

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



**APPENDIX IX**  
**RECREATION VEHICLE PARK REGULATIONS**

Contents:

17-901. **General Information, Procedures, and Process** ..... 3  
17-902. **Recreational Vehicle Parks** ..... 3  
17-903. **Pre-Application** ..... 3  
17-904. **Site Plan Review** ..... 3  
17-905. **Public Hearing**..... 3  
17-906. **Approval, construction, inspection**..... 3  
17-9040. **Design Standards** ..... 4  
17-9090. **Administration and Enforcement**..... 5  
17-9091. **Variances** ..... 5

**ORDINANCE HISTORY**

- Ordinance #RV99-01, adopted May 27, 1999
- Ordinance #DC09-09, adopted December 17, 2009
- Ordinance SR 17-01, June 15, 2017

(This page left blank intentionally for code expansion)

**17-901. General Information, Procedures, and Process**

**17-902. Recreational Vehicle Parks**

- A. RV parks are camp grounds for recreational vehicles. 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.

(Ord.#RV99-01, 5/27/99; DC09-09, 12/17/09)

**17-903. Pre-Application**

- A. 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, a representative of the Department of Public Works, the Chairman of the Planning Commission and the Commission staff for a pre-application meeting, providing the same information as specified in **Section 17-406** of the Ascension Parish Subdivision Regulations.

(Ord.#RV99-01, 5/27/99; DC09-09, 12/17/09)

**17-904. Site Plan Review**

- A. The site plan shall be reviewed by the Department of Public Works, the chief of the fire department responsible for providing fire protection services and the Parish Engineer prior to the Planning Commission Public Hearing.

(Ord.#RV99-01, 5/27/99; DC09-09, 12/17/09)

**17-905. Public Hearing**

- A. 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 Commission with the Planning Commission staff mailing notices by certified mail to the adjacent property owners.

(Ord.#RV99-01, 5/27/99; DC09-09, 12/17/09)

**17-906. Approval, construction, inspection**

- A. After approval of the site plan by the Planning Commission, the construction plans shall be reviewed and approved by the Department of Public Works and the Parish Engineer. With the submittal of the construction plans, the wetlands determination, delineation and permit shall also be submitted. Construction of the improvements shall be reviewed and inspected by the Parish Engineer and the Department of Public Works.

**17-9040. Design Standards**

- A. All recreational vehicle parks shall be constructed in accordance with the following minimum construction standards:
1. A minimum site area of 3 Acres is required, with a minimum frontage of 200 feet on a publicly maintained street having an 18 ft. minimum pavement 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. Access to each RV site shall be provided by 20 ft. wide private drives located within private servitudes of access having a minimum width of 50 ft. All drives shall be constructed of 8.5 inches of soil cement base with 1.5 inches of asphalt wearing surface. All drives shall be named and street signs and traffic control signs shall be provided. Street signs and traffic control signs are to be installed per Ascension Parish Subdivision Construction Specifications.  
(SR 17-01, 6/15/17)
  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. \
  7. Each RV site shall have a 9 ft. by 20 ft. concrete parking pad, 4 inches in thickness; the parking pad shall be measured from the edge of the pavement of the private drive.
  8. Garbage hoppers with a minimum capacity of .5 cu. Yds. per family per week must be provided and must be enclosed with a 6 ft. solid fence.
  9. 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 6 ft. high shall be provided along all sides and rear property lines, around the sewage treatment plant and the garbage hoppers.
  11. Yards: There shall be a 20 ft. 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 10 ft. 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 10% 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 interior access drives 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 as required by the Department of Public Works shall be dedicated.
15. Street lights shall be provided along the private drives within the recreational vehicle park, as required by the illumination design.  
(Ord.#RV99-01, 5/27/99; DC09-09, 12/17/09)

**17-9090. Administration and Enforcement**

**17-9091. Variances**

- A. 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.  
(Ord.#RV99-01, 5/27/99; DC09-09, 12/17/09)