

CITY OF ST. GEORGE

BY COUNCIL MEMBER _____:

ORDINANCE NO. 2025-_____

TO AMEND TITLE 7 OF THE ST. GEORGE CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE, TO MODIFY REGULATIONS FOR SHORT-TERM RENTALS AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS, on July 23, 2024, the St. George City Council adopted Ordinance No. 2024-002, in part, adopting the EBR Unified Development Code (with some changes) as the City’s interim Unified Development Code (“UDC”); and

WHEREAS, the UDC has been incorporated into the St. George Code of Ordinances as Title 7; and

WHEREAS, Chapter 9 of the UDC includes regulations related to Short-Term Rentals; and

WHEREAS, staff has recommended that the distinction between owner-occupied and non-owner-occupied short-term rentals be eliminated because they are both currently allowed in the same zoning districts and they are proposed to have the same requirements and standards; that all short-term rentals obtain a Short-Term Rental (STR) Permit from the City, which shall be renewed annually and upon change of STR ownership; and that increased operational standards for all short-term rentals be enacted; and

WHEREAS, a public hearing was held on the proposed changes November 3, 2025, before the City of St. George Zoning Commission at which the Zoning Commission recommended approval of the text amendment.

NOW THEREFORE, BE IT ORDAINED by the St. George City Council, State of Louisiana, as follows:

Section 1: That the deletions and additions to the UDC set forth in Exhibit A, attached hereto are hereby adopted.

Section 2: The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the City to the extent that there may be any conflict.

Section 3: Severability. If any provision of this Ordinance is declared invalid by any court of competent jurisdiction, the other provisions shall remain in full force and effect.

Section 5: Effective Date. This ordinance shall be effective upon publication.

This ordinance having been submitted to a vote; the vote thereon was:

For:

Against:

Absent:

Adopted this ___ day of _____, 2025

Signed this ___ day of _____, 2025

Delivered to the Mayor on the ___ day of _____, 2025

Lorraine Beaman, City Clerk

Approved:

Dustin Yates, Mayor

Received from the Mayor on the ___ day of _____, 2025

Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the ___ day or _____, 2025.

EXHIBIT A

NOTE: Underlined text is new. ~~Strike-through text is deleted.~~

Chapter 9 USE REGULATIONS

* * *

Sec. 7:9.2 Principal Uses

* * *

Sec. 7:9.2.2 Principal Uses in Primarily Single Family Residential Districts

* * *

Table 7:9.A

Principal Uses Allowed in Predominately Single Family Residential Zoning Districts

Uses	RE/A3	RE/A1	A1	R	A2	A2.7	A2.9	A2.1	A2.6	A2.5	Notes
* * *											
Residential Uses											
* * *											
Short-Term Rental, Owner-Occupied	L	L	L	L	L	L	L	L	L	L	Sec 9.3.6
Short-Term Rental, Non-Owner-Occupied	L	L	L	L	L	L	L	L	L	L	Sec. <u>7:9.3.7</u>
* * *											

Sec. 7:9.2.3 Principal Uses in Primarily Multifamily Residential Districts

* * *

Table 7:9.B

Principal Uses Allowed in Predominately Multi-Family Zoning Districts

Uses	A3.1	A3.2	A3.3	A4	Notes
Agricultural Uses (none allowed)					
Residential Uses					
* * *					
Short-Term Rental	L	L	L	L	Permit Required Total Occupancy (2 per br) + 2Sec. <u>7:9.3.7</u>
Short-Term Rental, Non-Owner-Occupied, Local Historic District (LHD)	L	L	L	L	Sec 9.3.7
* * *					

Sec. 7:9.2.6 Principal Uses in Commercial Districts

* * *

Table 7:9.E

Principal Uses Allowed in Commercial Zoning Districts

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
Agricultural Uses (none allowed)							
Residential Uses							
			*	*	*		
Short-Term Rental	L	L	L	L	L	L	Permit required Total Occupancy (2 per br) + 2Sec. 7:9.3.7
			*	*	*		

* * *

Sec. 7:9.2.11 Principal Uses in Inactive Districts

* * *

Table 7:9.J

Principal Uses Allowed in Inactive Zoning Districts

Uses	A5	B	B1	C1	C2	CW	CW2	JDD	Notes
Agricultural Uses (none allowed)									
Residential Uses									
			*	*	*				
Short-Term Rental	L		L	L	L				Permit Required Total Occupancy (2 per br) + 2Sec. 7:9.3.7
Short-Term Rental, Non Owner Occupied, LHD	L		L	L	L				Sec 9.3.7
			*	*	*				

Sec. 7:9.3 Limited Uses

* * *

Sec. 7:9.3.6 ~~Short-Term Rental (Owner Occupied) Reserved~~

~~Short Term Rentals may be established subject to the requirements identified below:~~

~~A. No person or entity shall operate or advertise a short-term rental without the owner of the property first having registered to remit sales, use and occupancy taxes or use an online platform registered to remit sales, use and occupancy taxes;~~

~~B. Shall limit rental to one bedroom less than the total in the dwelling unit;~~

~~C. Shall be owner occupied (Proof of Homestead Exemption) with owner present on property at the same time as the rental occupants;~~

~~D. Short-term rentals operating prior to adoption of these regulations providing evidence demonstrating operation which is satisfactory to the Planning Director and City Attorney, are allowed to continue with the limitations below:~~

~~E. Must obtain or show proof of an occupational license to remit sales, use and occupancy taxes or prove a registered online platform is utilized to remit sales, use and occupancy taxes; and,~~

~~F. No expansion of the use is allowed.~~

~~E. Short-term rentals shall lose the ability to operate if three violations are reported and adjudicated during one year. Any future operation must adhere to A, B, and C above after one year of the third violation.~~

~~F. Enforcement of these regulations shall begin 9 months after the date of adoption.~~

Sec. 7:9.3.7 Short-Term Rental (Non-Owner Occupied)

Short-Term Rentals may be established subject to the requirements identified below:

A. No person or entity shall operate or advertise a Short-Term Rental without first meeting all requirements of this section. the owner of the property first obtaining a permit issued by the Building Department and Inspection, and an occupational license to remit sales, use and occupancy taxes or use a registered online platform is utilized to remit sales, use and occupancy taxes; Permit is valid unless the short-term rental ceases operation for 1 year

B. Short-Term Rental (STR) Permit

1. Required. The operator of a short-term rental shall obtain and maintain a STR Permit from the City of St. George.

2. Non-Transferable. STR Permits are non-transferable. Upon change of ownership, a new STR Permit must be obtained.

3. Term. STR Permits shall be valid for one (1) year and must be renewed annually. Renewal shall be contingent upon inspection and payment of applicable inspection and renewal fees.

4. Application. An application for a STR Permit shall be submitted at least thirty (30) days prior to STR operation and shall include:

(a) Completed STR Permit application form;

(b) Proof of ownership or lease of the dwelling where the STR will operate;

(c) A plot plan and floor plan of the STR showing all operational aspects, including bedrooms, exits, and parking;

(d) The full name, physical address, and phone number of the local responsible party;

(e) Proof of liability insurance of not less than one million dollars (\$1,000,000), naming the City of St. George as an additional insured;

(f) Certification of compliance with building, fire, and health codes;

(g) Proof of a valid occupational license, if required; and

(h) Proof that the operator has registered to remit all applicable sales, use, and occupancy taxes.

C. Operational Standards

B1. Occupancy. Total maximum occupancy shall be two persons per bedroom plus two additional persons; ~~and~~

C2. Parking

(a) One parking space for each bedroom(s) used for short term rental or an Alternative Motor Vehicle Parking Arrangement is approved.

(b) All vehicles must be parked in designated driveways or approved parking areas.

3. Safety. Each STR shall:

(a) Be equipped with fire extinguishers, smoke and carbon monoxide detectors, exit maps, and clearly visible exit signs, consistent with standards applicable to transient lodging facilities;

(b) Have a brochure conspicuously located in the STR at all times, which shall include:

(1) The name, phone number, and email address of the STR operator and the local responsible party; and

(2) Information pertinent to the area, including restrictions on parking, noise, trash, the trash collection schedule, and evacuation routes.

4. Noise and Nuisance. Must comply with City noise and nuisance regulations.

5. Advertising. STR Permit number must be displayed on all STR listings and advertisements.

6. External Appearance. There shall be no external evidence that the building or dwelling unit is being used as a STR.

7. Local Responsible Party. There shall be a person, which may be the STR operator, who is authorized and able to respond to complaints and, if necessary, appear on the premises to address an issue, 24 hours a day.

D. Nonconforming STRs. Short-term rentals operating prior to adoption of these regulations providing evidence demonstrating operation which is satisfactory to the Planning Director and City Attorney, are allowed to continue with the limitations below:

1. Must obtain or show proof of an occupational license to remit sales, use and occupancy taxes or prove a registered online platform is utilized to remit sales, use and occupancy taxes; and,
2. No expansion of the use is allowed.

E. Enforcement and Penalties

1. Inspections

(a) The City and its authorized parties, including but not limited to St. George Code Enforcement, St. George Police Department, or St. George Fire Protection District, may inspect STRs for compliance with the requirements of this section.

(b) An inspection shall be required prior to initial issuance of an STR Permit and upon each annual renewal.

2. Cessation of STR Operation. A short-term rental shall have its STR Permit terminated and lose the ability to operate for one (1) year if the STR property incurs more than three (3):

~~three violations are reported and adjudicated during one year. Any future operation must adhere to A, B, and C above after one year of the third violation.~~

~~(a) Documented City code violations; or~~

~~(b) Emergency 911 calls related to operation of the STR.~~

~~3. Penalties for Violations. Any person or entity that operates a STR in violation of this UDC shall be subject to one or more of the following:~~

~~(a) The provisions of Sec. 7:6.7.1, except the maximum fine shall be \$1,000 per violation;~~

~~(b) Suspension or revocation of the STR Permit; or~~

~~(c) For willful or repeat violations, criminal prosecution punishable by up to six (6) months imprisonment.~~

~~4. Emergency Orders. The Mayor, Chief of Police, or Fire Marshal may issue temporary suspensions of STR operations during emergencies or hazardous conditions.~~

~~F. Enforcement of these regulations shall begin 9 months after the date of adoption.~~

* * *