

**CITY OF ST. GEORGE**

**BY COUNCIL MEMBER MONACHELLO:**

**ORDINANCE NO. 2025-040**

TO AMEND TITLE 7 OF THE ST. GEORGE CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE, TO READOPT THE DRUSILLA JEFFERSON DESIGN OVERLAY DISTRICT STANDARDS 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, on February 25, 2025, the City Council adopted text amendments to the UDC to better tailor it to the City (Ord. No. 2025-005; T25-01); and

WHEREAS, the text amendments deleted the standards for certain Design Overlay Districts that did not exist within the City limits; and

WHEREAS, the deleted Design Overlay District standards inadvertently included the standards for the Drusilla Jefferson Design Overlay District; and

WHEREAS, a public hearing was held on the proposed changes as case number T-25-07 on August 4, 2025, before the City of St. George Zoning Commission at which the Zoning Commission recommended approval of the text amendment readopting the Drusilla Jefferson Design Overlay District standards.

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 4:** Effective Date. This ordinance shall be effective upon publication. This ordinance having been submitted to a vote; the vote thereon was:

# EXHIBIT A

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

## **Sec. 7:10.1.2 Types of Overlay Districts**

The following overlay districts exist within the City of St. George:

- A. Reserved
- B. Design Overlay Districts (Sec. 7:10.3)
  - 1. Design Standards (Sec. 7:10.3.2)
  - 2. Bluebonnet Boulevard (Sec. 7:10.3.3)
  - 3. Drusilla Jefferson (Section 10.3.4)

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## **Sec. 7:10.3 Design Overlay Districts**

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### **Section 10.3.4 Drusilla Jefferson Design Overlay**

A. Purpose. This district is intended to strengthen the physical and economic character of the lots along Jefferson Highway as designated on the official zoning map but generally described as being between Fairway Dive and I-12 on the north side of Jefferson Highway by ensuring buildings and uses are compatible to those of the surrounding area.

B. Applicability. The provisions of this section shall apply to all development meeting the criteria established in Section 10.3.1.A, New Construction, as well as any expansion, reconstruction, or exterior renovation which requires the issuance of a building permit and involves 40 percent or more of an existing building or structure. An exterior renovation, expansion or reconstruction shall be calculated based upon the gross square footage under the roof.

C. Prohibited Uses. Gasoline sales shall be prohibited within this overlay.

D. Building Height. No building greater than 35 feet in height shall be permitted

#### E. Site Design

1. No outside storage or work areas shall be allowed.

2. Pedestrian Paths. Pedestrian paths meeting the requirements of the Americans with Disabilities Act shall be clearly delineated connecting all parking areas and sidewalks along streets to the primary entrance of the building.

#### 3. Utilities

a. Placement. Only ground mounted mechanical equipment shall be allowed.

b. Screening. Mechanical equipment and dumpsters shall be screened from view of all street frontages and adjacent properties with materials the same or a complementary color and/or a style as the building.

4. Lighting

a. Pole mounted light fixtures may only be permitted within parking areas subject to the following limitations.

(1) The maximum height for pole mounted fixtures shall be 18 feet.

(2) Pole mounted fixtures shall be designed as full cut-off fixtures and ensure that the maximum level of trespass at a property line does not exceed two foot candles.

b. Wall mounted fixtures within 40 feet of the boundary of this overlay shall not be located above the ground floor of the building on which they are located.

5. Fences and Walls. Plastic and chain link fencing shall be prohibited.

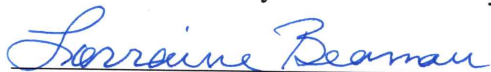
\* \* \*

For: Cook, Dellucci, Edmonds, Himmel, Monachello, Murrell, Talbot  
Against:  
Absent:

Adopted this 26th day of August, 2025

Signed this 28th day of August, 2025

Delivered to the Mayor on the 29th day of August, 2025



Lorraine Beaman, City Clerk

Approved:



Dustin Yates, Mayor

Received from the Mayor on the 2<sup>nd</sup> day of Sept, 2025



Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the 9<sup>th</sup> day of Sept, 2025.