

ORDINANCE NUMBER 2023-2

AN ORDINANCE OF THE TOWN OF ST. FRANCISVILLE CREATING GUIDELINES AND GOVERNING SHORT TERM RENTAL UNITS WITHIN THE TOWN LIMITS OF THE TOWN OF ST. FRANCISVILLE

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 its Comprehensive Zoning Ordinance of the Town of St. Francisville, State of Louisiana,

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 is amended as follows:

The following definitions **shall be added to** Section 2.2 Definitions:

Owner- means the person or persons who possesses ownership of the immovable containing a residential or commercial dwelling unit subject to a short-term rental as evidenced by an act translative of title duly recorded with the Clerk of recorder of and for the Parish of West Feliciana.

And

Short Term Rental – a dwelling unit, or any portion thereof, for the purpose of overnight lodging for less than thirty (30) consecutive days.

- II. Reserved.

- III. ARTICLE 3 USE DISTRICTS is amended as follows:

Table in Section 3.10: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES shall add under COMMERCIAL USES the term “Short Term Rental and shall indicate this use shall be permitted “P” in CTC district.

- IV. ARTICLE 5 GENERAL PROVISIONS is amended as follows:

Table 5.1: Off-Street Parking Requirements shall add under “USE” in the section identified as “Commercial” the term “Short Term Rental” with the parking requirements of 2 spaces for each short-term rental unit.

- V. ARTICLES 6 USE STANDARDS AND SPECIAL PROVISIONS is amended as follows:

Section 6.9 shall be created and entitled “SHORT TERM RENTALS” subject to the following conditions enumerated:

1. Short term rentals must be approved by the Town of St. Francisville and obtain an occupational license and a short term rental permit. Additionally, short term rentals are subject to all permitting requirements established by the Town of St. Francisville and shall comply with all of the use standards in this section and all Town of St. Francisville building, fire, and safety codes.
2. No short term rental shall be allowed on a parcel that is not in compliance with all of the relevant Town of St. Francisville ordinances, including the zoning ordinance, unless the parcel is legal non-conforming in accordance with the specific standards of this ordinance, or the parcel is otherwise subject to a variance or approved conditional use, or other official approval or determination from the Town of St. Francisville.
3. Short term rentals shall not be operated outdoors or in a recreational vehicle or in an accessory structure.

4. No activity or use may be conducted in a manner that generates a level of sound, which at any property line shall be considered a nuisance, as defined in Chapter 8 Article III Section 8.79 (Nuisances) of the Town of St. Francisville Code of Ordinances.
5. The maximum number of bedrooms used for a short term rental use in the short term rental dwelling unit shall be no greater than four (4), and the total number of guest staying in the short term rental dwelling unit at any one time shall be no greater than twelve (12) persons.
6. Use of a short term rental for commercial or social events shall be prohibited.
7. Each short term rental for commercial or social events shall be prohibited.
8. The short term rental permit shall be in the name of the Owner, who shall be an owner of the immovable/ real property upon which the short term rental is to be permitted.
9. One person may hold no more than one short-term rental permit. A short term rental permit is neither assignable nor transferable.
10. Each room in a short term rental shall be equipped with working smoke and carbon monoxide detectors.
11. The owner shall keep on file with the town the name, phone number, cell phone number, and e-mail address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short term rental. This information shall be posted in a conspicuous location within the short term rental. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short term rental within (30) minutes when the short term rental is rented.
12. The owner shall pay all sales and occupancy taxes required by law.
13. Multiple rentals of a short term rental shall not be allowed during the same rental period.
14. The Town of St. Francisville issued short term rental permit shall be conspicuously displayed on the rental premises.

An ordinance introduced by James "Rucker" Leake and seconded by Gigi Robertson on the 14th day of March 2023.

Adopted on a motion by James "Rucker" Leake and seconded by Gigi Robertson on the 14th day of March 2023.

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

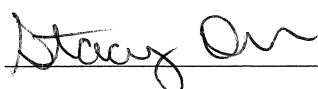
YEAS: Abby T. Cochran, Andrew D'Aquila, James "Rucker" Leake, Al Lemoine & Gigi Robertson

NAYS:

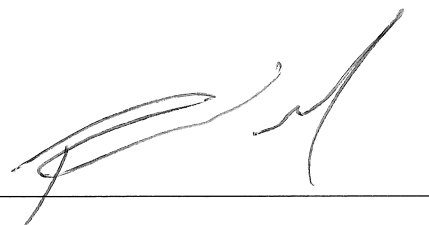
ABSTAINED:

ABSENT:

Ordinance approved this 14th day of March 2023.



Town Clerk, Stacy Orr



Mayor, Robert P. Leake