

CITY OF ST. GEORGE

BY COUNCIL MEMBER EDMONDS:

ORDINANCE NO. 2025-052

TO AMEND TITLE 7 UNIFIED DEVELOPMENT CODE TO MODIFY REGULATIONS TO ALLOW OFFICE/WAREHOUSE USES AS A CONDITIONAL USE IN LIGHT COMMERCIAL 1 (LC1) ZONING DISTRICTS 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, office/warehouse uses are not among the allowable (either as a permitted or conditional use) in the Light Commercial 1 (LC1) zoning district even though it is generally compatible with other uses allowed in the LC1 district; and

WHEREAS, staff has recommended allowing office/warehouse uses in the LC1 zoning district as a conditional use subject, in addition to the lot and building size restrictions in LC1, to an additional restriction that only one (1) loading/unloading bay be permitted; 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:

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

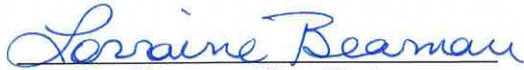
Against:

Absent / Abstaining / Recused:


Adopted this 25th day of November, 2025

Signed this 25th day of November, 2025

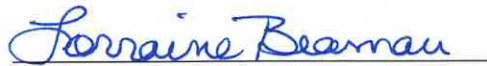
Delivered to the Mayor on the 25th day of November, 2025


Lorraine Beaman, City Clerk

Approved:


Dustin Yates, Mayor

Received from the Mayor on the 25th day of November, 2025


Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the 5th day of December, 2025.

EXHIBIT A

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

Chapter 9 USE REGULATIONS

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Sec. 7:9.2 Principal Uses

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Sec. 7:9.2.6 Principal Uses in Commercial Districts
The principal uses allowed in commercial zoning districts are identified in Table 7:9.E,
Principal Uses Allowed in Commercial Zoning Districts.

Table 7:9.E
Principal Uses Allowed in Commercial Zoning Districts

Uses	LC1	LC2	LC3	HC1	HC2	C5	Notes
			*	*	*		
Office/Warehouse	<u>C</u>	P	P	P	P		<u>No more than one (1) loading/unloading bay</u>
			*	*	*		

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Chapter 19 DEFINITIONS

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Sec. 7:19.2 Defined Terms

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~~Office/Warehouse Flex Space~~: buildings consisting of combined light warehousing with office space serving retail and wholesale customers.

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