

### Sec. 3B-72. Recreational Vehicle Park Regulations. (AMENDED 9.19.2023)

- (a) **Recreational vehicle parks.** RV parks are campgrounds for recreational vehicles and shall be zoned R-4. These parks are designed specifically to provide parking spaces with electricity, water, sanitation, and health facilities required by campers, motor homes and travel trailers. These regulations apply to RV parks in all districts or areas where permitted. No recreational vehicle park shall be developed until the developer has received approval from the Louisiana Department of Health and Hospitals on the method of sewage treatment and on the public water supply.
- (b) **Pre-Application.** Before the site plan is submitted to the Planning Commission for review and approval, the developer and his consulting engineer must meet with the Parish Engineer, the Chairman/Member of the Planning & Zoning Commission and the ~~Zoning Official/Clerk~~ Building Official for a pre-application meeting, providing the same information as specified for Preliminary Plats in section IV of the East Feliciana Parish Subdivision Regulations.
- (c) **Site Plan Review.** The final site plan shall be reviewed by the ~~Zoning Official/Clerk~~ Building Official, the chief of the fire department responsible for providing fire protection services, and the Parish Engineer prior to the Planning Commission Public Hearing.
- (d) **Public Hearing.** Prior to the issuance of a permit for a recreational vehicle park, the site plan shall be subject to a public hearing held by the Planning & Zoning Commission.
- (e) **Approval, Construction, Inspection.** After approval of the site plan by the Planning & Zoning Commission, the construction plans shall be reviewed and approved by the Parish Engineer. With the submittal of the construction plans, the wetlands and/or floodplain determination, delineation and permit shall also be submitted. Construction of the improvements shall be reviewed and inspected by the Parish Engineer and the Building Official.
- (f) **Design Standards.** All recreational vehicle parks shall be constructed in accordance with the following minimum construction standards:
1. A minimum site area of **five acres** is required, with a **minimum frontage of 100 feet on a publicly maintained street having an 18-foot minimum width.**
  2. Maximum density is **18 RV sites per acre.**
  3. Individual RV sites may be leased or rented, but not subdivided or sold.
  4. The interior streets shall be private in nature, shall not be less than 18 feet wide and shall be a hardened surface of stone, rock, asphalt, or concrete.
  5. Whenever a cul-de-sac is provided at the end of a drive, a minimum inside radius of 50 feet is required.
  6. Each recreational vehicle site shall be a minimum size of 30 feet in width and 50 feet in length. The private drives cannot be included in the lot area of the individual RV sites or lots.

(a) Each RV site shall have a minimum of one nine-foot by 20-foot hardened surface of stone, rock, asphalt, or concrete pad. The parking pad shall be measured from the edge of the pavement of the private drive.

(b) Each RV site shall have at least one 30-amp electrical service and a potable water hookup.

7. A sewerage dump station for the travel trailer park, approved by the appropriate parish and state authority.
8. Garbage hoppers with a minimum capacity of .5 cubic yards per family per week must be provided and must be enclosed with a six-foot solid fence.
9. Any other facilities/amenities, such as toilets, showers, lavatory and laundry facilities, to be provided must be approved by the appropriate parish and state authorities. Each recreational vehicle park shall be provided with a sewer collection and treatment system and a public water supply in compliance with the standards of the Louisiana Department of Health and Hospitals.
10. Where recreational vehicle parks are established, a solid fence or wall at least six-foot high shall be provided along all sides and rear property lines, around the sewage treatment plant and the garbage hoppers. A fence is not required where the boundaries meet a water feature used for recreation purposes.
11. Yards: There shall be a 20-foot side and rear yard buffer wherever a recreational vehicle park is developed. No RV shall be closer than 25 feet from a public street right-of-way or 20 feet from the private access servitude for the RV park drive. There shall be a minimum spacing of ten feet between recreational vehicles or between recreational vehicles and other structures.
12. Where recreational vehicle parks are established, a recreational area shall be provided at a rate of ten percent of the gross park area.
13. Each recreational vehicle park shall be landscaped in accordance with a landscape plan approved by the Planning Commission staff. Trees are required to be planted along the side and rear fences, and within the recreational area. Landscaping is required across the front of the park site. All plant material shall be labeled, with the name and size of each plant indicated on the plan which has been drawn to scale.
14. All servitudes and rights-of-way shall be dedicated.
15. Streetlights shall be provided along the private drives within the recreational vehicle park, as required by the illumination design.

(g) **Administration and Enforcement.** The Planning and Zoning Commission will provide the initial review of the preliminary plat and provide the Police Jury with a recommendation. Upon approval of the Police Jury of the preliminary plat, the developer's engineer may proceed with drafting the construction plans. Upon approval of the construction plans by the Parish Engineer, construction may begin. When the as built plans meet the approval of the Parish Engineer, the Police Jury will be notified of the completion and consider grant approval to operate.

(h) **Variances.** The Planning Commission shall have the authority to grant a variance of these requirements for the development of a recreational vehicle park, if, in the opinion of the Planning Commission, a departure can be made without destroying the intent of these regulations.

(i) **Penalty. If any of the conditions set forth above are violated, the Police Jury can rescind the zoning destination and the property will revert back to the previous zoning. The RV Park shall cease operations.**