

SHORT-TERM RENTAL VOCABULARY AND DEFINITIONS

All definitions can be found online at:

Comprehensive Zoning Ordinance (CZO) -- <https://czo.nola.gov/home/>
 Municipal Code (CCNO) -- https://library.municode.com/la/new_orleans.

TERM	DEFINITION
Accessory Structure	A structure located on the same lot as, and of a nature and use clearly incidental and subordinate to, the principal structure, that does not contain habitable space. (CCNO 26-150)
Accessory Use	A use that is incidental and subordinate to the principal use of the land or building that is located on the same lot as the principal use or building, except as otherwise provided for in this ordinance.
Administrative Hearing Officer	An administrative adjudication hearing officer acting pursuant to Chapter 6 of the Code of the City of New Orleans. (CCNO 26-150)
Attic	An unfinished space below the roof and above the top finished floor of a structure.
Basement	That portion of a structure below the first story and having more than one-half (½) its height below grade.
Bed and Breakfast, Accessory	An owner-occupied building designed as either a single-family or a two-family dwelling that has been converted to a single-family dwelling, which provides no more than four (4) guest rooms for overnight paid occupancy of up to thirty (30) nights. Common bathroom facilities may be provided rather than private baths for each room.
Bed and Breakfast, Principal	An owner- or operator-occupied residential structure that provides no more than nine (9) guest rooms for overnight paid occupancy of up to thirty (30) nights. Common bathroom facilities may be provided rather than private baths for each room.
Blockface	One (1) side of a given street between two (2) consecutive intersecting streets. (CZO 26.6)
Booking Transaction	Any contractual agreement between a Guest and an Owner relative to a Short-Term Rental (CCNO 26-614)
Building	A structure designed or built or used for the support, enclosure, shelter, or protection of persons, animals, or property. (CZO 26.6)
Building, Attached	A structure that has part of a wall or roof in common with another building (CZO 26.6)
Building, Detached	A structure, unattached to another structure on the same lot. A building connected to another building by an unenclosed structure, such as a breezeway, is considered a separate detached building. (CZO 26.6)
Common Ownership	Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association, or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, or associate owns an interest in each corporation, firm, partnership, entity, or unincorporated association. (CZO 26.6)
Customary Lodging Services	Guest services provided by lodging facilities including hotels/motels. 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. (CZO 26.6)
Day	For the purposes of this Ordinance, day is calculated as a calendar day, which is a continuous twenty-four (24) hour period from midnight to the following midnight. Calendar days are calculated on a continuous cycle and include three-hundred sixty-five (365) days per year except in a leap year. (CZO 26.6)
Department	The Department of Safety and Permits (CCNO 26-614)

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TERM	DEFINITION
Dwelling	A structure, or portion of a structure, designed or used exclusively for permanent residential purposes, including single-family, two-family, townhouse, and multi-family dwellings, but not including trailers, hotels/motels, rooming houses, or automobiles. (CZO 26.6)
Dwelling Unit	A room or group of rooms, providing complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation for one or more persons. (CCNO 26-614)
Dwelling, Above the Ground Floor	Dwelling units that are within multi-story buildings located above non-residential uses on the ground floor or located behind non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses shall be located along the primary street frontage. (CZO 26.6)
Dwelling, Attached	A dwelling designed as a single structure, but containing more than one (1) dwelling unit, each of which is designed to be occupied as a separate permanent residence for one (1) household or family. (CZO 26.6)
Dwelling, Detached	A structure containing one (1) dwelling unit. (CZO 26.6)
Dwelling, Established Multi-Family	A residence with a history of multi-family use which is authorized to operate as a multi-family residence. (CZO 26.6)
Dwelling, Established Two-Family	A residence with a history of two-family use which is authorized to operate as a two-family residence. (CZO 26.6)
Dwelling, Multi-Family	A dwelling designed for occupancy by three (3) or more families. A multi-family dwelling does not include a townhouse dwelling. (CZO 26.6)
Dwelling, Single-Family	A dwelling designed for occupancy by no more than one (1) family. (CZO 26.6)
Dwelling, Townhouse	A structure consisting of no less than three (3) dwelling units, with no other dwelling or portion of other dwelling located directly above or below, where each unit has a separate entrance and direct ground level access to the outdoors. These units are connected to other dwelling units by a single party wall with no opening. A townhouse dwelling does not include a multi-family dwelling. A townhouse dwelling refers to the design of a structure and does not reflect the type of ownership of the individual units. (CZO 26.6)
Dwelling, Two-Family	A dwelling designed for occupancy by two (2) families. (CZO 26.6)
First Floor or Ground Floor	The first floor or floor level of any building or structure above or on the same plane as the surface of the sidewalk. There shall be excluded from this definition basements or cellars the floors of which are below the plane of the surface of the sidewalk. (CCNO 26-511)
Garage, Detached	A detached accessory structure designed or used for storage of motor vehicles, that does not contain habitable space. (CZO 26.6)
Guest	Any person who occupies a Dwelling Unit pursuant to a Short-Term Rental. (CCNO 26-614)
Guest Bedroom	An enclosed room designed for, and outfitted to be used for sleeping and/or lodging of guests. A guest bedroom shall not be a shared space or a space designed for or outfitted to be used for any purpose other than sleeping or lodging of guests. (CZO 26.6)

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Habitable Space	A space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces. (CZO 26.6)
Home Occupation	Any occupation conducted within a residential dwelling and clearly incidental to the residential use carried on by a resident of the premises. (CZO 26.6)
Hostel	An establishment providing sleeping accommodations for a fee in a sociable accommodation where guests can rent a bed in a dormitory and share bathroom, lounge, and kitchen facilities. (CZO 26.6)
Hotel/Motel	An establishment providing a room for sleeping accommodations for a fee with private bathroom facilities and customary lodging services. Related ancillary uses may include, but are not limited to conference and meeting rooms, restaurants, sale of convenience items, bars, and recreational facilities. (CZO 26.6)
Imminent Danger	A condition which immediately threatens the health, safety, and welfare of an individual or the public. (CCNO 26-150)
Incompatible Use	A use that is incapable of direct association with certain other uses in its immediate vicinity because it is contradictory, incongruous, or discordant with surrounding uses, or will change the essential character of a neighborhood. (CZO 26.6)
Lot	A portion of land with fixed boundaries, that is developed or that may be developed with a principal building and any accessory structures, together with open space and parking areas, and having its principal frontage upon an officially approved street. (CZO 26.6)
Noise Abatement Plan	A plan for implementing noise control measures, including but not limited to, ceiling/wall/floor sound isolation, sound absorptive wall treatments, acoustical doors and windows, audio compressors and limiters, directional loudspeakers, noise barriers, and sound absorbing landscaping, for the purpose of controlling and/or reducing the impacts of a particular development on adjacent uses. (CZO 26.6)
Nonconforming Use	The use of a structure or land that does not comply with the use restrictions of the applicable zoning district. A legal nonconforming use is a use that legally existed prior to the enactment of the current Ordinance and was legally maintained after the effective date of the Ordinance. (CZO 26.6)
Occupant	Any person living on the premises. (CCNO 26-111)
Off-Street Parking	The storage space for a motor vehicle on a lot, not including parking spaces on streets, alleys, or rights-of-way. (CZO 26.6)
Operator	A natural person possessing a Short-Term Rental Operator's Permit. (CCNO 26-614)
Owner	Any natural or juridical person recorded in the official public record of the Parish as holding title to real property. (CCNO 26-150)
Party of Guests	An individual or group renting or seeing to rent a Short-Term Rental in its entirety. When occupied by a party of guests, the Short-Term Rental shall not be separately rented to any other individual or party of guests. (CZO 26.6)

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Platform	A website, portal, listing service, or any other method through which a person, other than the Owner, collects or receives a fee, directly or indirectly, for facilitating Booking Transactions. (CCNO 26-614)
Primary Residence	The Owner's bona fide principal home, as indicated by the possession of a valid homestead exemption authorized by the Orleans Parish Assessor's Office. (CCNO 26-614)
Principal Building	A building or buildings where the principal use of the lot is conducted. (CZO 26.6)
Principal Use	The main or primary purpose for which a structure or lot is designed, arranged, or intended. (CZO 26.6)
Recreational Vehicle	A vehicle or similar means of human transportation used primarily for recreational purposes. (CZO 26.6)
Rooming House	A structure containing sleeping rooms where lodging or lodging and meals are provided for five (5) or more unrelated persons but containing less than fifteen (15) sleeping rooms. The sleeping rooms generally do not have private bathrooms or attached kitchens. In a residential zoning district, the minimum length of stay in a rooming house is thirty (30) days. A rooming house with more than fifteen (15) sleeping rooms is considered a guest house. Rooming houses may include restaurants where such are permitted by the underlying zoning. (CZO 26.6)
Security and Operations Plan	A detailed description of business practices and a plan for mitigation measures for the purpose of controlling and/or reducing the impacts of a particular development on adjacent uses. Elements of a security and operation plan include the days and hours of operation, the size of the establishment, a detailed site plan of all outdoor uses/activities including a seating plan with furniture proposed for outdoor seating and noise mitigating measures, exterior lighting design, and maximum occupancy loads. (CZO 26.6)
Short Term Rental, Residential	A Short-Term Rental where the owner has their permanent primary residential dwelling unit onsite and is present during the guest's stay. (CZO 26.6)
Short Term Rental, Small Residential (S-STR)	An owner-occupied lot with no more than four (4) dwelling units where one (1) unit is the owner's permanent residential dwelling unit and where only one (1) dwelling unit per lot is rented with no more than five (5) guest bedrooms and ten (10) total guests for overnight paid occupancy as an accessory use. (CZO 26.6)
Short-Term Rental	The use and enjoyment of a Dwelling Unit, or any portion thereof, by guests for a period of less than thirty 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. (CCNO 26-614)
Short-Term Rental, Commercial (C-STR)	An establishment providing rental of one (1) or more dwelling units for overnight paid occupancy. Each dwelling unit is limited to five (5) guest bedrooms and no more than ten (10) occupants. (CZO 26.6)
Short-Term Rental, Large Residential (L-STR)	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. (CZO 26.6)

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TERM	DEFINITION
Short-Term Rental, Partial-Unit Residential (P-STR)	Rental of a portion of an owner-occupied dwelling unit with a principal use as a permanent dwelling unit with no more than five (5) guest bedrooms and ten (10) total guests, for overnight paid occupancy as an accessory use. (CZO 26.6)
Sign	Any structure, display, device, or inscription which is located upon, attached to, or painted or represented on any land, structure, on the outside or inside of a window, or on an awning, canopy, marquee, or similar structure, and which proposes a commercial or economic transaction through advertisement; promotion; the direction of attention to any commercial establishment, product, service, industry, business, profession, enterprise, or activity for a commercial purpose; or proposes such a transaction through other means. (CZO 26.6)
Temporary Use	A use of limited duration that is not a permitted or conditional use within a zoning district. (CZO 26.6)
Tent	Any temporary structure or enclosure, the roof of which or one-half or more of the sides are constructed of silk, cotton, canvas, fabric, vinyl, or similar pliable material. (CZO 26.6)
Timeshare Building	A building containing condominium units, rooms or suites of rooms, with or without culinary facilities and subject to a timeshare plan. The construction of or conversion to timeshare buildings must be registered with the Department of Safety and Permits by applying for a Certificate of Use and Occupancy. (CZO 26.6)
Trailer	Any non-self-propelled, wheeled vehicle, designed for carrying persons or property when drawn by a motor vehicle. (CZO 26.6)
Variance	A departure from any requirement of the Comprehensive Zoning Ordinance except as to use. (CZO 26.6)