

CITY OF ST. GEORGE

BY COUNCIL MEMBER _____:

PROPOSED ORDINANCE NO. 2026-_____

TO AMEND TITLE 7 OF THE UNIFIED DEVELOPMENT CODE (UDC) TO UPDATE REGULATIONS FOR OUTDOOR STORAGE AND DISPLAY 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, Outdoor storage is currently allowed as a principal use in the MX-4, B-2, and B-3 districts but only in the MX-4 and B-2 districts does it have specific use standards that limit how close it can be to a street and require screening of the outdoor storage area from the street; and

WHEREAS, the UDC does not currently require that the items stored in the outdoor storage area remain screened from view; and

WHEREAS, by practice, outdoor storage occurs as an accessory use for many nonresidential uses, but the UDC does not have standards for outdoor storage as an accessory use; and

WHEREAS, the UDC does not address outdoor display; and

WHEREAS, to address these issues, the City's planning staff has recommended the changes to the UDC attached as an exhibit to this Ordinance; and

WHEREAS, a public hearing was held on the proposed changes on August 3, 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:

Against:

Absent:

Adopted this ____ day of _____, 2026

Signed this ____ day of _____, 2026

Delivered to the Mayor on the ____ day of _____, 2026

Lorraine Beaman, City Clerk

Approved:

Dustin Yates, Mayor

Received from the Mayor on the ____ day of _____, 2026

Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the ____ day or _____, 2026

EXHIBIT 1

NOTE: Underlined text is new.. [notes provide instructions]

* * *

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

* * *

Sec. 7:9.1.3. Use Table

* * *

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-9¹	R-29¹	MX-1¹	MX-2	MX-3	MX-4	B-1	B-2	B-3	
COMMERCIAL														
<u>Outdoor Display</u>	" A	"	"	"	" A	" A	" A	" A	" A	" A	" A	" A	" A	9.2.27
WAREHOUSE														
<u>Outdoor Storage</u>	-	-	-	-	-	-	" A	" A	" A	L	" A	L	P L	9.2.27

* * *

ARTICLE 9.2. SPECIFIC USE STANDARDS

* * *

Sec. 7:9.2.27. Outdoor Display and Storage

- A. Purpose. The purpose of these standards is to balance the need to display or store items outdoors with community aesthetics and safety.
- B. Outdoor Display. Allowed where customarily associated with a permitted nonresidential principal use and shall:
1. Be maintained in an orderly manner;
 2. Not obstruct required sight visibility;
 3. Not interfere with vehicle or pedestrian circulation; and
 4. Be set back to the distances established as minimum yard requirements.
- C. Outdoor Storage
1. All items stored outdoors shall be stored so that they are not visible from any public street or any residentially used or zoned property, to the maximum extent practicable. Methods for achieving this include, but are not limited to:
 - a. Placing items behind and no higher than buildings or screening on the site; or
 - b. Minimizing the height of items not located behind buildings or screening.

2. In no case shall stored materials be higher than the maximum height allowed by the zoning district.
 3. Location. Shall not be located within required:
 - a. Landscape buffers;
 - b. Drainage servitudes; or
 - c. Parking areas.
 4. Shall be maintained in an orderly manner.
 5. Yards. There shall be no outdoor storage, when the outdoor storage area is a(n):
 - a. Principal use in the MX-4 or B-2 districts, within the lesser of:
 - (1) Any street yard; or
 - (2) 15 feet of any public right-of-way; or
 - b. Accessory use, in any street or side yard.
 6. Screening from Street. Outdoor storage shall be screened from streets by a 15-foot L3 buffer, except in the B-3 district.
 7. Planted Buffer. For Sec. 7:18.3.3. Required Buffers Between Abutting Properties, the planted buffer shall be, when outdoor storage is a(n):
 - a. Principal use, that required for a light industrial use, except the buffer type shall be no less than L3; or
 - b. Accessory use, the greater of:
 - (1) The buffer required for the principal use; or
 - (2) A 20-foot L3 buffer.
 8. The unenclosed or unsheltered storage or keeping of any old, stripped, wrecked, partially dismantled, or otherwise non-operating vehicles, machinery, implements, equipment, building materials, or personal property of any kind, which is no longer in good operating condition or safely usable for the purposes for which it was manufactured, is prohibited, except as allowed for wrecked vehicle storage.
 - A. No outdoor storage within the lesser of any street yard or 15 ft of any public right-of-way. B: L3 buffer to screen from streets of adjacent properties.
- D. Display or Storage of Large Outdoor Items. Because large outdoor items can create significant visual impacts, the outdoor display or storage of large outdoor items shall:
1. Be at least 250 feet from any residentially used or zoned property; and
 2. Require approval of a Site Plan (Sec. 7:8.1.16), which may:
 - a. Grant a reduction in the minimum distance from a residentially used or zoned property if the applicant demonstrates that existing buildings, topography, vegetation, or other site features provide an equal or greater level of protection from visual impacts than strict compliance with these standards; and
 - b. Include conditions such as increased setbacks, enhanced landscaping, berms, walls, fencing, building placement, topographic buffering, or other site design techniques to minimize visual impacts on public streets and adjacent residential properties.

CHAPTER 19 - DEFINITIONS AND MEASUREMENTS

ARTICLE 19.1. DEFINITIONS

* * *

Sec. 7:19.1.2. Defined Terms

* * *

Outdoor Display: the outdoor placement of merchandise, inventory, or products intended for retail sale or lease as part of a permitted principal use. Examples include, but are not limited to, automobiles for sale, recreational vehicles, equipment offered for sale or lease, nursery stock, garden center merchandise, and similar retail inventory.

Outdoor Item, Large: any individual item, stacked material, piece of equipment, or display exceeding twenty-five (25) feet in height

Outdoor Storage: the outdoor placement or keeping of equipment, machinery, construction materials, fleet vehicles, trailers, shipping containers, dumpsters, pallets, bulk materials, precast concrete products, or other items not intended for immediate retail display or sale. Outdoor storage shall not include temporary construction equipment actively being utilized on the subject property pursuant to a valid building permit.

* * *