PLANNING & ZONING COMMISSION
APPLICATION FOR ZONING CHANGE
P. O. Box 5418
Thibodaux, Louisiana

Application No. 5

Name of Applicant: Vic Palazzo

Mailing Address: 732 Behrman Hwy. Suite D
Gretna, LA 70856

Phone Number(s): Home _____ Work _____ Cell 504-650-3116

1. Address of Location or Subdivision: 305 E. Second St. Thibodaux

2. Nature of Request: Describe generally the zoning change requested as well as a brief explanation..
Add "Short Term Rentals" as "Special Exception in an RB zoning District.

I certify that the information contained in this application and its supplements is true and correct.

Date: 10/8/2026

Vic Palazzo
Applicant's Signature

ORDINANCE NO. 3243

AN ORDINANCE TO AMEND AND RE-ENACT ARTICLE II, SECTION 202 OF THE THIBODAUX ZONING ORDINANCE – SHORT TERM RENTAL DEFINITION

BE IT ORDAINED by the City Council of the City of Thibodaux in regular session assembled, that Article II, Section 202 of the Thibodaux Zoning Ordinance is hereby amended and re-enacted so as to add the following definition as recommended by Planning and Zoning Commission to read as follows:

Short Term Rental: a residential swelling unit, or any portion thereof, for the purpose of lodging for less than 30 consecutive days. The maximum number of bedrooms used for a short term rental use in the short term dwelling unit shall be no greater than six (6), and the total number of guests staying in the short term rental dwelling unit at any time shall be no greater than two (2) times the number of bedrooms or a maximum of twelve (12) persons.

The above ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Perque, Richard, Johnson, Mire, Naquin
NAYS: None
ABSTAINED: None
ABSENT: None

And the above ordinance was declared adopted this 15th day of November 2022.

/s/ Jennifer Morvant
Jennifer Morvant, Council Adm.

/s/ Mike Naquin
Mike Naquin, President

ORDINANCE NO. 3246

AN ORDINANCE TO AMEND AND RE-ENACT ARTICLE VIII, SECTION 803 OF THE THIBODAUX ZONING ORDINANCE SO AS TO CREATE SUB-SECTION N - SHORT TERM RENTAL

BE IT ORDAINED by the City Council of the City of Thibodaux in regular session assembled, that Article VIII, Section 803 of the Thibodaux Zoning Ordinance is hereby amended and re-enacted so as to add Sub-Section (N) to read as follows:

Article VIII – Use Standards

Section 803. Use Standards

N. Short Term Rentals

1. All short term rentals must be approved by the City of Thibodaux and obtain an occupational license. Additionally, short term rentals are subject to all permitting requirements established by the City of Thibodaux and shall comply with all of the use standards in this section and all City of Thibodaux building, fire and safety codes.

2. Short Term Rentals shall not be permitted on parcels with multi-family dwelling units, unless the parcel is located in the CBD Downtown Zoning District.

3. No short term rental shall be allowed on a parcel that is not in compliance with all of the relevant City of Thibodaux ordinances, including the zoning ordinance, unless the parcel is legal non-conforming in accordance with the specific standards of this ordinance, or the parcel has obtained a variance, special exception or other official approval or determination from the City of Thibodaux.

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 13 (Nuisances) of the Thibodaux City Code of Ordinances.

5. Use of a short term rental for commercial or social events shall be prohibited.

6. Each short term rental shall be equipped with working smoke detectors and carbon monoxide detectors.

7. Additional signage for a short term rental is only allowed if the signage is permitted in the zoning district and in Article IX, Signs.

8. All short term rentals existing prior to adoption of this ordinance must obtain an occupational license.

9. All short term rentals will be subject to hotel/motel taxes.

The above ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Perque, Richard, Johnson, Mire, Naquin
NAYS: None
ABSTAINED: None
ABSENT: None

And the above ordinance was declared adopted this 15th day of November 2022.

/s/ Jennifer Morvant
Jennifer Morvant, Council Adm.

/s/ Mike Naquin
Mike Naquin, President