



St. Bernard Parish Council

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at Large*

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Cindi Meyer
*Councilmember
District C*

Ryan Randall
*Councilmember
District D*

Amanda Mones
*Councilmember
District E*

Roxanne Adams
Clerk of Council

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, DECEMBER 17, 2024 AT THREE O'CLOCK P.M.

On motion of Mr. Randall, seconded by Mr. Mones, it was moved to **adopt** the following ordinance:

ORDINANCE SBPC #2625-12-24

Summary No. 4230

Introduced by: Councilmember Randall on 12/3/24

Planning Commission recommended **APPROVAL with changes** on 12/10/24

Public Hearing held on 12/17/24

AN ORDINANCE TO **AMEND** CHAPTER 22, ZONING; SECTION 22-9, SPECIAL REGULATIONS; TO CREATE AND ADD SUBSECTION 22-9-10, TEMPORARY WORKING HOUSING OF THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The St. Bernard Parish Council, as the Governing Authority of the Parish, does **amend** Chapter 22, Zoning; Section 22-9, Special Regulations; to create and add Subsection 22-9-10, Temporary Working Housing of the St. Bernard Parish Code of Ordinances is hereby amended as per attached Exhibit "A".

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon approval of the State of Louisiana. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council and then approved by the State of Louisiana pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this ordinance, the St. Bernard Parish Council hereby expressing and declaring that it would have adopted the remaining portion of this ordinance with the invalid portions omitted.

Jennifer L. Imbrascuglio

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Chapter 22 Zoning
Section 22-9 Special Regulations
Subsection 22-9-10 Temporary Worker Housing

22-9-10. Temporary Worker Housing.

22-9-10.1. Intent. Temporary worker housing shall be allowed as a conditional use with the criteria outlined in this section approved by the St. Bernard Parish Council as per section 22-6-2.1 permitted conditional use. No use of any recreational vehicle or travel trailer for temporary or permanent residence or recreation shall be permitted outside of a designated and permitted RV park.

22-9-10.2. Permitted zones and permitted uses.

Permitted zones. Temporary Worker Housing is permitted in an I1 zone pending approval by the parish council. Temporary Worker Housing require an occupational license from land owner and is subject to local hotel/motel taxes.

Permitted uses. A recreational vehicle shall only be used as a temporary occupancy for workers, not to exceed one hundred and eighty (180) days, for use as a living quarter during work related purposes, and when used as such, it must be located in a temporary worker housing area. An RV shall be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and securing devices, and has no permanently attached additions. Any owner of a recreational vehicle outside of the recognized hurricane protection system in an approved RV park shall be liable for damages to adjoining properties caused by the relocation and movement of his or her RV caused by storm surge, floodwater, strong winds, or any other disruption associated with the hurricane.

22-9-10.3. Park specifications.

- a. *Maximum size:* Only Five (5) or fewer RVs will be allowed.
- b. *Minimum stall size:* Thirty (30) feet × sixty (60) feet.
- c. *Maximum density:* Five (5) stalls per approved area.
- d. *Setbacks:*
 1. *Minimum front yard:* Twenty-five (25) feet; except when abutting a state or federal highway, then the minimum shall be fifty (50) feet.
 2. *Minimum side yard:* When abutting a residential district, the setback shall be fifty (50) feet; when abutting any other zoning district, the side setback shall be ten (10) feet along the interior lot line, plus or including the required landscaping.
 3. *Minimum backyard:* Ten (10) feet plus or including required landscaping; except when the backyard abuts a residential district or public right-of-way, then the setback shall be at least fifty (50) feet.

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- e. *Screening:* The temporary worker housing shall be screened with an eight (8) foot opaque fence from all other abutting uses. Landscaping shall be provided along all portions of the park including all fence lines. All attempts to make the park not visible to the community must be made. Also, any additional requirements as conditioned by the parish council and must conform to parish landscaping requirements found in section 22-7-1 of the St. Bernard Parish Zoning Regulations.
- f. *Signage:* All proposed signage must conform to section 22-7-4.

22-9-10.4. Site improvements.

- a. *The pad.* A graveled pad measuring twelve (12) feet × thirty (30) feet shall be provided at each stall. A minimum of one and one-half (1½) parking spaces shall be provided for each stall, with one (1) fifty (50) graveled space located at the stall.
- b. *Roads.* All roads located within temporary worker housing shall be considered private and shall be paved. One-way streets shall be a minimum of twelve (12) feet wide. A two-way street shall be a minimum of twenty-four (24) feet wide. For dead-end roads, a turnaround of one hundred (100) feet in diameter shall be provided. All roads shall be placed at least ten (10) feet from the side and rear property lines. Materials and construction methods shall be approved by the parish engineer.
- c. *Entrances and exits.* No entrance or exit from the temporary ~~working~~ worker housing shall be permitted through a residential district nor require the routine secondary movement of traffic to and from the park through a residential district. The entrance and exit shall provide such space as to easily facilitate the movement of recreational vehicles and trailers in and out of the park.
- d. *Accessory uses.* Structures regarded as useful and integral to the operation of temporary housing such as management offices, recreational facilities, toilet and shower facilities, dumping stations, and coin-operated laundry facilities, are permitted as accessory uses on the site. Such accessory uses shall be constructed and located from lot boundaries as determined by setback and building codes adopted by the parish for that area.
- e. *Permanent structures.* No permanent structures shall be attached to any temporary housing, especially structures that may limit the vehicle's ability to quickly disconnect and vacate the park. The owner/operator of the park shall have the right to establish a site-built dwelling, manufactured home, or modular dwelling to accommodate the person owning, managing, or maintaining the facility. Recreational vehicles shall not be considered residential dwellings. No RV shall be used as a permanent residence, occupancy, or accommodation. No RV shall remain in the worker housing park for longer than one hundred eighty (180) consecutive days. An additional one hundred eighty (180) days may be approved by the office of community development. This approval shall be based on proof of per diem for a temporary job in St. Bernard Parish. This additional 6 months can be extended as long as needed provided the criteria for the extension is met. The owner/operator of the temporary working housing shall maintain a record identifying each vehicle showing the occupancy dates of said recreation vehicle for each 6-month period. This must be turned in to community development semiannually on January 1st and July 1st or with any time a new lease is formed.
- f. *Utilities.* Electrical, water, sewage, and solid waste facilities shall be provided at each site. Where a connection to a public utility is available for water or sewage disposal, the park shall be connected.

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1. *Sewage.* If public sewage connection is not available, the temporary housing development shall develop an onsite treatment facility. The facility shall meet all effluent and sanitary operation requirements of state environmental and health departments.
2. *Sanitary waste disposal.* A station for the disposal of sanitary waste shall be provided in the temporary worker housing without individual stall sewer connections. This station shall not be located within fifty (50) feet of a recreational vehicle stall, and it shall be centrally located at least one hundred (100) feet from abutting properties. One (1) station shall be provided for every one hundred (100) recreational vehicle stalls, or part thereof, on site. The disposal hatch of the sanitary waste station shall be connected directly to the park sanitary sewerage system. A flushing facility shall also be provided as a means to flush the immediate area of the sanitary waste disposal station. A flushing station shall be provided for every one hundred (100) recreational vehicle stalls, and shall not be located within fifty (50) feet of a recreational vehicle stall. A sign of durable material, not less than two (2) square feet in size, shall be placed at the station reading: "Danger - Not to Be Used for Drinking or Domestic Purposes."
3. *Water.* A central water system may be provided on site as long as it meets state health department requirements. A water station for filling camping vehicle water storage tanks shall be provided at a rate of one (1) station for every one hundred (100) recreational vehicle stalls or part thereof. These water stations shall be located not less than fifty (50) feet from a sanitary station. A sign of durable material, not less than two (2) square feet in size, shall be placed at the station reading: "Potable Water - Do Not Use to Flush Waste Tanks."
4. *Conveniences.* Common showers and toilets shall be installed at any park that allows recreational vehicles.
5. *Refuse disposal.* The storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisance conditions. Durable, watertight, easily cleanable refuse containers shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than three hundred (300) feet from any stall, camp, or picnic site, unless provided at each site.
- g. *Drainage.* Storm water sewers shall be separate and apart from any sewer intended for the conveyance of sanitary sewage. All utility receptacles and facilities shall be designed in such a manner as to provide protection of the receptacle or facility from storm water damage, including damage which may result from improper runoff affecting adjoining properties.
- h. *Permit approval.* The granting of a conditional use for temporary worker housing shall follow the traditional process for the awarding of such permits as directed in section 22-8 except the site plan shall include the following specific provisions produced by a State of Louisiana licensed engineer or architect:
 1. The size of the area and general dimension of the tract of land being developed.
 2. The number, location, and size of all recreational vehicle stalls.
 3. Size and location of accessory buildings, owner/operator dwellings, structures, and distinct areas (playgrounds, disposal stations, etc.).
 4. Buffer and setback distances where required.

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5. Proposed landscaping.
 6. The location and width of roadways, driveways, and walkways, including a description of materials used for construction.
 7. The number, location, and size of all off-street automobile parking spaces.
 8. The location of the park illumination.
 9. Detailed drawings of the water supply, if not public.
 10. Detailed drawings of the sanitary stations and watering stations.
 11. Detailed drawings of the sewage disposal facilities, including specifications.
 12. Detailed drawings of the refuse storage facilities.
 13. The location and size of water and sewer lines.
 14. A drainage plan for the park and immediate adjacent properties.
- i. *Revocation of Permit.* A temporary worker housing facility with a history of excessive noise, unruly behavior, or illegal activity, documented by the sheriff's department or the department of community development, may have its permit revoked.
1. The director of community development may request to revoke the permit after three (3) verified complaints in a one (1) year period. The request for a hearing shall be sent to the Bureau of Administrative Adjudication (BAA). If revoked, the property owner must wait one (1) year before applying for a new permit. Any application for a permit that has been revoked, shall be reviewed and approved by the board of zoning adjustments and the council and must be approved by both.
- g. *Penalties.* In addition to all other available penalties, any person operating temporary worker housing without a permit may be fined five hundred dollars (\$500.00) per day by the Bureau of Administrative Adjudication (BAA). Unpaid fines shall be placed as a lien against the property. Unpaid liens shall be placed on the annual ad valorem tax bill.
- h. Temporary worker housing *shall pay the hotel, motel and camping facilities occupancy tax.* Refer to chapter 13, occupational license, taxes and regulations; Article IX. The permitting fee will be \$200 per temporary housing unit per 6 months of usage by a tenant with no proration.
- i. Temporary worker housing cannot abut residential districts on both sides. If one adjacent property is residential all efforts must be made to move the development to the non-residential abutment. This will include any form of zoning that is being used for residential purposes.