

ORDINANCE NUMBER 2022-14

AN ORDINANCE OF THE TOWN OF ST. FRANCISVILLE CREATING GUIDELINES AND GOVERNING A RESIDENTIAL CARE FACILITY.

WHEREAS, St. Francisville, Louisiana is empowered to adopted amendments and revisions to its ordinances,

WHEREAS, the Town of St. Francisville has submitted an application for such amendments and revisions to it’s Comprehensive Zoning Ordinance of the Town of St. Francisville, State of Louisiana (hereinafter referred to as “CZO”),

WHEREAS, the Mayor and Board of Alderman are desirous of exercising said power, now therefore

BE IT ORDAINED by the Mayor and Board of Alderman of the Town of St. Francisville, Louisiana and is hereby ordained by the same, as follows:

- I. ARTICLE 2 DEFINITIONS AND RULES OF INTERPERTATION SECTION 2.2 DEFINITIONS are herein amended as modified as follows in regards to creating guidelines and governing a Residential Care Facility:

The following definitions shall be removed from Section 2.2 Definitions:

Rehabilitative Care Center A building other than an apartment hotel, hotel, small or large group home, rooming house, tourist home, motel, or motor lodge, providing temporary lodging and board and a special program of specialized care and counseling on a full time basis. Such a center includes but is not limited to centers that provide for alcohol and drug abuse clientele, former inmates of prisons or correctional institutions, or former patients of mental illness institutions. A rehabilitative care center must be licensed by an agency of the State of Louisiana as a rehabilitative or similar care facility and shall be operated by an entity that is similarly licensed by the State of Louisiana.

and

Residential Care Center A building, other than an apartment, hotel, small or large group home, or rooming house, providing temporary lodging and board and a special program of specialized care and counseling on a full time basis for twelve (12) or more individuals who are displaced from their normal living environment. A residential care center must be licensed by an agency of the State of Louisiana as a residential or similar care facility and shall be operated by an entity that is similarly licensed by the State of Louisiana. Alcohol and drug abuse clientele, former inmates of prisons or correctional institutions, or former patients of mental institutions who have been found not guilty of a criminal charge by reasons of insanity shall be exclude as occupants.

The following definition shall be included in Section 2.2 Definitions:

Residential Care Facility- A group care facility licensed by the state for twenty-four (24) hours medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. A residential care facility includes assisted living, hospice facilities, nursing homes and continuum of care facilities.

- II. Section 3.17 INSTITUTIONAL ZONING DISTRICTS PERMITTED AND CONDITIONAL USES Table 3.17: INSTITUTIONAL DISTRICTS PERMITTED AND CONDITIONAL USES shall be amended to include Residential Care Facility as a use and remove Rehabilitative Care Centers. Residential Care Facility shall consist of a C “conditional use” as defined in the CZO.

TABLE 3.17: INSTITUTIONAL DISTRICTS PERMITTED AND CONDITIONAL USES shall add the following:

USE	DISTRICT	USE STANDARDS:
	IS	
Residential Care Facility	C	
Rehabilitative Care Centers	P	

- III. Table 5.1: Off-Street Parking Requirements shall remove the term Residential Care Centers and replace with Residential Care Facility.

Table 5.1: Off-Street Parking Requirements  
Residential:  
USE

Residential Care Centers shall be removed and replated with Residential Care Facility. This facility shall have not less than 1 space/ 4 residents for parking requirements.

IV. Section 6.5 entitled GROUP/COMMUNITY HOMES AND RESIDENTIAL CARE CENTERS shall be amended as drafted below and hereinafter entitled GROUP/COMMUNITY HOME.

Section 6.5 GROUP/COMMUNITY HOME

- A. *Intent*-It is the intent of this Section to regulate the operation of group homes ~~and residential care centers~~ within the Town in order to ensure that such establishments are operated in sanitary and orderly fashion, according to all federal, state and local regulations, and do not become a threat to public health, safety and general welfare.
- B. *License Required* – In addition to any zoning approvals, establishments subject to these standards shall be licensed and/or permitted by all appropriate and necessary State of Louisiana Departments and/or Agencies.
- C. *Group/Community Home* ~~Home and Residential Care Center~~ Development Requirements- Group homes and residential care centers, as defined in Section 2.2 of this Ordinance shall be subject to the following general requirements:
1. A group home ~~or residential care center~~ shall only be permitted in a detached dwelling unit situated on a lot having a minimum area of twelve thousand (12,000) square feet.
  2. A group home ~~or residential care center~~ shall have a minimum of three hundred fifty (350) square feet of habitable floor area for each resident.
  3. The maximum number of persons permitted to occupy a small group home is six (6) excluding staff and personnel. The maximum number of persons permitted to occupy a large group home is twelve (12) excluding staff and personnel.
  4. Common Kitchen and dining facilities may be provided; however, no cooking or dining facilities shall be provided in individual resident's rooms.
  5. A group home ~~or residential care center~~ shall be affiliated with a parent organization that provides for the administration of the group home through the direction of a professional staff.
  6. A group home ~~or residential care center~~ shall not be located within thirteen hundred twenty feet (1320') of another group home.
  7. A group home ~~or residential care center~~ shall comply with all applicable safety, fire and building codes as required by federal, state, and local governments.
  8. A minimum of four (4) off-street parking spaces shall be provided.

V. SECTION 6.10 RESIDENTIAL CARE FACILITY shall be created and entitled RESIDENTIAL CARE FACILITY, with the below subsections.

1. Residential care facilities are subject to the regulations of the Louisiana Administrative Code.
2. A residential care facility shall be located only on a single lot of record that complies with all of the standards of this ordinance unless a variance or conditional use is granted.

An ordinance introduced by Abby T. Cochran and seconded by James "Rucker" Leake on the 27th day of September 2022.

Adopted on a motion by Andrew D'Aquilla and seconded by Gigi Robertson on the 25th day of October 2022.

A roll was called on the adoption thereof, and the ordinance as adopted by the following votes:

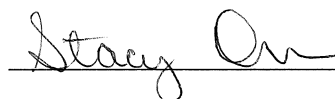
YEAS: Andrew D'Aquilla, Abby T. Cochran, Al Lemoine, James "Rucker" Leake, and Gigi Robertson

NAYS:

ABSTAINED:

ABSENT:

Ordinance approved this 25<sup>th</sup> day of October 2022.



/s/ Stacy Orr, Town Clerk



/s/ Robert P. Leake, Mayor