

CITY OF ST. GEORGE

BY COUNCIL MEMBER EDMONDS:

ORDINANCE NO. 2025-028

TO MAKE TECHNICAL AMENDMENTS TO ORDINANCE NO. 2025-022 AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, on May 13, 2025, the St. George City Council adopted Ordinance No. 2025-022, amending and reenacting Title 8, Section 8:70 of the St. George Code of Ordinances and the Unified Development Code, Chapter 15, Floodways, Floodplains, Drainage and Water Quality and Chapter 19, Definitions; and

WHEREAS, Ordinance No. 2025-022 included a provision in the EBRP-UDC which should have been deleted and several other technical errors.

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

Section 1. Amendment and Re-enactment. Chapter 15, Section 15.12(K)(2) and Chapter 19. Definitions of Manufactured Home Subdivisions and Riverine of the St. George Unified Development Code, are hereby amended and re-enacted to read as follows:

CHAPTER 15. FLOODWAYS, FLOODPLAINS, DRAINAGE, AND WATER QUALITY

\* \* \*

Section 15.12 Variances and Waivers

\* \* \*

K. Requirements for Granting Variances and Waivers

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- 2. Waiver of Local Freeboard Requirements
a. Waivers to the local freeboard requirement as identified in Section 15.21.E, Minimum First Floor, shall only be issued for the minimum elevation necessary, considering the flood hazard, to afford relief and maintain the objectives of this chapter.
b. ~~Waivers may be issued to restrict the elevation of a mobile home to four feet or less above the identified lowest natural ground where practicable.~~
b.e. Waivers may be issued upon determination:
(1) The 100-year base flood, the flood with a one percent chance of occurring in any given year, elevation plus freeboard results in an elevation in excess of the 500-year flood, the flood with a 0.2% chance of occurring in any given year, elevation; or,
(2) The 1993 amended FIRM increased the base flood elevation by two feet or more and the proposed construction or substantial improvement is within an existing recognized development.
c. Waivers shall not be issued where:
(1) An approval would allow the increase or expansion of an activity that is not

- permitted within the zoning requirements of the site;
- (2) An approval is based solely on an economic gain or loss;
  - (3) An approval is for a hardship which was self-created; or,
  - (4) An approval would damage the rights and property values of adjacent properties.

\* \* \*

**CHAPTER 19  
DEFINITIONS**

\* \* \*

**Manufactured Home Park or Subdivision:** a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

\* \* \*

**Riverine:** relating to, formed by, or resembling a river (including tributaries), stream, creek, brook, or other similar water bodies.

\* \* \*

**Section 2. Repeal.** Chapter 19. The definition of Flood Prone Area is hereby repealed.

\* \* \*

**Section 3. Transition.** This ordinance is intended to provide a continued and seamless transition of responsibility from East Baton Rouge Parish to the City of St. George for regulating and enforcing development in areas with flood hazards in the City of St. George. Neither this ordinance nor any prior ordinances, regulations, or actions of St. George should be construed in such a manner that the areas within the city's boundaries have not been continuously subject to land use and control measures and effective enforcement provisions consistent with the criteria in Section 60 of the National Flood Insurance Program Regulations.

**Section 4. 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 5. Effective Date.** This Ordinance affecting the public peace, health, and safety shall be effective on the date the City of St. George receives a Community Identification Number from the Federal Emergency Management Agency.

This Ordinance having been submitted to a vote, the vote thereon was as follows:

Ayes: Cook, Edmonds, Himmel, Monachello

Nays: None

Absent: Heck

Introduced on June 3, 2025 and voted on June 10, 2025.



Lorraine Beaman, City Clerk

Delivered to Mayor on June 13, 2025.

*Lorraine Beaman*

Lorraine Beaman, City Clerk

Approved:

*Dustin Yates*

Dustin Yates, Mayor

Received from Mayor on June 13<sup>th</sup>, 2025.

Ordinance published in The Advocate on the 23<sup>rd</sup> day of June, 2025