

## **SECTION 2.18      R-C RECREATIONAL/CONSERVATION DISTRICT**

### **2.1801      Purpose**

The purpose of the R-C Recreational/Conservation District is to provide a classification for parks and public recreational areas and their accessory uses in a district which will be apart from other classifications and permitted land uses. The R-C classification is designed to be applied to dedicated parks and similar recreational areas.

### **2.1802      Permitted Uses**

Only the following permitted uses shall be allowed in the R-C District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of (a) uses lawfully established prior to the effective date of this ordinance; (b) conditional uses in compliance with the provisions of Section 2.1803; or (c) accessory uses in compliance with the provisions of Section 5. See Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

1. Public Parks
2. Parkways
3. Recreational Areas
4. Wildlife Management Areas
5. Conservation Areas
6. Non-profit Playgrounds and Athletic Fields
7. Nature Preserves
8. Forests
9. Public Restrooms and Shelters not exceeding 600 square feet
10. Bicycle, Jogging, Bridle and Exercise Paths and accessory structures.
11. Other uses which are similar and compatible with the allowed uses of the R-C District as determined by the Director of Development acting in the capacity of Zoning Administrator
12. Tours of nature and recreational areas operated by private individuals
13. Recreational facilities in association with recreational areas operated by private individuals
14. Fairs, festivals and assemblies associated with churches schools, public lands or non-profit organizations:
  - A. Fairs, festivals and assemblies are limited to a maximum of three days periods annually
  - B. No more than 200 vehicle trips per day are permitted
  - C. All applicable Parish and State permits shall be secured
15. Marinas. (Amended 05/04/2002 ZC#02-02-006 OCS# 02-0467)

### **2.1803      Conditional Uses**

Conditional Uses are prohibited unless application for the use has been processed by the Department of Development and such use has been favorably approved by the Zoning Commission. See Section 3.02 - Conditional Uses for the procedures and requirements that apply to Conditional Uses and Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

1. Playgrounds, tennis courts, swimming pools, athletic fields, golf courses and similar recreational facilities and the necessary accessory equipment used in conjunction therewith.
2. Museums and cultural or civic theaters.
3. One single-family residence for a caretaker.
4. Administrative and entrance structures.
5. Public utility facilities and distribution systems when buried or landscaped as not to disrupt scenic and native views.
6. Restaurants, snack bars, souvenir shops or convenience stores when such facilities are designed to primarily serve private park and public uses.
7. Maintenance and storage structures serving permitted and/or conditional uses.
8. Festivals, fairs and expositions.
9. Temporary camping facilities (tent, wilderness, recreation vehicle)
10. Other uses which are similar and compatible with the allowed uses of the R-C District as determined by the Director of Development acting in the capacity of Zoning Administrator

2.1804 District Standards

1. No structure or building shall be located within twenty five feet of the boundary line of the R-C District or within fifty (50) feet of any Residential District.
2. Signs shall be limited to one identification sign of not more than one-hundred (100) square feet at each major entrance to the District and to identification and directional signs of not more than sixteen (16) square feet for each use or building.
3. Buildings and structures shall not cover more than five (5) percent of any zoning lot.
4. No building or structure shall be greater than thirty five (35) feet in height above Base Flood Elevation as set forth in Flood Hazard Ordinance 791.
5. Off-street parking and loading requirements shall be provided as set forth in Section 4.
6. Construction of any structures of alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
7. Tree Preservation, Landscaping and Screening - All uses shall apply to the requirements as set forth in Section 5.16.
8. Signs, Lighting and Landscaping (Amended 2/13/03 ZC02-06-040 OCS#03-0607)
  - A. Signs shall be subject to the provisions of Section 5.03.
  - B. Lighting shall be subject to the provisions of Section 5.05.
  - C. Landscaping shall be subject to the provisions of Section 5.16.
9. Impact on Natural and Scenic Rivers (Amended 4/16/04 ZC03-0-062 OCS#04-0848)

Whenever application is made for rezoning of property, to be granted a conditional use of property, or for a building permit for property that is situated along a waterway included in the Natural and Scenic Rivers System, or for the rezoning of property, conditional use of property or for a building permit application for property which has been determined to have the potential for an adverse impact on such waterways, or on any property situated thereon, in addition to complying with all other applicable provisions of the St. Tammany Parish Land Use Ordinance, the following provisions and requirements shall apply:

- a) The applicant for rezoning shall comply with all rules and regulations governing the applicable zoning district.
- b) The applicant for a conditional use permit shall comply with the minimum standards for conditional uses in Section 3.02.
- c) The applicant for a building permit shall comply with all rules and regulations governing the permitted use.
- d) All applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- e) Prior to any final decision on any application for a rezoning or for a permit for those activities that may have the potential for significant impact on such waterways or property, an evaluation shall be made of the impact that the activities may have on the unique character and value of such waterways and properties.
- f) The evaluation and final determination on any such application by the reviewing authority should insure compatible uses and development of such property, so as to maintain the natural and physical features of the waterways that are included in the Natural and Scenic Rivers system and the aesthetic values of the property situated along and accessible to the natural and scenic rivers in St. Tammany Parish.