vehicle Dealership, Large	C	P	P		C					Section 20.3.LL
Motor Vehicle Operations Facility			P	C	C	C	C	P		
Motor Vehicle Rental Establishment	C	P	P		C					Section 20.3.LL
Motor Vehicle Service & Repair, Minor	C	P	P	P	P					Section 20.3.MM
Motor Vehicle Service & Repair, Major		C	P		C					Section 20.3.MM
Movie Studio			P	C	P					
Office	P	P	P	P	P	P	P	P	P	
Outdoor Amphitheater		C	C							Section 20.3.VVV
Outdoor Live Entertainment - Secondary Use	C	C	C	C	C	C	C	C	C	Section 20.3.WWW
Pawn Shop			P							Section 20.3.O
Personal Service Establishment	P	P	P	P	P	P	P	P	P	
Pet Day Care Service	P	P	P	P	P					Section 20.3.QQ
Printing Establishment			P		P					
Public Market	P	P	P	P	P	P				Section 20.3.TT
Reception Facility	C	P	P	P	P					Section 20.3.WW
Recording Studio	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Park		C	P							Section 20.3.XX
Restaurant, Carry-Out	P	P	P	P	P	C	C		P	Section 20.3.ZZ
Restaurant, Fast Food	P	P	P	C	P	C	C		P	Section 20.3.ZZ

Table 15-1: Permitted and Conditional Uses

USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
Restaurant, Standard	P	P	P	P	P	P	P	P	P	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	P	P	P	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	P	P	P	P	P	P	
Retail Sales of Packaged Alcoholic Beverages	C	C	P	C	C				C	
Shooting Range, Indoor		C	C							Section 20.3.RRR
Short Term Rental, Commercial	P	P	P	P	P	P	P	P	P	Section 20.3.LLL
Small Box Variety Store	P	P	P	P	P	P	P	P	P	Section 20.3.NNN
Stadium						C				
Winery	P	P	P	P	P					
INDUSTRIAL USE										
Brewery	p ⁵	p ⁵	p ⁵	p ⁵ ,C ⁶	p ⁵					
Contractor Storage Yard		C	C							Section 20.3.Q
Convenience Center	P	P	P							Section 20.3.TTT
Distillery	p ⁵	p ⁵	p ⁵	p ⁵ ,C ⁶	p ⁵					
District Energy System				C	C		P	P		Section 20.3.QQQ
Food Processing	P	P	P	C	P					
Helistop							P	P	P	Section 20.3.D
Heliport							C	C	C	Section 20.3.D
Mardi Gras Den		P	P	C	P					
Marina, Commercial		P								
Marina, Recreational		P								
Manufacturing, Artisan			P	P	P					
Manufacturing, Light				C	P				P	
Mini-Warehouse		C	P	C	C					
Outdoor Storage Yard			C							Section 20.3.Q
Research & Development			P	P	P	P	P	P	P	
Solar Energy System	P	P	P	P	P	P	P	P	P	Section 20.3.DDD

Table 15-1: Permitted and Conditional Uses										
USES ¹	DISTRICTS									USE STANDARDS
	C-1	C-2	C-3	MU-1	MU-2	EC ³	MC	MS	LS	
Stormwater Management (Principal Use)	P	P	P	P	P	P	P	P	P	
OTHER										
EV Charging Station (Principal Use)	P	P	P	P	P	P	P	P	P	Section 20.3.YYY
Parking Lot (Accessory Use)	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	
Parking Lot (Principal Use)	C	C	C	C	C	P	P	P	P	Section 20.3.OO
Parking Structure (Principal Use)	C	C	C	C	C	P	P	P	P	Section 20.3.OO
Planned Development	C	C	C	C	C				C	Article 5
Pumping Station	P	P	P	P	P	P	P	P	P	Section 20.3.UU
Utilities	p ²	p ²	p ²	p ²	p ²	P	P	p ²	p ²	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	p ⁴	p ⁴	p ⁴	C,p ⁴	C,p ⁴	P	P	p ⁴	p ⁴	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	P	P	P	C	C	P	P	C	C	Section 20.3.JJJ

TABLE 15-1 FOOTNOTES

¹ The terms in this column (“Use”) are defined in Article 26.

² Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2.

³ See Section 15.2.C.

⁴ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁵ Subject to the use restrictions in Section 15.2.B.1.

⁶ Subject to the use restrictions in Section 15.2.B.2.

⁷ Established Two-Family Dwellings and Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

⁸ Subject to the use restriction in Section 15.2.B.3

⁹ Classified as a Conditional Use in Breweries.

¹⁰As authorized in Article 22, Section 22.8.B.2.a

¹¹Only cemeteries that comply with all use standards of Section 20.3.N are considered permitted uses.

¹²Dwellings above the ground floor are conditional uses on all lots bordering General DeGaulle Drive between Lennox Boulevard and the Norman Canal, and on all lots in the area bordering and bounded by Esplanade Avenue, Bayou Saint John, Lake Pontchartrain, the eastern boundary of the Orleans Parish/Saint Bernard Parish line, and the Mississippi River. In all other locations within the C-1 District, dwellings above the ground floor are permitted uses.

¹³Dwellings above the ground floor are conditional uses on all lots in the area bordering and bounded by Esplanade Avenue, Bayou Saint John, Lake Pontchartrain, the eastern boundary of the Orleans Parish/Saint Bernard Parish line, and the Mississippi River. In all other locations within the C-2 and C-3 Districts, dwellings above the ground floor are permitted uses.

Adopted by Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §6, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §4, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,762, §1, May 11, 2018, Zoning Docket 23/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Ord. No. 27,759, §1, May 11, 2018, Zoning Docket 006/18; Ord. 28176, Sept. 5, 2019, ZD 59/19; Ord. 28219 MCS, Oct. 17, 2019, ZD 45/19; Ord No 28,156 MCS, §9, August 8, 2019, Zoning Docket 26/19 & 27/19; Ord. 28,322 MCS, §2, February 28, 2020, Zoning Docket 117-19; Ord. 28432 MCS, 8-6-20, ZD 38/20; Ord. 28622, 3-11-21, ZD 83/20; Ord. 28696 MCS, 6-3-21, ZD 16/21; Ord. 28736 MCS, 7-15-21, ZD 17/21; Ord 28905 MCS, 1-6-22, ZD 83/21; Ord. No. 28,911, §7, January 6, 2022, Zoning Docket 084/21; Ord 28967 MCS, 3-10-22, ZD 107/21; Ord. 29126, 8-12-22, ZD016/22; Ord. 28963, 3-10-22, ZD 78/21; Ord 29157 9-15-22, ZD 030/22; Ordinance No. 29382, March 23, 2023, Zoning Docket 02/23; Ord. 29528, 7-24-23, Zoning Docket 13/23; Ordinance No. 29702, November 7, 2023, Zoning Docket 063/23; Ord. No 29744, 12-8-23, Zoning Docket 055/23; Ordinance No. 29987, 7-30-24, Zoning Docket 21/24; Ordinance No. 29946, 6-13-24, Zoning Docket 002/24; Ordinance No. 30308, 4-29-25, Zoning Docket 093-24

15.2.B USE RESTRICTIONS

15.2.B.1 BREWERIES IN THE C-1, C-2, C-3, MU-1, AND MU-2 DISTRICTS

In the C-1, C-2, C-3, MU-1, and MU-2 Districts, only breweries and distilleries that produce fewer than 12,500 barrels per year are considered permitted uses.

Adopted by Ord. 28696 MCS, 6-3-21, ZD 16/21

15.2.B.2 BREWERIES IN THE MU-1 DISTRICT

In the MU-1 District, breweries and distilleries that produce more than 12,500 barrels per year are considered conditional uses.

Adopted by Ord. 28696 MCS, 6-3-21, ZD 16/21

15.2.B.3 HOSTELS IN THE C-1 DISTRICT

Hostels in a C-1 District that are adjacent to a residential district are conditional uses. Otherwise, hostels are permitted uses in the C-1 District.

15.2.C **USES ASSOCIATED WITH COLLEGES AND UNIVERSITIES IN THE EC DISTRICT**

In addition to the permitted and conditional uses listed in Table 15-1 for the EC District, Colleges and Universities and uses normally associated therewith are permitted in the EC District when part of an approved Institutional Master Plan.