

PARISH OF  CALCASIEU
State of Louisiana
ORDINANCE

ORDINANCE NO. 6311

AN ORDINANCE amending Chapter 26 – Zoning and Development, of the Code of Ordinances of the Parish of Calcasieu, Louisiana, to establish regulations relative to Recreational Vehicle Park Standards.

BE IT ORDAINED BY THE POLICE JURY OF CALCASIEU PARISH, LOUISIANA, in Regular Session convened on the 23rd day of January, 2014, that it does hereby amend several sections within Chapter 26 – Zoning and Development, of the Code of Ordinances of the Parish of Calcasieu, Louisiana, to establish regulations relative to Recreational Vehicle Park Standards, as follows:

SECTION 1. Section 26-4. of Article I. General, Division 2. Definitions, is amended to include the following definition:

Space, manufactured home or recreational vehicle: the plot of ground within a recreational vehicle park or manufactured home park intended for the placement of one recreational vehicle or manufactured home.

SECTION 2. Section 26-30. Establishment of zoning districts, is amended to include the new classification of R-RVP in the listing, as follows:

R-RVP Recreational Vehicle Park

SECTION 3. Section 26-35. Minimum Requirements: Chart A Schedule of Zoning District Regulations - Zoning District R-MHP, is hereby amended to read as follows:

ZONING DISTRICT: R-MHP (MANUFACTURED HOME PARK)

Permitted Uses—Same as R-M; plus accessory uses; cemeteries; churches; duplexes (one (1) per lot); home occupations; institutions; low-intensive recreational facilities; manufactured home parks (rental spaces); manufactured home subdivision (lots for sale); mausoleums; museums; private schools (except business or trade); public uses; single family detached dwellings; single unit manufactured homes (one (1) per lot); and single unit modular homes (one (1) per lot).

Permitted as Exceptions by Planning and Zoning Board—Airports; borrow-pits; business and professional offices; communication towers; convenience stores; day cares; detached barber/beauty shops; drug stores; institutions; personal service shops; public and private utilities; railroads; and temporary commercial amusements.

Permitted Signs—On-premises signs shall conform to Article III, Division 10.

Maximum Floor Area—None

Minimum Lot Area—5,000 square feet and 50 feet in width per unit for manufactured home park.

For manufactured home subdivisions, the minimum lot size shall be the same as residential lots for single family dwellings. See A-1 (Agricultural) or R-2 (Mixed Residential).

Maximum Height of Main Building—50 feet.

Yard Requirements—

- Front Yard—15 feet.
- Side Yard—3 ½ feet on each side.
- Rear Yard—5 feet.

Screening/fences – may be required subject to Article III, Division 6.

Note—All accessory buildings are subject to Article III, Division 7.

SECTION 4. Section 26-35. Minimum Requirements: Chart A Schedule of Zoning District Regulations, is amended to include the new Zoning District R-RVP, as follows:

ZONING DISTRICT: R-RVP (RECREATIONAL VEHICLE PARK)

Permitted Uses—Accessory uses; churches; low-intensive recreational facilities; manufactured home parks (rental spaces); manufactured home subdivision (lots for sale); museums; ponds; recreational vehicle parks (rental spaces); single family detached dwellings; single unit manufactured homes (one (1) per lot); and single unit modular homes (one (1) per lot).

Permitted as Exceptions by Planning and Zoning Board—Bed and breakfast homes; borrow-pits; business and professional offices; communication towers; convenience stores; day cares; detached barber/beauty shops; drug stores; duplexes (one (1) per lot); personal service shops; public and private utilities; railroads; and temporary commercial amusements.

Permitted Signs—On-premises signs shall conform to Article III, Division 10.

Maximum Floor Area—None.

Minimum Lot Area—2,000 square feet and 25 feet in width per unit for recreational vehicle park; 5,000 square feet and 50 feet in width per unit for manufactured home park.

For subdivisions, the minimum lot size shall be the same as residential lots for single family dwellings. See A-1 (Agricultural) or R-2 (Mixed Residential).

Maximum Height of Main Building—50 feet.

Yard Requirements—

- Front Yard—15 feet.
- Side Yard—3 ½ feet.
- Rear Yard—5 feet.

Screening/fences – may be required subject to Article III, Division 6.

Note — All accessory buildings are subject to Article III, Division 7.

SECTION 5. Section 26-49 (b) (1) of Division 5. Parking and Loading, is amended to include the following:

Recreational vehicle parks – 2 per recreational vehicle.

SECTION 6. Section 26-50. of Division 6. Screening/Fences, is amended in its entirety, as follows:

There shall be provided along such abutting lines of differing uses a screen of not less than six (6) feet in height. The screen may be constructed of either wooden slats, metal hurricane-type with slats, plant material, earthen berms, walls, a combination thereof or other methods approved by the director of planning and development or designee. If plant material is used, the plants must be no less than four (4) feet in height at the time of planting and capable of reaching the required screening height within three (3) years of planting. The plant material must be planted continuously along the lot-line at no less than three (3) feet on center. Plant material types must be chosen from the list of trees and shrubs shown in the Appendix or approved by the director of planning and development or designee. All

screening material must be well constructed and properly maintained. Any portion of the screening that has fallen into disrepair or has perished shall be repaired or replaced immediately. Screening must be installed in the following:

- (1) Where a lot for new business or industrial use abuts a lot(s) used for residential.
- (2) Where a lot for a new recreational vehicle park or manufactured home park abuts a lot(s) used for residential.
- (3) Where nonconforming business or industrial uses are expanded or damaged by more than fifty (50) percent of the on-site building square footage or fair market value.

SECTION 7. Division 13. Recreational Vehicle Parks; Section 26-97. Recreational vehicle parks, is established and shall include the following in its entirety:

DIVISION 13. RECREATIONAL VEHICLE PARKS

Sec. 26-97. Recreational vehicle parks.

- (a) Purpose. To achieve orderly development of recreational vehicle parks (RV parks) to promote and develop the use of land to minimize possible impacts, and to promote the health, safety and general welfare of the public. In addition to the requirements contained in this Division, all RV parks must follow the minimum standards outlined in Sec. 26-35. Minimum requirements, schedule of zoning district regulations, R-RVP (Recreational Vehicle Park).
- (b) Requirements for all recreational vehicle parks.
 - (1) Required plans. Each application shall be accompanied by a site plan illustrating the property boundaries, layout and dimensions of spaces, interior roadways, bathing/laundry facilities, service buildings, solid waste disposal location(s), wastewater treatment, and any other information that would assist in reviewing the plan.
 - (2) Solid waste disposal. A central collection point or disposal system shall be maintained. Where dumpsters are to be used, each collection point within the park boundaries must be enclosed on all sides with an eight (8) foot fence constructed of vinyl, wooden slats, brick, or a combination of wood and brick.
 - (3) Limitations per space. Not more than one recreational vehicle/manufactured home shall be placed in each space.
 - (4) Parking. Parking for each structure and space shall be provided in accordance with the minimum requirements contained in Sec. 26-49.
 - (5) Space requirements. There shall be a minimum of ten (10) feet between recreational vehicles/manufactured homes with each unit at least three (3) feet from the boundary of the rental space.
 - (6) Special stipulations. Recreational vehicle park development is subject to any other conditions established by the Police Jury pursuant to approval of the rezoning. Furthermore, the recreational vehicle park development must also comply with all applicable state and local codes.
- (c) Additional requirements for recreational vehicle parks within the Urban Service Area.
 - (1) Minimum lot size. Recreational vehicle parks must be developed on lots no smaller than one (1) acre in size.
 - (2) Buffer yard. No structure or recreational vehicle/manufactured home shall be placed closer than ten (10) feet from any property line.

(d) Additional requirements for recreational vehicle parks outside the Urban Service Area.

(1) Minimum lot size. Recreational vehicle parks must be developed on lots no smaller than two (2) acres in size.

(2) Buffer yard. No structure or recreational vehicle/manufactured home shall be placed closer than twenty (20) feet from any property line.

Secs. 26-98 — 26-119. Reserved.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately.

BE IT FURTHER ORDAINED that any ordinance or parts of any ordinance in conflict herewith are hereby repealed.

BE IT FURTHER ORDAINED that the provisions of this ordinance shall be included and incorporated in the Code of Ordinances as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

THUS PASSED AND ADOPTED on this, the 23rd day of January, 2014.

/s/ Dennis Scott
Dennis Scott, President

/s/ Kathy P. Smith
Kathy P. Smith, Parish Secretary

STATE OF LOUISIANA
PARISH OF CALCASIEU

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original ordinance as adopted by the Calcasieu Parish Police Jury in Regular Session convened on the 23rd day of January, 2014.

IN TESTIMONY WHEREOF, witness my official signature and the seal of the Parish of Calcasieu, Louisiana, on this the 23rd day of January, 2014.

Kathy F. Smith
Kathy F. Smith, Parish Secretary