

The following Ordinance was offered by _____ and seconded by _____:

ORDINANCE NO. 511-2026

AN ORDINANCE OF THE CITY OF YOUNGSVILLE, LOUISIANA AMENDING THE CODE OF ORDINANCES CHAPTER 130 "LAND USE REGULATIONS" TO ESTABLISH PROCEDURES FOR COMMERCIAL DEVELOPMENT VARIANCES.

BE IT ORDAINED by the City Council of the City of Youngsville, Parish of Lafayette, Louisiana that:

WHEREAS, the City Council of the City of Youngsville desires to amend the Youngsville Code of Ordinances, Chapter 130 "*Land Use Regulations*", Section 130-5 "*Requirements, restrictions, and responses*".

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Council of the City of Youngsville, Parish of Lafayette, Louisiana that:

SECTION 1: All of the aforescribed "WHEREAS" clauses are herein adopted as part of this Ordinance.

SECTION 2: The City of Youngsville Code of Ordinances, Chapter 130 "*Land Use Regulations*", Section 130-5 "*Requirements, restrictions, and responses*." is hereby amended and supplemented as follows:

(n) For the purposes of this chapter, any property owner interested in submitting a request for a variance(s) for a commercial business (*Neighborhood business land use (NB)*, *General Business Land Use (GB)*, *Institutional land use (IT)*, *Industrial land use (ID)* or *Obnoxious land use (OB)*) that is contiguous to a residential lot shall:

(1) Obtain a petition form from City Hall;

(2) Collect signatures from all immediate adjacent property owners of record listed on the current tax rolls by the Lafayette Parish Assessor. Property directly across a roadway from the proposed business site is treated as adjacent property;

(3) Obtain a letter of no objection from the homeowners' association, if applicable;

(4) Submit the petition and letter of no objection to City Hall no later than the Tuesday of the week prior to the Council meeting; and

(5) Appear in person at the Council meeting.

(no) Where the ordinance requires a fence adjacent to a single-family residential neighborhood, an eight feet fence shall be used.

(op) For buildings governed by this chapter, other than single family residences, that have more than two stories, the setback shall increase by ten feet from all property lines for each story above the second story. The total buffer is the greater of the land use grid definition or the enhanced setback listed above.

(pq) Specific requirements, restrictions, and responses for self-storage facilities.

(1) A minimum of 80 percent of the final finished face of any new self-storage building facility (single or multiple story building structure) directly facing any public street shall consist of a brick veneer final finish to maintain the aesthetic quality desired by the City of Youngsville.

(2) Each floor above the ground floor of a self-storage facility building that is facing a street shall at a minimum be comprised of 15 percent glass.

(3) The maximum property coverage of the self-storage building and pavement shall be 50 percent.

(4) Only one self-storage building will be allowed and permitted for a single property parcel.

(5) Self-storage units shall only be accessed from the interior of the building(s) or site. No unit doors may face the street or be accessed from the exterior of the building.

(6) Self-storage units shall not be used for:

a. Heavy manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other heavy industrial activity.

b. Conducting garage or estate sales. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

c. Storage of flammable, perishable or hazardous materials or the keeping of animals.

(7) Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage in outdoor storage pods or shipping containers is permitted.

(8) Recognition of existing facilities. Existing self-service storage businesses are permitted to expand or construct new buildings within parcels being used for self-storage as of the date of adoption of the ordinance codified in this section. The expansion or new construction shall be consistent with and meet all applicable standards.

SECTION 3: All Ordinances, or parts thereof, in conflict herewith are hereby repealed.

SECTION 4: This Ordinance shall be in full effect as permitted by law.

This Ordinance having been introduced on April 9, 2026, and published by title only giving Notice of a Public Hearing on May 14, 2026, was submitted to a vote and the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

This Ordinance was declared adopted on this 14th day of May, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk