



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043

(504) 278-4228 Fax (504) 278-4209

www.sbpq.net

#19

Kerri Callais
*Councilmember
at Large*

Richard "Richie" Lewis
*Councilmember
at Large*

Gillis McCloskey
*Councilmember
District A*

Nathan Gorbaty
*Councilmember
District B*

Howard Luna
*Councilmember
District C*

Wanda Alcon
*Councilmember
District D*

**Manuel "Monty"
Montelongo III**
*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, APRIL 4, 2017 AT SEVEN O'CLOCK P.M.

On motion of Mr. Montelongo, seconded by Mrs. Alcon, it was moved to adopt the following ordinance:

ORDINANCE SBPC #1868-04-17

Summary No. 3469

Introduced by: Councilman Montelongo on 3/21/17

Planning Commission recommended **APPROVAL** on 3/28/17

Public hearing held on 4/4/17

AN ORDINANCE TO AMEND CHAPTER 22; ZONING, SECTION 22-6; COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS, SUBSECTION 22-6-4; PERMITTED USES IN BUSINESS AND INDUSTRIAL DISTRICTS AND TO AMEND CHAPTER 22; ZONING; SECTION 22-9; SPECIAL REGULATIONS, SUBSECTION 22-9-5; RECREATIONAL VEHICLE PARKS TO ADD TWO NEW SUBSECTIONS 22-9-5.5 RECREATIONAL VEHICLES PARKS OUTSIDE THE FEDERAL LEVEE PROTECTION SYSTEM AND SUBSECTION 22-9-5.6 RECREATIONAL VEHICLES FOR PERSONAL RECREATIONAL USE OUTSIDE THE FEDERAL LEVEE PROTECTION SYSTEM IN THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. That St. Bernard Parish Council does hereby amend Chapter 22; Zoning, Section 22-6; Commercial and Industrial Zoning Districts, Subsection 22-6-4; Permitted uses in business and industrial districts and to amend Chapter 22; Zoning; Section 22-9; Special Regulations, Subsection 22-9-5; Recreational Vehicle Parks to add two new Subsections 22-9-5.5 Recreational Vehicles Parks Outside the Federal Levee Protection System and Subsection 22-9-5.6 Recreational Vehicles for Personal Recreational Use Outside the Federal Levee Protection System in the St. Bernard Parish Code of Ordinances as per attached in Exhibit "A".

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. 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 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 expresses and declares that it would have adopted the remaining portion this Ordinance with the invalid portions omitted.



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Extract #19 continued
April 4, 2017

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District A

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The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:


YEAS: McCloskey, Gorbaty, Luna, Alcon, Montelongo, Callais

NAYS: None

ABSENT: None

The Council Chair, Mr. Lewis, cast his vote as **YEA**.

And the motion was declared **adopted** on the 4th day of April, 2017.


ROXANNE ADAMS
CLERK OF COUNCIL


RICHARD J. LEWIS
COUNCIL CHAIR


Delivered to the Parish President

4/7/17 3:25pm
Date and Time

Approved 

Vetoed _____

Parish President


Guy McInnis

Returned to Clerk of the Council

4/11/2017 9:17am
Date and Time

Received by



EXHIBIT "A"
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Chapter 22 – Zoning, Section 6 – Commercial and Industrial Zoning Districts,
Subsection 4 - Permitted uses in Business and Industrial Districts

Other Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Recreational Vehicles (Personal Use) (17)		P (17)							
Recreational Vehicle Parks (18)		CU (18)						CU (18)	

(17) Recreational Vehicles (Personal Use) shall be subject to the requirements of Section 22-9-5.6 (outside of Federal Levee Protection System)

(18) Recreational Vehicle Parks shall be subject to the requirements of Section 22-9-5.1 through 22-9-5.4 (inside of Federal Levee Protection System) and Section 22-9-5.5 (outside of Federal Levee Protection System)

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Chapter 22 – Zoning, Section 9 – Special Regulations,
Subsection 5 – Recreational vehicle parks

22-9-5. Recreational vehicle parks.

22-9-5.1. Intent. A recreational vehicle (RV) park 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.

22-9-5.2. Permitted zones and permitted uses.

Permitted zones. RV parks are permitted in SA, and A-1 zones pending approval by the parish council. RV parks require an occupational license and are subject to local hotel/motel taxes.

Permitted uses. A recreational vehicle shall only be used as a temporary occupancy, not to exceed thirty (30) days, for travel and recreational purposes, and when used as such, it must be located in an RV park. 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.

22-9-5.3. Park specifications.

- a. Minimum park size: Three (3) acres.
- b. Minimum stall size: Thirty (30) feet × sixty (60) feet.
- c. Maximum density: Twenty (20) stalls per acre.
- 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 an agriculture district or public right-of-way, the side setback shall be twenty-five (25) feet; when abutting any other zoning district, the side setback shall be ten (10) feet along the interior lot line.
 - 3. Minimum backyard: Ten (10) feet; except when the backyard abuts a residential district or public right-of-way, then the setback shall be at least 50 feet.
- e. Screening: The RV park shall be screened with a six-foot opaque fence from all other abutting uses, except when abutting a residential zone, and then the fence must be eight (8) feet in height. Landscaping shall be provided along any portion of the park facing the street and additionally as conditioned by the parish council and 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.

22-9-5.4. Site improvements.

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- a. RV 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 fifty (50) graveled space located at the stall.
- b. Roads. All roads located within an RV park 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 RV park 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 an RV park, 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 RV located in the park, especially structures that may limit the vehicles 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 park for longer than thirty (30) consecutive days. A term of at least four (4) weeks must lapse before the RV may return to the park. The owner/operator of the park shall maintain a record identifying each vehicle showing the occupancy dates of said vehicle.
- 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.
 - 1. Sewage. If sewage connection is not available, the park 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 at parks 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

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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 an RV park 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.
 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.

22-9-5.5. Recreational Vehicles Parks Outside the Federal Levee Protection System

- a. Recreational Vehicles Parks – Exemptions. Recreational Vehicle Parks outside of protection shall be exempted from the minimum park size requirement of three (3) acres and the screening requirements listed in 22-9-5.3 and 22-9-5.4; subject to the requirements of the Conditional Use approval by Council.

22-9-5.6. Recreational Vehicles for Personal Recreational Use Outside the Federal Levee Protection System

- a. Intent. Recreational vehicles (RV) for personal use on standalone lots shall be allowed as a permitted use. This is limited to one (1) electrical meter per lot and no more than three (3) recreational vehicles.

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- b. Permitted uses. A recreational vehicle shall only be used as a temporary occupancy, not to exceed thirty (30) continuous days and (180) days per year, for travel and recreational purposes. 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 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. All RVs shall be moved offsite during a mandatory evacuation.
- c. Lot specifications. Recreational vehicles lots must meet the following conditions:
 - 1. Minimum lot size is 6,000 sq. ft.
- d. Site improvements.
 - 1. RV pad. A graveled pad measuring twelve (12) feet × thirty (30) feet shall be provided at each stall. A minimum of one (1) parking space shall be provided for each stall.
 - 2. Permanent structures and dwellings. When a permanent dwelling is present, recreational vehicles are not permitted for occupancy and no additional electrical meters shall be released. A permanent structure supporting a recreational use such as boat sheds, awnings or shelters are permitted subject to an approved building permit. These supporting structures shall be unenclosed and permanently affixed to the ground. All supporting structures shall meet the minimum FEMA codes and regulations concerning coastal areas. Specifically, said structures shall only be utilized for parking, access and storage.
 - 3. 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 site shall be connected.
 - 4. Sewage. If sewage connection is not available, the site shall develop an onsite treatment facility. The facility shall meet all effluent and sanitary operation requirements of State environmental and health departments.