

ORDINANCE 2023-4

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. FRANCISVILLE; TO EXTEND THE MORATORIUM ON THE ISSUANCE OF ANY PERMITS BY THE TOWN OF ST. FRANCISVILLE FOR THE IMPROVEMENT OR DEVELOPMENT OF (A) ANY LOTS WHICH ARE PART OF A MAJOR SUBDIVISION AND/OR RESUB-DIVISION OF LAND, AND (B) NEW MULTI-UNIT RESIDENTIAL STRUCTURES INCORPORATING MORE THAN FOUR (4) INDIVIDUAL UNITS TOTAL, PER SITE.

WHEREAS the Town of St. Francisville's sewerage and sewer treatment facilities (the "Sewer System") continues to suffer generally due to a lack of capacity, and specifically from the repeated flooding of the Mississippi River; and

WHEREAS the lack of capacity and Mississippi River flooding continues to pose a threat to the health, safety, and general welfare of the Town; and,

WHEREAS a lack of adequate drainage, and utility and transportation infrastructure within the Town continues to pose a threat to the health, safety, and general welfare of the Town; and,

WHEREAS the Town is continuing to (1) upgrade and improve the Sewer System, and (2) study and alleviate the threats caused by a lack of adequate drainage, and utility and transportation infrastructure; and,

WHEREAS the Town's voters passed a tax to provide funding for the improvement of the Sewer System; and

WHEREAS the capacity of sewer and water services to customers, and the impact new developments have on the Town's drainage, utility and transportation infrastructure, must be determined prior to the approval of any major subdivisions and multi-unit residential structures incorporating more than four (4) individual units total, per site; and,

WHEREAS the Town, because of the issues it faces with the Sewer System specifically, and with new development generally, is in the process of reviewing its Comprehensive Zoning Ordinance and Subdivision Regulations, and the development standards contained therein; and

WHEREAS the Town desires that any (a) major subdivisions and (b) multi--unit residential development incorporating more than four (4) individual units total, per site, comply with the Comprehensive Zoning Ordinance, and the development standards contained therein following the review and subsequent actions by the Town's Planning and Zoning Commission and Board of Alderman, if any; and,

WHEREAS the Town desires the time necessary to adopt such legislation prior to new subdivisions and/or multi--unit residential structures being proposed and approved.

THEREFORE, LET IT BE ORDAINED that the moratorium established by Ordinance 2020-4, and amended and extended by Ordinance 2021-3, and Ordinance 2022-7, is hereby extended to prohibit the acceptance of applications, and the issuance of permits, including but not limited to, building permits, occupancy permits, sewer and/or water connects and any other permits to develop or improve any lots which (a) have been created by the subdivision and/or re-subdivision of lands which creates more than four (4) lots or is a major subdivision; and/or (b) multi-unit residential development incorporating more than four (4) individual units total, per site.

BE IT FURTHER ORDAINED that this ordinance shall remain in effect for three hundred and sixty-five days from the effective date of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall become effective upon the signature of the Mayor.



/s/Stacy Orr, Town Clerk



/s/Robert P. Leake, Mayor