T-26-0011

CITY OF ST. GEORGE

BY COUNCIL MEMBER EDMONDS

ORDINANCE NO. 2026-035

TO AMEND TITLE 7 OF THE UNIFIED DEVELOPMENT CODE (UDC) TO UPDATE REGULATIONS FOR MAXIMUM BUILDING HEIGHT 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, the recent amendments to the UDC implementing new zoning districts (Ord. No. 2026-011) resulted in questions regarding the interpretation of height restrictions for nonresidential uses adjacent to residential zoning districts; and

WHEREAS, the City believes that structures eighty-five feet (85') or over should be allowed only as a conditional use to ensure that such structures are compatible with their surroundings ; and

WHEREAS, a public hearing was held on the proposed changes on September 21, 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, Dellucci
Against:
Absent:

Adopted this 13th day of October 2026

Signed this 14th day of October, 2026

Delivered to the Mayor on the 13th day of October 2026

Lorraine Beaman
Lorraine Beaman, City Clerk

Approved:

Dustin Yates, Mayor

Received from the Mayor on the 14th day of October, 2026

Lorraine Beaman
Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the 22 day or October, 2026

EXHIBIT 1

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

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CHAPTER 10 – GENERAL DEVELOPMENT STANDARDS

ARTICLE 10.1. DIMENSIONAL STANDARDS

Sec. 7:10.1.1. Dimensional Standards for Principal Uses

* * *

C. *Notes to the Tables*. The following notes apply to the corresponding superscript in the tables of dimensional standards for principal uses:

* * *

6. Height Exceptions

* * *

~~(b) Additional Height Allowances~~Height in Relation to Boundary. ~~A building may be increased in height one foot for each one foot that it is set back from all yard requirements, unless it is a nonresidential use subject to the height restriction in Note 15.~~Maximum structure height shall be established by (Figure 7:10.1.1.C):

(1) A slope of 45 degrees, moving into the property, beginning at the point where the minimum yard intersects the height equal to, for:
(a) A nonresidential use abutting a residential zoning district, the max. structure height allowed by the abutting residential zoning district; or
(b) All others, the max. structure height allowed by the subject property zoning district; and

(2) Provided that a proposed structure with a height of 85 feet or higher shall require a conditional use permit.

* * *

11. Shall be the greater of that listed in the table or 20 feet when ~~abutting the following~~ a residential zoning districts~~: RC, R-1, R-4, or R-6~~.

12. ~~Within Regional Centers, and Employment Centers as shown on the Future Land Use Map of the Comprehensive Plan, buildings at least 150 feet from any property zoned RC, R-1, R-4, or R-6 may be up to180 feet in height. Additional height can be obtained by stepping the building back at least five feet for every~~

~~additional 10 feet of height proposed, as indicated in Figure 7:10.1.1.C.~~Reserved.

* * *

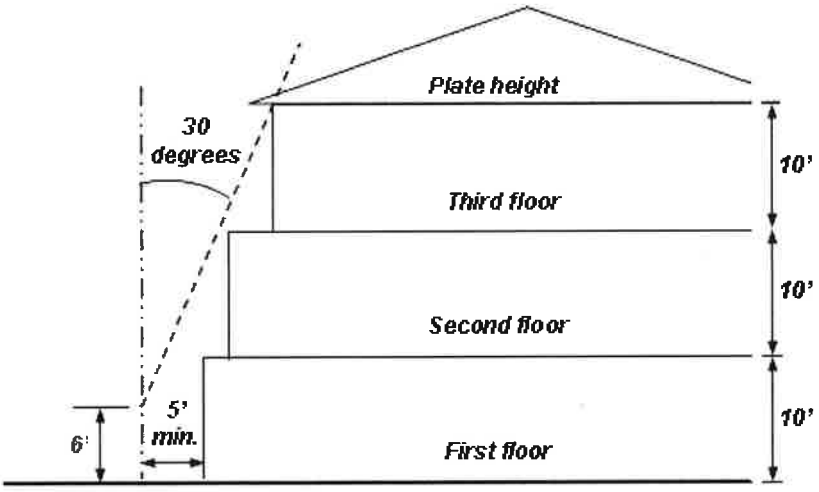
15. ~~When abutting any Residential zoning district, the maximum height at the abutting setback line shall be equal to the maximum height of the abutting Residential zoning district. It shall increase by one (1) foot for every one (1) foot inward from the setback line until it reaches the maximum allowed (Figure 7:10.1.1.D).~~Reserved.

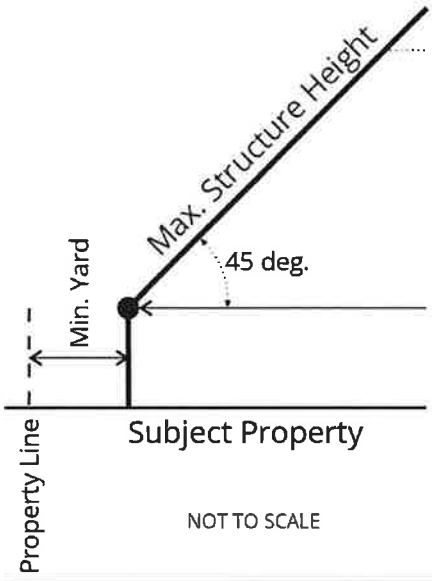
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~~18. When abutting a residential zoning district, maximum height shall be determined by the distance the building is located from the property line, with seven feet of height allowed for every one foot above the required setback.~~

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Figure 7:10.1.1.C.
~~Building Stepbacks~~Height in Relation to Boundary





85 feet or higher requires a Conditional Use Permit

Height equal to, for:

- A nonresidential use abutting a residential zoning district, the max. structure height allowed by the abutting residential zoning district; or
- All others, the max. structure height allowed by the subject property zoning district