

The following Ordinance was offered by Eva C. Potier, who moved its adoption:

ORDINANCE NO. 2016-05

A COMPREHENSIVE ORDINANCE ESTABLISHING SPECIFIC STANDARDS FOR MOBILE HOMES, AS WELL AS SPECIFIC STANDARDS, PROCEDURES, AND REGULATION OF THE CONSTRUCTION, DEVELOPMENT, INSTALLATION, MAINTENANCE, IMPROVEMENTS, ALTERATIONS, AND OPERATING OF MOBILE HOME AND MANUFACTURED HOME PARKS WITHIN THE VILLAGE

WHEREAS, the Board of Aldermen of the Village of Parks has determined that the best interests of the residents of the village will be served by the application of specific codes and regulations to all development including the development of Mobile Home Parks; and

Now therefore,

BE IT ORDAINED by the Mayor and Board of Aldermen of the Village of Parks, Louisiana, in regular and legal session convened, that the following be incorporated as "Mobile Homes and Mobile Home Park Regulations" into the Code of Ordinances of the Village of Parks, to wit:

Section I. Mobile Homes

Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory structure means any structural additions to the mobile home or manufactured home which includes awnings, cabanas, carports, Florida rooms, porches, ramadas, storage cabinets and similar appurtenance structures.

Agent means any person authorized by the licensee of a mobile home, or manufactured home park and/or subdivision to operate, develop and/or maintain such park and/or subdivision under the provisions of this article.

Building means a roofed structure created for permanent use.

Building official means the officer or other person charged with the administration and enforcement of the building code ordinances, or his duly authorized representative.

Common area means any area or space designed for joint use of occupants of parks and/or subdivisions.

Density means the number of mobile home, or manufactured home, stands per gross acre.

Driveway means a minor private path used by vehicles and pedestrians on a space or for common access to a small group of spaces or common facilities.

Independent mobile unit means a mobile home and/or manufactured home equipped with a self-contained water closet and a bath tub or shower and a kitchen sink.

Living unit means a residential unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Lot area means the total area of a space reserved for exclusive use of the occupants of a mobile home or manufactured home.

Lot line means a line bounding the lot as shown on the accepted plat plan.

Manufactured home lot means a parcel of land for the placement of a manufactured home and the exclusive use of its occupants.

Manufactured home park means any tract of land developed or used for the purpose of accommodating more than four manufactured homes occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodations and whether the space is sold, rented, leased and/or occupied.

Manufactured home stand means that part of an individual manufactured home lot which has been reserved for the placement of a manufactured home.

Manufactured home subdivision means any tract of land developed or used for the purpose of accommodating more than four manufactured homes occupied for dwelling or sleeping purposes, whether a charge is made for such accommodations and whether a space is sold, rented, leased and/or occupied.

Mobile home, manufactured home, or mobile unit means a moveable or portable dwelling built on a permanent chassis which may or may not be titled through and/or with a state agency, division, department and/or unit designed without a permanent foundation for year-round living. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units, separately towable but designed to be joined into one integral unit bearing the permanently affixed seal of the United States Department of Housing and Urban Development. A mobile home is not to be confused with a single-family dwelling.

Mobile home lot means a parcel of land for the placement of a mobile home and the exclusive use of its occupants.

Mobile home stand means that part of an individual mobile home lot which has been reserved for the placement of a mobile home.

Mobile home park means any tract of land developed or used for the purpose of accommodating more than one mobile home occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodations and whether the space is sold, rented, leased and/or occupied.

Mobile home subdivision means any tract of land developed or used for the purpose of accommodating more than four mobile homes occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodations and whether a space is sold, rented, leased and/or occupied.

Occupant means any person who owns, leases, occupies and/or uses a space in a park and/or subdivision.

Occupied area means that area of an individual mobile home lot or manufactured home lot which has been covered by a mobile home or manufactured home and its accessory structures.

Operator means a person who manages a park and/or subdivision for another or who operates such a park and/or subdivision that he leases from an owner.

Park or parks means mobile home parks and/or subdivisions and/or manufactured home parks and/or subdivisions.

Park management means the person who owns or has charge, care, or control of the mobile home park or manufactured home park.

Parking area means the off-street area available within the space for the parking of one motor vehicle and having an area of not less than 200 square feet and not less than nine feet in width nor less than 20 feet in depth exclusive of passageways and driveways appurtenant thereto and giving access to a street or alley.

Paved street means a street composed of impervious homogenous material capable of supporting applied traffic and shall include, but not be limited to, concrete, asphalt, and macadam. Gravel or shell surfaces roadways are not be considered paved.

Permanent building means any building on the space except an accessory structure to a mobile home or manufactured home.

Permit means a written permit or certification issued by the building official permitting the construction, alteration, extension, and operation of a park and/or subdivision under the provisions of this article and other ordinances and regulations pertinent thereto.

Person means any individual, firm, trust, partnership, public or private association or corporation and/or other artificial entity.

Plat means any map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

Plot means a parcel of land consisting of one or more sites or portions thereof which is described by reference to a recorded plat or metes and bounds.

Private street means a private way which affords principal means of access to abutting individual sites, common areas, other private ways and/or parts of the park and/or subdivision.

Property line means a recorded boundary of a plot.

Public street means a public way which affords principal means of access to abutting properties, the park and/or subdivision.

Public system (water or sewerage) means a system which is owned and operated by the city or by an established public utility company.

Right-of-way means the area, either public or private, over which a right of passage exists.

Service building means a building housing toilet, lavatory and such other facilities as may be required by this article.

Sewer connection means a connection consisting of all pipes, fitting and appurtenances from the drain outlet of a unit to the inlet of the corresponding sewer riser pipe of the sewerage system serving the park and/or subdivision.

Sewer riser pipe means that portion of a sewer lateral which extends vertically to the ground elevation and terminates at a space.

Should indicates that which is recommended but not required.

Single-family dwelling means a residential dwelling built, constructed and/or erected as a permanent structure on immovable property (a lot and/or land) with a permanent foundation for year-round living.

Site means a parcel of land consisting of one or more spaces or portion thereof which is described by reference to a recorded plat or by metes and bounds.

Space means a plot of ground within a park and/or subdivision designed for the accommodation of one mobile home or manufactured home. The term "space" shall also include the term a "lot," "stand," and "stall."

Subdivision means a mobile home subdivision and/or manufactured home subdivision.

Subdivision management means the person who owns or has charge, care, or control of the mobile home park or manufactured home park.

Unit means any mobile home, or manufactured home, as defined in this article.

Penalties.

The city is empowered to enforce the provisions of this article; and may institute any necessary legal actions or proceedings to enforce the provisions hereof, or to prevent any violation of any of its provisions, including any injunctive process to compel compliance and prevent continued violations; and the city may obtain an order for the removal of any mobile home, or structures or fixtures or appurtenances thereof which may have been unlawfully installed or constructed in violation of the provisions of this article.

Applicability.

All mobile homes used and occupied in the city prior to the effective date of the ordinance from which this article is derived shall not be affected by any of the requirements contained herein. For the purposes of this article, a mobile home is defined as a movable or portable dwelling designed without a permanent foundation for year-round living, which may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units separately towable but designed to be joined into one integral unit. Notwithstanding the foregoing, where a nonconforming use is discontinued or abandoned for six months or more, to include, but not be limited to, the discontinuance or abandonment of any tract of land developed or used for the purpose of accommodating more than one mobile home, then such use may not be reestablished or resumed and any subsequent use must conform to the provisions of this article.

Mobile home moving permit required.

It shall be unlawful for any person to move or cause to be moved any mobile home or building measuring more than ten feet in width or ten feet in length, into or within the corporate limits of the village without first obtaining the proper permits therefor. Said permit shall be visible from the outside of the mobile home or building. Any mobile home or building moved into or within the corporate limits of the village shall only be moved by movers who are licensed in the state.

Standards.

Only manufactured homes that are fifteen (15) years of age or less, and were built to conform to the Manufactured Home Construction and Safety Standards are permitted.

Prior to the installation of any mobile home within the corporate limits of the village, the owner shall secure a permit from the village and shall be responsible for the cost of said permit, for the installation and placement of said mobile home. Said permit shall require that the following conditions be met prior to the connection with utilities provided by the village or a franchised utility company, to-wit:

- (1) Mobile homes shall be installed in compliance with the setback ordinances of the city.
- (2) There shall be a minimum of 30 feet of distance in all directions between a mobile home and any other mobile home, permanent building, or structure which is furnished with any utility service. For the purpose of this subsection, covered patios or carports shall not be considered as permanent buildings.
- (3) Mobile homes shall be installed in compliance with the flood damage prevention regulations.
- (4) The piping, equipment or appurtenances of any mobile home which utilizes the village sewerage system shall be tied directly into the system. The connection of the piping, equipment or appurtenances of a mobile home, for the obtaining of sewerage service, to the piping, equipment or appurtenances which provides sewerage service to any other mobile home, permanent building or other structure, is expressly prohibited. This subsection shall not apply to a mobile home park where the piping, equipment or appurtenances of the mobile homes are tied into a collection line which connects directly to the village sewerage system.
- (5) A mobile home moved into the corporate limits of the village pursuant to the required permit must meet the following requirements within 30 days of installation, to-wit:
 - a. All mobile homes must be provided with manufacturer approved, vented skirting from the bottom of the mobile home floor to the ground. The area enclosed by skirting may not be used for storage and must be kept free of debris at all times.
 - b. All entrances shall have permanent steps of precast concrete, properly laid, and/or cemented bricks or treated lumber. (The entrance to an attached deck or similar extension shall be considered as an entrance to a mobile home.)
- (6) Additions to a mobile home may not use the mobile home for structural support.
- (7) The lot or parcel of ground upon which the mobile home is installed shall have a parking area for no less than two vehicles.
- (8) All mobile homes installed in a special flood hazard area must comply with all federal, state and local requirements pertaining to the National Flood Insurance Program, regardless of whether flood insurance is purchased.

Section II. Mobile Home Parks

A. Statement of Authority and Intent

1. These mobile home park regulations are adopted under authority of the police power of the Village of Parks, Louisiana.
2. It is the intent of this ordinance to provide for the harmonious design of parks for mobile homes; for the convenient and attractive arrangement of mobile home sites; for adequate vehicular and pedestrian circulation and parking; for recreation and other common open spaces and facilities; and in general for the creation of conditions favorable to health, safety and convenience of mobile home parks in residential areas.

3. This ordinance supplements other codes that have been adopted by the Mayor and Board of Aldermen of the Village of Parks, Louisiana, such as, but not limited to, housing codes, building codes, electrical codes and plumbing codes, etc., as such regulations may be amended from time to time.
4. This ordinance does not govern the construction, plumbing, wiring or other characteristics of mobile homes as structures, nor does it govern the location of a single mobile home located outside mobile parks as are hereinafter defined.

B. Area of Jurisdiction

These regulations shall govern all mobile home parks within the territorial boundary of the Village of Parks, Louisiana, as same now exists or may be extended from time to time.

C. Application of Regulations

From and after the effective date of this ordinance, every mobile home park, as herein defined, shall be designed and constructed in conformance with these regulations.

Section 1. Definitions

For the purpose of this ordinance certain words and phrases used herein are defined as follows:

BLOCK: A parcel of land entirely surrounded by park streets, streams, railroad rights-of-way, parks or other public spaces or by a combination thereof or by the boundaries of the mobile home park.

BOARD OF ALDERMEN: The chief legislative body of the Village of Parks, Louisiana.

DEVELOPER: Any person, group or corporation acting as a unit, or any agent thereof, developing or proposing to develop land so as to constitute a mobile home park as defined herein.

EASEMENT: A grant by the owner of the use of a strip of land by others for specific purposes.

ENGINEERING PLANS: The drawings on which the proposed improvements are shown and which, if approved, will be used for construction of the improvements.

FINAL PLAN: The final map or drawing on which the mobile home park plan is submitted for approval and which, if approved, will be used to lay out and construct the mobile home park.

HEALTH OFFICER: The Health Officer of St. Martin Parish or his authorized representative; the term may jointly mean the State Health Officer or his authorized representative.

IMPROVEMENTS: Street surfacing, with curb and gutter, walkways and walks, water mains and service lines, sanitary sewers and service lines, storm sewers and other drainage structures and utilities installations.

COMPREHENSIVE PLAN: A comprehensive plan made and adopted by the Village of Parks for the physical development of the Village of Parks, Louisiana, and surrounding area; the term includes any unit or component of such plan separately adopted and any amendment to such plan or part thereof.

MOBILE HOME: A vehicular, portable structure built on a chassis and designed to be used without a permanent foundation as a dwelling when connected to indicated utilities. A travel trailer, designed to be used as a temporary dwelling for travel, recreations and vacation use, is not to be considered as a mobile home.

MOBILE HOME LOT: A parcel of land rented for the exclusive use of the occupants of a single mobile home.

MOBILE HOME PARK: A parcel of land, whether publicly or privately owned, which has been planned and improved for the placement of mobile homes for non-transient use. The definition of a mobile home park shall include any parcel of land upon which two or more mobile homes are located regardless of whether or not a charge is made for such accommodation.

MOBILE HOME STAND: That part of a mobile home lot which has been reserved for the placement of a mobile home, appurtenant structures, or additions.

SKETCH PLAN: The sketch map or drawing showing the general design of a proposed mobile home park.

PARK STREET: A private roadway which provides vehicular access to adjacent properties.

PUBLIC STREET: A public right of way which provides vehicular and pedestrian access to adjacent properties.

WALK: A pedestrian way. A "Common Walk" is one intended for general pedestrian traffic and a "Private Walk" is one serving only an individual mobile home stand.

Section 2. Procedures

A. General Procedure.

The procedure for review and approval of a mobile home park plan by the Village of Parks consists of two consecutive steps as follows:

1. Preparation and submission of a Sketch Plan of the proposed mobile home park, together with the Attendant Items specified herein. Submission of a Sketch Plan is not mandatory, but this step is recommended as a means of identifying and solving design and other problems.
2. Preparation and submission of a Final Plat, together with the Attendant Items required herein.

B. Sketch Plan.

1. *Purpose.* The purpose of the Sketch Plan is to develop a general design on which to base the Final Plan, and thus to avoid having to revise such design to make it conform to the Comprehensive Plan, to the provisions of this ordinance and to other regulations, and to relate it to surrounding development. To this end, the Developer should consult informally with the appropriate officials of the Village of Parks, Louisiana, the technical staff of the Planning Commission, the Village Engineer, the St. Martin Parish Health Officer, the utility agencies, companies, or departments concerned and other appropriate officials.

2. *Submission and Review.* Prior to the filing of an application for approval of the Final Plan, the Developer shall submit to the appropriate official of the Village of Parks, Louisiana, two (2) copies of the sketch Plan of the proposed mobile home park, together with the Attendant Items specified herein. This step does not require formal application or fee. The Sketch Plan shall be reviewed by the Village of Parks or its designated staff. The review shall take into consideration, in addition to the requirements set out in this ordinance, the relation of the proposed mobile home park to the Comprehensive Plan and to other plans, programs or regulations that might affect the design and development of the mobile home park.
3. *Action on Sketch Plan.* Within fifteen (15) days, the Village of Parks shall inform the Developer that the Sketch Plan as submitted or as modified does or does not meet the objectives of this ordinance. When the Village of Parks finds that the Sketch Plan does not meet the objectives of this ordinance, the reasons therefore shall be given, together with any changes recommended to be made. In the event the Developer does not agree to changes recommended by the Village of Parks or their officials, he may request and shall receive review and approval or disapproval by the Board of Aldermen at its next regular meeting.

C. Final Plan

1. *Purpose.* The purpose of the Final Plan, together with the Attendant Items required herein, is to provide plans for the design and construction of the mobile home park and its improvements. To this end, during the preparation of the Final Plan the Developer should consult with the appropriate official of the Village of Parks, Louisiana, the Village Engineer, the St. Martin Parish Health Officer, the utility agencies, companies or departments concerned and other appropriate officials.
2. *Submission and Review.* The Developer shall submit to the appropriate official of the Village of Parks, Louisiana, four (4) copies of the Final Plan together with the Attendant Items required herein, with written application for final approval at least ten (10) days prior to the Planning Commission meeting at which it is to be considered. The Final Plan, together with the Attendant Items required herein, shall be reviewed by the Village of Parks and will be referred for review and report to the Village Engineer, the St. Martin Parish Health Officer, the utility agencies, companies, or departments concerned and other appropriate officials. The review shall take into consideration conformance to the approved Sketch Plan and fulfillment of any conditions of such approval.
3. *Action on Final Plan.* The Village shall act upon the Final Plan within forty-five (45) days after its submission, taking into consideration the reports from the officials and agencies named above, and shall communicate in writing to the Developer its approval or disapproval. In the case of approval, the commission shall enter such approval upon the Final Plan by the appropriate certificate. In the case of disapproval, the Planning Commission shall state the ground for disapproval.

4. *Effect of Approval.* Approval of a Final Plan shall not constitute acceptance of the mobile home park but shall be deemed only as an expression of approval of the plan submitted as a guide to construction. Final acceptance of the mobile home park for occupancy shall be by action of the appropriate official of the Village of Parks.
5. *Street Acceptance.* Approval of a Final Plan shall not constitute acceptance by the public of the dedication of a street or other public way, park or space.

Documents.

A. Specifications for Sketch Plan.

1. *General Form.* The Sketch Plan shall show in simple outline the general design of the proposed mobile home park in relation to existing conditions and to its surrounds. It may be either a mechanical drawing or a free-hand sketch, made at any convenient scale and size.
2. *Information to be Shown.* The Sketch Plan shall contain the following information:
 - a. Location. A diagram showing the relation of the proposed mobile home park to main traffic arteries, schools, recreation areas, business and industrial areas and other important features.
 - b. Survey Data. Contours or spot elevations required for the Final Plan or a sufficiently close approximation of such contours or spot elevations to determine necessary drainage.
 - c. Miscellaneous Data. The scale of the Sketch Plan, north arrow and date, and the name and address of the Developer, the Owner (if a person other than the developer) and the Professional Engineer or Land Surveyor.
 - d. Park Streets and Walks. The park street pattern in relation to existing public streets, including those shown on the plan for circulation (Major Street Plan) or on a Neighborhood Plan, and the pattern of common walks and parking areas.
 - e. Lots and Blocks. The general arrangement of mobile home lots and blocks, with dimensions of typical lot width and depths.
 - f. Mobile Home Stands. The location and grouping of mobile home stands
 - g. Non-residential Sites. Identification of proposed recreation areas, service buildings and their sites, and any other non-residential uses or sites; the general locations of non-residential buildings.
 - h. Easements. The approximate locations, widths and purposes of existing easements.
 - i. Utilities.
 - The approximate locations and sizes of existing utility lines to which connections are proposed to be made.
 - A statement of the utilities, street, and other improvements proposed to be made.
 - Water and sewerage service will be that of the Village of Parks.

B. Specifications for Final Plan

1. *General Form.* The Final Plan shall show accurately and in sufficient detail for construction of the mobile home park and its improvements the design of the park in relation to existing conditions and the surroundings. It shall be drawn to a scale of one (1) inch equals one hundred (100) feet, or larger, and the sheet size shall not be larger than 32 inches by 32 inches. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire mobile home park.
2. *Information to be Shown.* The Final Plan shall contain the following information:
 - a. Location: A diagram showing the location of the proposed mobile home park.
 - b. Survey Data: The boundary line of the mobile home park with length and bearing of lines; section and corporation lines, if any; mobile home lot lines; contours at intervals of two (2) feet, based on a datum plane that is Mean Sea Level; where contours will not provide adequate information for drainage determinations, spot elevations in sufficient number to show drainage conditions, shall be given.
 - c. Miscellaneous Data: The title or name by which the proposed mobile home park is to be known, with name and address of the Developer, the Owner (if a person other than the Developer); notations giving scale, (true) north arrow, and date of Final Plan.
 - d. Park Streets and Walks. The locations of part streets, common walks and other walkways.
 - e. Lots and Blocks. Identification by letter of each block and by number of each mobile home lot in each block.
 - f. Mobile Home Stands. The location of each mobile home stand on its lot.
 - g. Non residential Sites: The purpose for which sites, other than mobile home lots, are to be used.
 - h. Utilities: The locations and dimensions of any utility rights-of-way or easements.
 - i. Easements: The locations, dimensions of any utility rights-of-way or easements.
 - j. Building Setback Lines: Minimum building setback lines on all mobile home lots and other sites.
 - k. Adjoining Land: The names of recorded subdivision plats of adjoining platted land; the names of record owners of adjoining unsubdivided land.
 - l. Certificate of Owner. Notarized certification by the land owner of the adoption of the mobile home park plan.
 - m. Certificate of Survey. Certification by the registered Professional Engineer or Land Surveyor that the plan represents a survey made by him and that all dimensional and other data are correct.
 - n. Approvals: Space for certification of approval of the Village of Parks, the Village Engineer, the appropriate official of the Village of Parks, Louisiana, and the St. Martin Parish Health Officer.

C. Development of Site.

1. Non-residential Use. Any non-residential use shall be subordinate to the residential use and character of the property and shall be such as not to adversely affect the desirability of the park or adjacent or neighboring properties for residential use for family occupancy.
2. Natural Features. Natural scenic features of the land, such as streams, shall be considered to be community assets, and the design of the park shall protect and utilize such scenic feature. Because of their value in soil conservation, health and community appearance, large trees shall be preserved where ever possible.
3. Buffer Park Strips. Where a mobile home park site adjoins land used for a railroad right-of-way, an industrial area, a commercial area or other land use which would have a depreciating effect on the residential use of the land, a buffer park strip of not less than thirty (30) feet in width shall be provided. Buffer park strips shall comply with the following regulations:
 - a. Landscaping. Screen planting shall be provided in sufficient density and of sufficient height (but in no case less than eight (8) feet two (2) years after planting) to afford protection to the mobile home park site from glare of lights, from blowing paper, dust and debris, from visual encroachment, and to effectively reduce the transmission of noise. Screen planting shall be maintained in a clean and neat condition.
 - b. Use of Land. No part of a buffer park strip shall be used for any purpose other than screen planting unless such screen planting is provided adjacent to the non-residential use or district in sufficient depth and density to accomplish the purpose of protection, in which case as much as twenty (20) feet of the required thirty (30) feet may be used for parking or other open space uses or service uses not in conflict with the purpose of protection nor in violation of any other provisions of this ordinance.

Section 3. General Design Criteria.

A. Selection of Site.

1. Minimum Area of Site. The minimum area of a tract to be developed as a mobile home park shall be six _____ acres, and the minimum frontage on a public street shall be fifty (50) feet. The minimum number of mobile home lots completed and ready for occupancy, together with all required improvements and services, before the first occupancy is permitted shall be _____.
2. Access to the Site. Direct vehicular access to the park shall be provided by means of an abutting improved street of such width and construction as to be adequate for vehicular traffic requirements of the park as well as the other properties served by the access street.
3. Character of the Site. The mobile home park site shall be selected with consideration of the proximity and possible effect of environmental factors which exist or may result from the change in land use with regard to the health

and safety or comfort of persons who are to reside in the park or persons using land in the vicinity of the park. No site shall be used which does not either have municipal water supply, and which does not have municipal sanitary sewerage. No site shall be used which is subject to undue pooling of water, or air pollution by smoke, dust or fumes.

Section 4. Site Planning.

A. General Considerations.

1. Objective. Site planning and improvements shall provide for the facilities and amenities appropriate to the needs of the occupants, for safe, comfortable and sanitary use by the occupants under all weather conditions, and for practical and efficient operation and maintenance of all facilities. The site, including mobile home lots, structures and all site improvements shall be harmoniously and efficiently organized in relation to topography, the shape of the site, and the shape, size and position of structures and common facilities and with full regard to use, appearance and livability.
2. Protection from Adverse influences. Adequate protection shall be provided against any undesirable off-site views or any adverse influence from adjoining and access.

B. Park Street, Walks and Parking.

1. Park Street Layout. The park street layout shall be devised for the most advantageous development of the land. Park street shall provide access to the mobile home lots or other sites. The street system shall provide convenient circulation by means of properly located streets. Closed-end streets (cul-de-sacs) shall be no longer than _____ feet and shall be provided at the closed end with a vehicular turn-a-round.
2. Alignment and Gradient. Park streets shall be adopted to the topography and shall have suitable alignment and gradient for safety of traffic, satisfactory surface and ground water drainage, and proper functioning of sanitary and storm sewer systems.
3. Intersections. Park street intersections shall be at right angles or nearly so. Where, for topographic or other reasons, an intersection cannot be at right angles, the intersection shall be so designed as to insure safety. Street jogs with centerline offsets less than one hundred twenty-five (125) feet shall be avoided.
4. Pavement Widths. Pavements shall be of adequate widths to accommodate the contemplated traffic load. The minimum widths of pavements shall be: Street: 22 feet, back of curb to back of curb, at least eighteen (18) feet of rolling surface.
Street Cul-de-sac: eighty (80) feet in diameter.
Walk: 3 feet
5. Common Walks. Common walks shall be provided where pedestrian traffic is concentrated and where necessary for convenient access to

recreation areas, service buildings and other community use facilities. They should be located preferably through interior areas removed from the vicinity of streets. Walks shall be at least three (3) feet wide.

6. Individual Walks. Individual walks to each mobile home stand shall be provided from a common walk or paved street or from a paved drive-way or parking space or area connecting to a paved street. Individual walks shall be at least 1 ½ feet wide.
7. Car Parking. Off-street parking shall be provided. Provided, however, that required off-street parking may be located either on the mobile home lot or within two hundred (200) feet of such lot. The park streets of the mobile home park shall not be considered to answer the requirement for off-street spaces.

C. Blocks and Mobile Home Lots.

1. Sign and Shape of Blocks. The lengths, widths and shapes of blocks shall be determined with consideration of the limitations and opportunities of topography, the provision of the mobile home lots and the need for convenient access, circulation, control of and safety from traffic. In general, block lengths shall not exceed eight hundred (800) feet and block lengths shall not be less than three hundred (300) feet. Common walks shall be provided across blocks longer than three hundred (300) feet.
2. Size and Shape of Mobile Home Lots. The size, depth, shape and orientation of mobile home lots and the minimum building setback lines shall be appropriate to the location of the mobile home park and to the type of development and use contemplated. Mobile home lots shall be laid out at such angle with the street as to provide for placing of mobile homes to the best advantage.
3. Minimum Width and Area. Mobile home lots shall be at least forty (40) feet wide or the building setback line and shall contain at least four thousand (4,000) square feet.
4. Setbacks. (Yards). Mobile homes shall be placed no closer than ten (10) feet to any park street or to any park property line and no closer than five (5) feet to any mobile home lot line.
5. Spacing of Mobile Homes. Mobile homes shall be placed not less than twenty (20) feet from any other mobile home. Mobile homes or their appendages shall not be placed over sewer main lines.
6. Lot Coverage. The minimum lot coverage by the mobile home shall be thirty-five percent (35%). An unenclosed patio shall not be considered a part of the structure for the purpose of calculating lot coverage.

D. Public Spaces and Facilities.

1. Recreation Areas. Not less than eight percent (8%) of the gross site area shall be devoted to recreational facilities, generally provided in a central location or, in the larger parks, decentralized. Recreation area includes space for community building and community use facilities, such

as guest parking, adult recreation and child play areas, swimming pools, utilities and drying yards.

2. Utility Easements. Where easements are required for public utilities, they shall be at least twelve (12) feet wide. The width of easements shall be increased, or they shall be extended, where necessary, to provide for utility pole bracing or other construction. No new easement for utilities shall be platted.
3. Drainage Easements. Easements for water courses, drainage ways or streams shall conform essentially with the lines of such water courses and shall have such further width or construction, or both, as will be adequate for maintenance.
4. Service Buildings. One or more service buildings shall be provided at such locations as to be reasonably accessible to residents of the park. Service buildings shall include space and separation for a park manager's office, storage of maintenance equipment and supplies, recreation management, and adequate individual storage compartments for each lot in the mobile home park.

E. Types of Mobile Homes Permitted.

1. Only Class "A" or "B" Mobile Homes are permitted in Mobile Home Parks as these structures are defined in the Zoning Ordinance of the Village of Parks, Louisiana.
2. Within existing Mobile Home Parks, a mobile home of a lower classification may be replaced by a mobile home of a higher classification, provided all other requirements of this Chapter are met.

Section 5. Improvements.

A. General Requirements.

Street, utility and other improvements shall be installed in each mobile home park in accordance with the standards and requirements specified herein.

B. Engineering Requirements.

Improvements required by these regulations shall be made in accordance with the specifications and under the supervision of the Village Engineer, Health Officer, the utility agencies, companies or departments concerned and other appropriate authorities.

C. Required Improvements.

1. Park Streets. Park streets shall be surfaced for their entire width and shall have roll-top or valley-type gutter at each edge. The minimum acceptable all-weather surfacing shall be two and one-half (2 ½) inches of hot asphalt on six (6) inches of compacted gravel or equivalent base to provide adequate subsurface drainage.
2. Walks. Common walks shall be concrete at least four (4) inches thick. Individual walks shall be concrete at least three (3) inches thick.

3. Car Parking Areas. Car parking areas shall have all-weather surfacing on compacted base the same as park streets.
4. Water Supply. The Developer shall install a water supply system connected to the public water supply of the Village of Parks. An individual water connection shall be provided for each mobile home stand. The connection shall consist of a riser terminating at least eight (8) inches under the ground surface with one (1) one-half (1/2) inch valved outlet.
5. Sanitary Sewerage. The Developer shall install a sanitary sewerage system connected to the public sanitary sewer of the Village of Parks. A four (4) inch sewer connection suitably located for connection to the mobile home shall be provided for each mobile home stand in accordance with all applicable state regulations.
6. Surface Drainage. The mobile home park shall be so designed that surface water will be drained into natural water courses or into the municipal storm water drainage system. Necessary facilities for drainage of roadways and for drainage of surface water in the park shall be installed. All streets shall be designed with curb and under ground drainage. No valley drains will be allowed.
7. Utilities. Above-ground utilities shall be placed along streets or on rear or side line of mobile home lots in easements provided for this purpose. Installations shall be constructed in accordance with the requirements and under the supervision of the utility agencies, companies or department concerned.
8. Illumination. Adequate lights shall be provided to illuminate streets, driveways and walkways for the safe movement of vehicles and pedestrians at night.
9. Street Signs. Each intersection shall have signs on diagonally opposite corners identifying the streets which form the intersection. Construction and installation of street signs shall be accordance with the requirements of the Village Engineer.
10. Landscaping. Lawn and ground cover shall be provided for all exposed ground surfaces not paved or covered with other solid material or in such areas as woods and ravines which are to be preserved in their natural state. Screen planting shall be provided as necessary to screen objectionable views such as laundry drying yards, garbage and trash collection stations and rear yards of adjacent properties.

D. Guarantees of Performance.

The appropriate official of the Village of Parks, Louisiana, shall not issue a Certificate of Compliance with the provisions of this ordinance for any mobile home park unless the improvements required by this ordinance have been installed in accordance with the standards and specifications of the appropriate officials and agencies and their approval has been certified. A Certificate of Compliance must have been issued prior to the occupancy of the park.

Section 6. Enlargement or Extension

- A. No mobile home park and no extension or enlargement of a mobile home park shall be constructed without prior approval of the Planning commission and the appropriate official and any and all extensions and enlargements must be made in conformance with the provisions and specifications herein defined.
- B. Increasing the number of mobile homes in a mobile home park and/or enlarging the land area devoted to this use shall both be considered an enlargement or extension.

E. Modifications.

- 1. Hardship. Where the Board of Alderman finds that extraordinary hardships may result from strict compliance with these regulations, it may modify the regulations so that substantial justice may be done and the public interest secured, provided that such modifications will not have the effect of nullifying the intent and purpose of the Comprehensive Plan or these regulations.
- 2. Conditions. In granting modifications, the Board of Alderman may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.

F. Enforcement

No mobile home park and no extension or enlargement of a mobile home park shall be constructed without having been issued a permit by the Village of Parks, Louisiana. No such permit shall be issued until the plans for such mobile home park or extension or enlargement thereof have been submitted to and approved by the Village of Parks.

Section 7. Interpretation, Validity and Effective Date.

A. Interpretation.

In Interpreting and applying these regulations, they shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. Whenever these regulations require higher standards than are required in any other applicable statute, ordinance, or regulation, these regulations shall govern; whenever other applicable statutes, ordinances, or regulations require higher standards than these regulations, such other applicable statutes, ordinances, or regulations shall govern.

B. Validity.

Should any section or provision of this ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

WHEREUPON, in open session said Ordinance was read and considered section by section and as a whole.

Mr./Mrs. Harold Robertson seconded the motion to adopt the Ordinance.

The Mayor then ordered a vote of the yeas and nays on its final passage, and upon roll call such votes were as follows:

For the Adoption of the Ordinance: **YEAS:**

Eva C. Potier Harold Robertson Yvonne Narcisse

Against the adoption of the Ordinance: 0 **NAYS:**

Present but not voting: 0

ABSTAINED:

Not present: 0

ABSENT:

Whereupon the Mayor declared such legally passed and adopted on this 9th day of August, 2016.

Approved:



MAYOR
Charles E. Hill

CLERK

I, Charlene, certify that the foregoing is a true and correct copy of the original Ordinance adopted by the Mayor and Board of Alderman of the Village of Parks,

Louisiana, at a lawful meeting held on the 9th day of August, 2016 with a quorum present, and that the same is now in full force and effect.

Recorder Clerk
Parks, Louisiana.