

CITY OF ST. GEORGE
ORDINANCE NO. 2026-019

TO AMEND TITLE 7, UNIFIED DEVELOPMENT CODE, TO
ESTABLISH STORAGE OF HAZARDOUS MATERIAL IN
BULK AS A USE WITH STANDARDS AND 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, there are numerous locations in the City where, as legal nonconforming uses, hazardous materials are stored and further recognizes that the bulk storage of hazardous materials is necessary for some uses; and

WHEREAS, the City has determined that the UDC does not regulate the storage of hazardous materials in a way that adequately protects the public health, safety, and welfare; and

WHEREAS, the City's planning staff has recommended the changes to the UDC attached as exhibits to this Ordinance; and

WHEREAS, a public hearing was held on the proposed changes on June 1, 2026, before the City of St. George Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the text amendments.

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 1 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:

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

Against:

Absent: Dellucci

Adopted this 23rd day of June, 2026

Signed this 23rd day of June, 2026

Delivered to the Mayor on the 24th day of June, 2026

Lorraine Beaman
Lorraine Beaman, City Clerk

Approved:

Dustin Yates
Dustin Yates, Mayor

Received from the Mayor on the 24th day of June, 2026

Lorraine Beaman
Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the 3rd day of July, 2026

EXHIBIT 1

NOTE: Underlined text is new. ~~Strike-through text is deleted.~~ [notes provide instructions]

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CHAPTER 9 - USE REGULATIONS**ARTICLE 9.1.ALLOWED USES**

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Sec. 7:9.1.3. Use Table

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Table 7:9.1.3.A.

Uses Allowed in Residential, Mixed Use, and Business Base Zoning Districts

Use	Residential						Mixed Use				Business			Specific Use Standards (if L, C, A, T) Sec. 7:...
	RC	R-1	R-4	R-6	R-9 ¹	R-29 ¹	MX-1 ¹	MX-2	MX-3	MX-4	B-1	B-2	B-3	
				*		*	*							
WAREHOUSE														
<u>Storage, Hazardous Material in Bulk</u>	<u>A</u>						<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>9.2.34</u>
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ARTICLE 9.2. SPECIFIC USE STANDARDS

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Sec. 7:9.2.34. Storage, Hazardous Material in BulkA. Shall:

1. Not be established on a property before a principal use or structure; and
2. Require a conditional use permit in the following zoning districts:
 - (a) RC Resource Conservation;
 - (b) MX-2 Mixed Use Neighborhood;
 - (c) MX-3 Mixed Use Community;
 - (d) MX-4 Mixed Use Regional; and
 - (e) B-1 Business-1.

B. The use shall comply with all applicable industry standards and state and federal laws, including but not limited to the:

1. National Fire Protection Association (NFPA);
2. National Association of Corrosion Engineers (NACE);
3. American Petroleum Institute (API);
4. American Society of Testing and Materials (ASTM);

5. Clean Water Act;
6. Clean Air Act; and
7. Resource Conservation and Recovery Act.

C. The site shall:

1. Be at least 100,000 square feet;
2. Provide ready access for fire and emergency equipment;
3. Provide adequate safeguards to limit obnoxious or offensive emissions of smoke, gas, vibration, light, noise, glare, dust, and odors, or other noxious or offensive fumes or spilled liquids; and
4. Be posted with signs at multiple locations clearly visible to the public providing the phone number of a 24-hour manned hotline.

D. Structures used for bulk storage:

1. Shall comprise no more than fifty (50%) percent of the total site area; and
2. Shall be located at least three (3) times the minimum distance required by NFPA 30 from all property lines; and
3. May be listed as available for the storage of more than one (1) hazardous material, provided that all listed materials are compatible.

E. Any application involving the bulk storage of hazardous materials shall:

1. Include:
 - a. A site plan demonstrating compliance with this section;
 - b. A list of materials for each storage container, referenced to the site plan and certified correct by an authorized safety officer, listing the:
 - (1) Chemical name;
 - (2) U.S. Department of Transportation Hazard Class;
 - (3) UN/NA Identification Number;
 - (4) Chemical Abstract Service (CAS) Number;
 - (5) NFPA 704M Hazard Rating (health, flammability, reactive and special hazards); and
 - (6) Maximum amount to be stored in the container; and
 - c. If the use requires any state or federal air emission or water discharge permit, proof of application for the permit; and
2. Be reviewed by the St. George Fire Department, which shall have the authority to deny the application when the bulk storage of hazardous materials would present an unacceptable risk to public health and safety or cause unacceptable adverse impact to the environment or property.

Sec. 7:9.2.3435. Vehicle Storage, Wrecked

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[Renumber subsequent sections and correct references to the renumbered sections, including in the Specific Use Standards column of Table 7:9.1.3.A.]

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CHAPTER 19 – DEFINITIONS AND MEASUREMENTS

ARTICLE 19.1. DEFINITIONS

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Sec. 7:19.1.2. Defined Terms

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Hazardous Material: any toxic or hazardous substance, material, or waste, or any pollutant, contaminant, infectious, or radioactive material, including but not limited to those regulated now or in the future under any of the following, and any and all of those substances included in the definitions of "hazardous substances," "hazardous materials," "hazardous waste," "toxic substances," "hazardous air pollutant," or "solid waste" in the following:

1. Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), 42 U.S.C. § 9601, et seq.
2. Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.
3. Resource Conservation and Recovery Act (RCRA), 42 U.S.C. § 6901, et seq.
4. § 311 of the Federal Water Pollution Control Act, 33 U.S.C. § 1321.
5. Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. § 136 et seq.
6. Toxic Substances Act, 15 U.S.C. § 2601 et seq.
7. Atomic Energy Act, 42 U.S.C. § 2011 et seq.
8. Nuclear Waste Policy Act, 42 U.S.C. § 10101 et seq.
9. Occupational Safety and Health Act (OSHA), 29 U.S.C. § 651 et seq.
10. Clean Air Act, 42 U.S.C. § 7401 et seq.
11. National Fire Prevention Code, NFPA 1.

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Storage, Hazardous Material in Bulk: storing, or the ability to store (e.g. existing tanks for hazardous material storage not in use or empty), hazardous material not under active shipping papers:

1. In the following cumulative amounts:
 - a. Gases with a liquid capacity equal to or greater than five thousand (5,000) gallons;
 - b. Liquids or slurries equal to or greater than ten thousand (10,000) gallons or one hundred thousand (100,000) pounds; or
 - c. Solids equal to or greater than one hundred thousand (100,000) pounds; and
2. Except not the storage of hydrocarbon materials in:
 - a. Above-ground tanks used in a facility's operation of fleet vehicles or equipment; or
 - b. Underground tanks used in fueling operations.

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