



AGENDA
CITY OF THIBODAUX PLANNING & ZONING COMMISSION
310 W. 2nd Street
September 7, 2022 at 5:00 P.M.

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call:

Clay Breaud	P__	A__	(E or X) __
Drew Andrews	P__	A__	(E or X) __
Robert Mire	P__	A__	(E or X) __
Mark Kearns	P__	A__	(E or X) __
Cheryl Thomas	P__	A__	(E or X) __
4. Approval of minutes August 3, 2022 meeting.
5. To consider request by Bryan Breaud of Mid America Contracting, Inc. for sketch and preliminary plat approval of Rienzi Place Subdivision, Add. No. 2, Phase IV Subdivision located on the North side of Rosedown Dr. approximately 150' North of intersection of St. Delphine & Rosedown Dr. in Sections 44 & 45, T14S-R16E, City of Thibodaux, Louisiana.
6. To consider request by City Administration for text revisions drafted by Villavaso & Associates to the City of Thibodaux's Comprehensive Zoning Ordinance, Article II, Section 202, Article III, Section B.(1), Article V, Sections 505 & 506 and Article VIII, Section 803 as per the following:

Article II – Definitions and Rules of Interpretation

Amend Section 202 – Definitions of the Zoning Ordinance to include the following definition:

Short Term Rental – A residential dwelling 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 and the total number of guests staying in the short term rental dwelling unit at any time shall be no greater than two times the number of bedrooms or a maximum of 12 persons.

Article III – Administrative Procedures

Amend Section 313 (B) – Penalties for violation with addition of “**As provided for in Section 33:4728 of the Louisiana Revised Statutes of 1950, any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not exceeding \$500.00 and/or imprisonment not exceeding six (6) months,**”

Article V – Use District Regulations

Add the use Short Term Rentals as a “Special Exception” in Section 505-Table 5.1 for R-1 & R-2 Zones, “Permitted” in R-3 & R-4 Zones and “Permitted” in Section 506-Table 5.3 in B-1 and CBD Zones.

Article VIII – Section 803 - Use Standards

Add Subsection M as follows:

M – 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 establishment by the City of Thibodaux and shall comply with all of the use standards in this section in this section and all City of Thibodaux building, fire and safety codes.
 2. No short 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.
 3. 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 City of Thibodaux Code of Ordinances.
 4. Use of a short term rental for commercial or social events shall be prohibited.
 5. Each short term rental shall be equipped with working smoke detectors and carbon monoxide detectors.
 6. Additional signage for a short term rental is only allowed if the signage is permitted in the zoning district and in Article IX, Signs.
7. Any other matters properly brought before the Commission.

Ben Duplantis
Zoning Administrator