

CITY OF ST. GEORGE

BY COUNCIL MEMBER EDMONDS:

ORDINANCE NO. 2025-016

TO AMEND TITLE 7 OF THE ST. GEORGE CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE RELATIVE TO THE DEFINITION, CONSTRUCTION AND OPERATION OF GROUP HOMES AND TO PROVIDE FOR RELATED MATTERSE

WHEREAS, the St. George City Council enacted Ordinance No. 2024-002 adopting the EBR Unified Development Code (with some amendments) as the City’s Interim Unified Development Code (“UDC”) which has been designated at Title 7;

WHEREAS, the Ordinance 2025-005 amended the Interim UDC and designated it as Title 7 of the Code of Ordinances;

WHEREAS, the St. George City Council desires to enact and amend certain definitions and clarify requirements for approval of certain residential facilities;

WHEREAS, the regulation of certain residential facilities must comply with, the federal Fair Housing Act, 42 U.S.C. 3601, *et seq.*; and

WHEREAS, after a public hearing was held on the proposed amendments designated as Case Number T-25-03 before the City of St. George Zoning Commission on April 7, 2025, the Zoning Commission members present voted unanimously to recommend approval of the amendment to the Council.

NOW THEREFORE, BE IT ORDAINED by the St. George City Council, State of Louisiana that Chapters 9 and 19 of the Interim Unified Development Code designated as Title 7 is hereby amended as follows:

**Title 7, UNIFIED DEVELOPMENT CODE
Chapter 9. USE REGULATIONS**

Section 1. Amendments.

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Section 9.3.8 Group Homes

- A. Prior to issuance of a building permit, zoning certificate or certificate of occupancy for a proposed operator shall provide the Planning Director with construction (if any) and detailed operational plans including the number of proposed residents, staffing, and the services and programs to be provided.
- B. The Planning Director shall not authorize the issuance of a building permit, zoning certificate or certificate of occupancy for a group home unless:

1. The proposed facility meets and is consistent with the definition of a group home.
 2. The structure and facilities are physically adequate for the number of proposed residents and their particular disability(ies) and meet all applicable building, fire and safety codes and provisions of the Interim UDC.
 3. The proposed facility will be designed, constructed, operated, and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the residential neighborhood.
 4. The proposed facility is not within 1000 feet of another group home.
 5. Any reasonable accommodation requested by the operator, including a waiver of any restriction herein, may only be granted by the Mayor, after consultation with the City Attorney.
- C. Prior to issuance of a certificate of occupancy, the proposed group home operator shall provide evidence of license, certification, or registration with the appropriate state or federal agency, if required.
- D. No signage, graphics, display, or other visual means shall be installed to display any identification viewable from a public street, except the address.

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Chapter 19. DEFINITIONS

Section 19.2 Defined Terms

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Assisted Living Center: a residential facility for three or more individuals who are elderly or disabled who not related to the operator, who can live somewhat, but not fully, independently, are provided assistance with some tasks of tasks of daily living such as meal preparation, bathing, dressing, household chores, or supervision of self-administered medication. An Assisted Living Center may have combination of housing, board, personalized supportive services and health care on a 24 hour basis, designed to meet the individual needs of persons who need assistance with the activities of daily living, but do not need the skilled medical care provided in a nursing home. Generally, the facility has a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters.

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Congregate Care Facility: a residential facility providing full or part-time care, either permanently or temporarily, to people unable to live fully independently, due to age or physical, developmental, or medical disability. Congregate care facilities include assisted living centers, in-patient rehabilitation centers, hospice facilities, in-patient rehabilitation centers, A group home is not a congregate care facility.

* * *

Group Homes: a residential building housing not more than ten service-dependent or developmentally disabled people living with professional staff. The group home constitutes a single housekeeping unit in which residents share household responsibilities (such as cooking, cleaning, laundry), meals and

~~recreation in a family setting. Group homes str not congregate care facilities or halfway houses or transitional housing, facility that provides room and board and may include habilitation services and supervision in a family setting for people with a disability (as "disability" is defined by the Federal Fair Housing Act and the Americans with Disabilities Act). Such uses are permitted uses in all residential zones where they are not permitted as of right, notwithstanding any zoning requirements inconsistent therewith, in all cases where granting permission for such use would be a reasonable accommodation under the federal Fair Housing Act. The City Parish's decision to grant a reasonable accommodation will waive any provisions of the Unified Development Code that would otherwise prohibit such use.~~

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Halfway House or Transitional Housing: temporary housing for ex-offenders or individuals recovering from substance abuse wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society to enable residents live independently.

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Nursing Home: a residential facility licensed by the State, housing ~~three (3) five~~ or more aged, infirm, or chronically ~~or incurably~~ ill ~~persons~~ people not related to the operator, offering nursing care, rehabilitation, and a full range of other therapies, treatments, and programs. Nursing Homes do not include hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

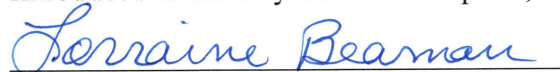
Section 2. Conflicts. This Ordinance shall supersede any ordinance or parts of ordinances in conflict with this Ordinance.

Section 3. Severability. If any section, subsection, sentence, clause, or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Section 4. Effective Date. This Ordinance affecting the public health, safety and welfare shall be effective upon approval of the mayor or upon expiration of the delay for this Ordinance to be vetoed, if not vetoed.

This Ordinance having been submitted to a vote on April 22, 2025, the vote thereon was as follows:
Ayes: Cook, Edmonds, Himmel, Monachello; Nays: None; Absent: Heck

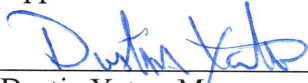
Introduced to the City Council on April 8, 2025.


Lorraine Beaman, City Clerk

Delivered to Mayor on April 25, 2025.

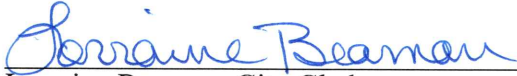

Lorraine Beaman, City Clerk

Approved:



Dustin Yates, Mayor

Received from Mayor on April 28, 2025.



Lorraine Beaman, City Clerk

Ordinance published in The Advocate on the 1st day of May, 2025.