

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT

PLANNING DEPARTMENT



APPENDIX VIII

MOBILE HOME PARK REGULATIONS

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ORDINANCE HISTORY

- Ordinance.# MP85-01, adopted 6/6/85**
- Ordinance.# MP95-01, adopted 8/3/95**
- Ordinance.# MP97-01, adopted 8/21/97**
- Ordinance.# DC09-09, adopted 12/17/09**
- Ordinance.# MP09-01, adopted 12/17/09**
- Ordinance SR 17-01, June 15, 2017**

17-801. Procedures and Process

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-802. Rules

A. The language set forth in the text of these standards should be interpreted in accordance with the following rules of construction:

1. the singular number includes the plural and plural the singular;
2. the present tense includes the past and future tenses and the future the present;
3. the word "shall" is mandatory, while the word "may" is permissive;
4. the masculine gender includes the feminine and the neuter;

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-803. Mobile Home Park General Provisions

A. TITLE: These regulations shall be known, cited and referred to as the Mobile Home Regulations of Ascension Parish, Louisiana, and may hereinafter be referred to simply as the "Regulations."

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

B. Authority: These Regulations are adopted in accordance with the provisions of the **Louisiana Revised Statutes of 1950, Title 33, as amended.**

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

C. Purpose: These Regulations are adopted for the following purposes: To protect and promote the health, safety, and general welfare of the parish; to prevent overcrowding and undue congestion of the population; to provide adequate and convenient open space for vehicular traffic and parking, utilities, access for emergency and service apparatus by;

1. Establishing minimum standards and requirements for the design, construction and maintenance of mobile home parks and related utilities and facilities which are subject to the jurisdiction of these Regulations as hereinafter set forth.
2. Authorizing the licensing of owners and/or operators and inspection of mobile home parks which are subject to this ordinance and by defining duties and responsibilities of owners and/or operators in making mobile home parks safe, sanitary, and fit for human habitation;
3. Specifying a period for compliance for all nonconforming mobile home parks and by fixing penalties for violations.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- D.** Jurisdiction: These Regulations shall govern mobile home parks, which are operated as a business for the purpose of renting space or lots for mobile homes within Ascension Parish, excluding the municipal incorporated areas of the City of Donaldsonville, the City of Gonzales and the Town of Sorrento, as now and hereafter established.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- E.** Enforcement: It shall be unlawful for any person to construct, maintain or operate any mobile home park within the area of Ascension Parish, Louisiana, as set forth in Paragraph D of this ordinance unless he holds a valid license issued by the Police Jury of Ascension Parish in the name of such person for the specific mobile home park. Before a license and building permit can be issued for the construction, alteration or extension of a mobile home park, comments and recommendations of all plans, construction drawings and other requested material shall be required for the Parish Engineer as directed by the Regulations herein.

A sworn statement shall be filed with the Secretary of the Ascension Parish Police Jury by the owner and/or developer of any mobile home park signifying the purpose of the development of the lots of said mobile home park to be either (1) for the sale of lots (2) for lease, rent or letting of said lots or "(3) a combination of sale and/or lease, rent or let of said lots.

The Mobile Home Regulations adopted by this ordinance shall only apply to those mobile home parks which shall have for its purpose either (1) the lease, rent or letting of said lots or (2) a combination of sale and/or lease, rent or let of any lots in said mobile home park.

The development of a mobile home park which shall have for its purpose the sale only of lots for use by mobile homes shall be governed by the Subdivision Regulations now in effect for the Parish of Ascension, Louisiana.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-804. Application Procedure and Approval Process

- A.** Application For A New License
The licensing of mobile home parks within Ascension Parish, Louisiana, within the jurisdiction set forth in **Section 17-803(D)** herein above shall be the sole responsibility of the Secretary of the Police Jury upon authorization by the Police Jury of Ascension Parish at its regularly scheduled public meeting. Prior to the approval and issuance of a license and building permit for the construction, alteration, or extension of a mobile home park, the Office of the Secretary must receive from the Parish Engineer recommendations and comments on all plans, construction drawings and other required documents.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

B. Location

The site for a mobile home park or individual mobile home shall be subject to all applicable regulations of Ascension Parish, Louisiana.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

C. Application Procedure For A Mobile Home Park

1. Preapplication Consideration

Before the submittal of the preliminary plan, the applicant is encouraged to meet with the Parish Engineer or their authorized representative to unofficially review and discuss the application and the compliance of the proposed project to regulations, submittal procedures, fees, penalties, etc., contained herein. A Sketch Plan shall be submitted at this time and shall show the proposed layout of streets, lots, and other features, in relation to existing conditions.

2. Submittal Procedure for Preliminary Plat

a. The applicant shall submit to the Parish Engineer or its authorized representative two (2) copies of both the application for approval of mobile home parks and the Preliminary Plat a least thirty (30) calendar days prior to the Police Jury Meeting at which it is to be considered. After the Parish Engineer's decision on the Preliminary Plat is determined, the remaining copy shall be returned to the applicant with any comments from the Parish Engineer.

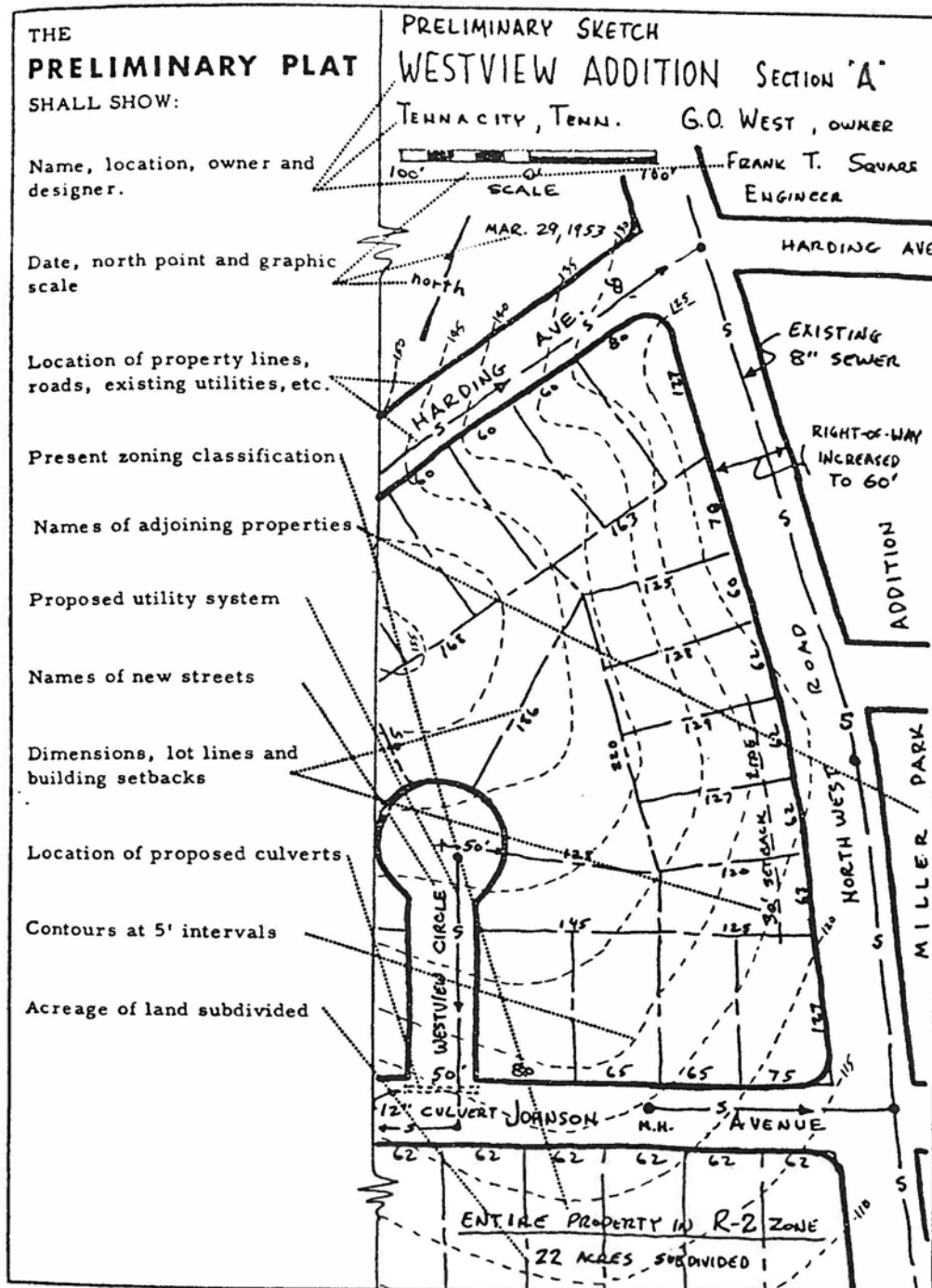
- b. Before the to the Planning Commission for review and approval, the developer and his consulting engineer must meet with the Parish Engineer, a representative of the Department of Public Works) the Chairman of the Planning Commission and the Commission staff for a pre-application meeting, providing the same information as specified in **Section 17-406** of the Ascension Parish Subdivision Regulations. Prior to the issuance of a permit for a mobile home 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. 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. 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. (MP97-01)
- c. The Parish Engineer shall mail notices to the owners of land immediately adjoining the platted and. as their names and addresses appear on the preliminary plat. The notice shall state the time and place of the Ascension Parish Planning & Zoning Commission meeting, at which the preliminary plat will be presented, not less than five (5) days before such date. (MP95-01)
- d. The Ascension Parish Planning & Zoning Commission shall approve or disapprove the application for preliminary plat approval at the meeting at which it is considered or may take same under advisement until the next regularly scheduled meeting unless such time is extended by mutual consent of the Ascension Parish Planning & Zoning Commission chairman, and the owner or developer of the mobile home park. If the Ascension Parish Planning & Zoning Commission approves the plat as is, or subject to conditions, it shall so indicate this approval and the nature of any required conditions on the plat and in the Ascension Parish Planning & Zoning Commission minutes. If it disapproves such plat, it shall furnish the applicant with a written statement Setting forth the reasons for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to these regulations; this process will likewise be entered into the Ascension Parish Planning & Zoning Commission minutes. (MP95-01)

- e. Approval of the preliminary plat by the Ascension Parish Planning & Zoning Commission shall constitute authorization to prepare and submit a final plat in compliance with these regulations and with all preliminary plat comments addressed. Approval of the preliminary plat shall not constitute an acceptance of the final plat. The Ascension Planning & Zoning Commission may require additional changes as a result of further study of the preliminary plat in final form. (MP95-01)
- f. The approval of the preliminary plat shall lapse within six (6) months from the date of such approval unless a final plat has been submitted and approved during this same six (6) month period or unless an extension of time is applied for and granted by the Ascension Parish Planning & Zoning Commission. (MP95-01)

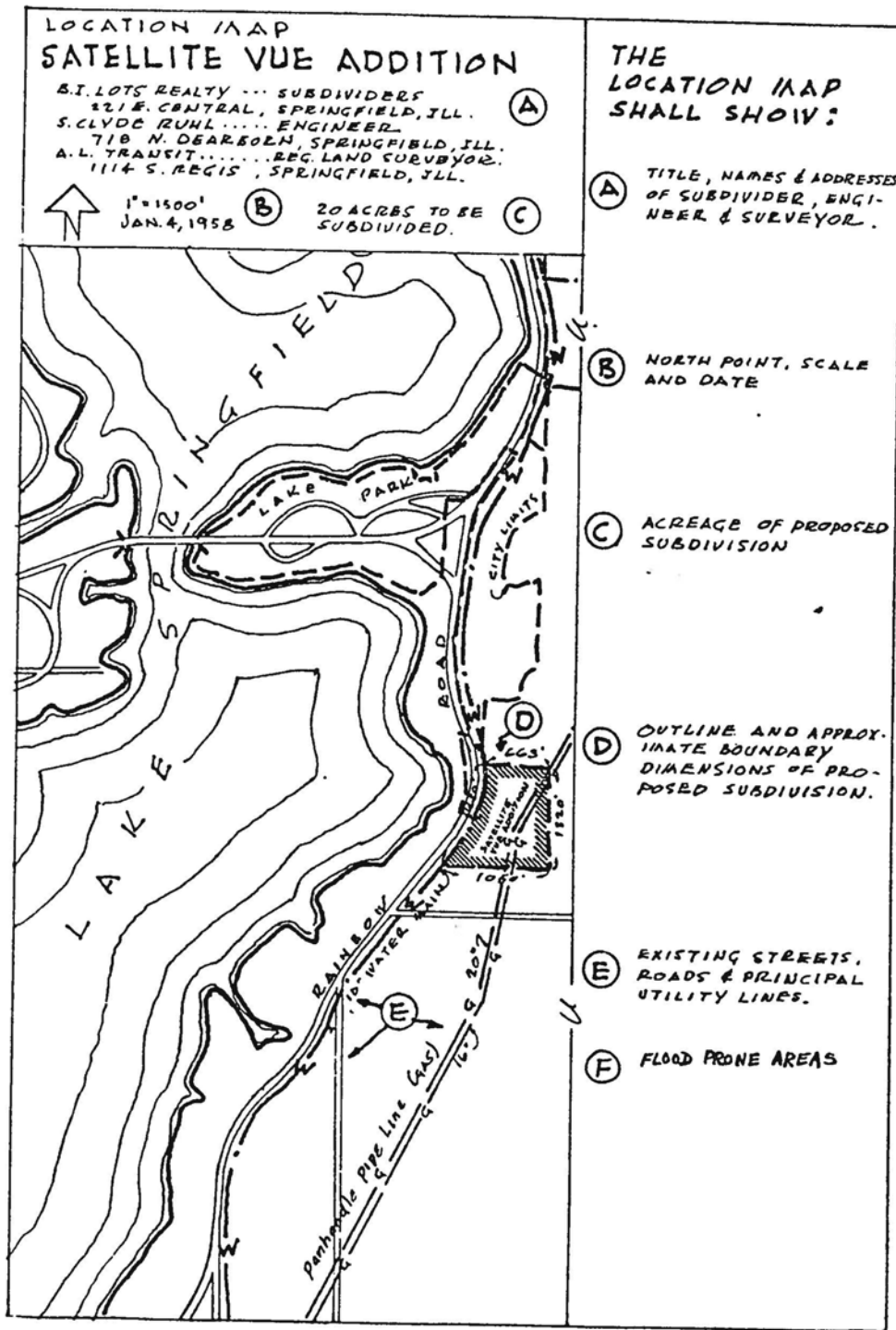
3. Preliminary Plat Requirements

The Preliminary Plat shall meet the minimum standards and requirements set forth in these Regulations for mobile home parks **Section and Sub-section of 17-8040** and shall give the following information:

- a. A site plan at a scale of 1" = 100 ft
- b. A location map, to scale, showing general location of the proposed project, property boundaries, true north, and significant natural and manmade features of the site and immediate surroundings.



Source: Goodman and Freund. Principles and Practice of Urban Planning. ICMA: 1968.



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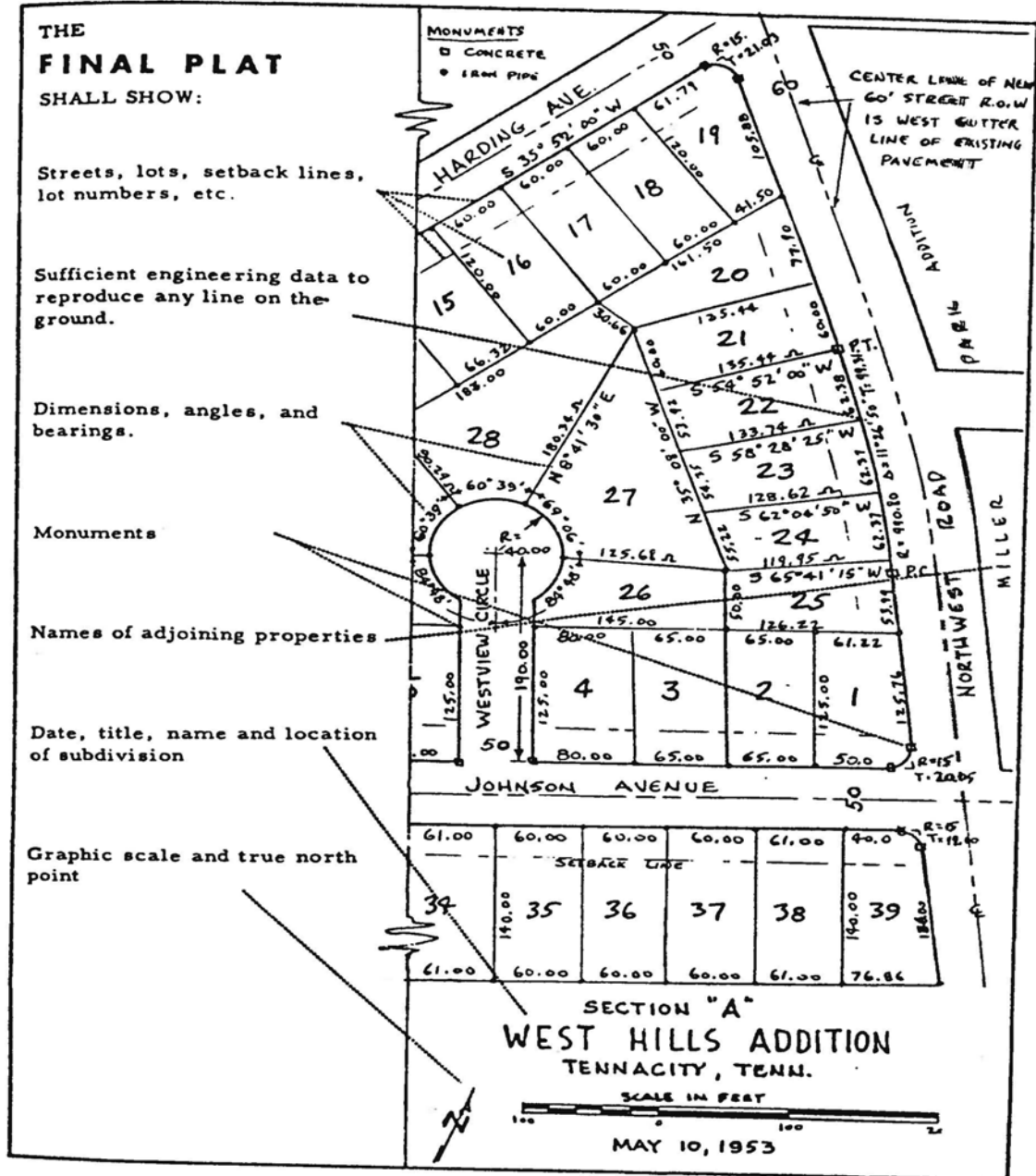
- c. The proposed project's name and location, the name(s) and addressees) of the owner or owners and the name of the designer of the plat who shall be a competent engineer, or land surveyor.
- d. Date, approximate north point, and graphic scale as well as the section, range, township, and total acreage.
- e. The location of existing streets, buildings, water courses, culverts, and any public utility easements.
- f. The location and dimensions of all proposed streets, sidewalks, alleys, easements, parks, and other open spaces.
- g. Typical cross section of the proposed grading of roadways and sidewalks and topographic conditions drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal and one (1) inch equals twenty (20) feet vertical when required by the Police Jury.
- h. The number, location, and site of all existing and proposed mobile home spaces, including the location of minimum setback lines, buildings, utilities, and all other improvements. Typical plat plans for individual mobile homes at a scale of 1" = 10'.
- i. Plans of proposed utility servitude layouts (sewer, water, and electricity) showing feasible connections, where possible, to existing and proposed utility systems along with letter from utility companies stating availability of proposed utilities.
- j. Contour intervals to sea level datum of not more than two (2) feet when the slope is less than or equal to four (4) percent, and contour intervals of not more than five (5) feet when the slope is greater than four (4) percent. Show spot elevations of all breaks in grades along drainage channels or swales and at selected points not more than two hundred (200) feet apart in all directions for slopes less than two (2) percent. If any portion of the land being developed is below the elevation of the **flood** as designated on Flood Insurance Administration (F.I.A.) flood hazard boundary maps or flood insurance rate maps, the limits of such flood prone areas or zones shall be shown.
- k. Drainage and grading plans.
- l. The location, size and type (material) of automobile parking spaces, screening, fencing, and landscaping existing or proposed for construction.

- m. Such further information as may be requested by the Parish Engineer or the Ascension Parish Planning & Zoning Commission to enable them to determine that the proposed mobile home park will comply with legal requirements. (MP95-01)

4. Submittal Procedure for Final Plat

- a. Within six (6) months after approval of the preliminary plat by the Ascension Parish Planning & Zoning Commission, the applicant shall submit to the Ascension Parish Planning & Zoning Commission or its authorized representative, at least fourteen (14) calendar days prior to the meeting of the Ascension Parish Planning & Zoning Commission at which it is to be considered: Two (2) copies of the Application for Approval of Mobile Home Parks; One (1) film or paper sepia and two (2) black line or blue line ammonia prints of the final plat; and all supporting data and materials required under Final Plat Requirements-. The final plat shall retain the design characteristics of the approved preliminary plat, shall address and comply with all comments cited by the Ascension Parish Planning & Zoning Commission in its review of the preliminary plat and shall conform to the requirements and standards as set forth in these regulations.
- b. (b) In case application for approval of the final plat is made for part or parts of an approved preliminary plat, the Ascension Parish Planning & Zoning Commission may extend the time for other parts of the approved preliminary plat until dates beyond the foregoing six (6) month period,
- c. The final plat will be thoroughly evaluated at the regular Ascension Parish Planning & Zoning Commission meeting for which the final plat is placed for consideration and which shall be not later than sixty (60) days from the date the application for approval of the final plat was made with the Ascension Parish Planning & Zoning Commission or its authorized representative. Whichever date is later. If said plat is said to be in conformity with the approved preliminary plat and other requirements of these regulations, the Ascension Parish Planning & Zoning Commission shall approve or disapprove the final plat as submitted.

- d. Upon approval by the Ascension Parish Planning & Zoning Commission and receipt of all remaining required documents, the Ascension Parish Planning & Zoning Commission or its authorized representative shall have the plat recorded in its final form as approved by the Ascension Parish Planning & Zoning Commission in the conveyance records of Ascension Parish with the clerk of court and in the records of the Ascension Parish Planning & Zoning Commission.
- e. If the Ascension Parish Planning & Zoning Commission receives a recommendation by the Parish Engineer to disapprove the reviewed mobile home park it may, at its next regular meeting, require the applicant to address and comply with the Parish Engineer's comments and recommendations.
- f. Upon satisfactory compliance with these regulations, the Ascension Parish Planning & Zoning Commission may authorize issuance of a building permit and encourage application for a license to operate and maintain the proposed project. (MP95-01)



Source: Goodman and Freund. Principles and Practice of Urban Planning. ICMA: 1968.

5. Final Plat Requirements: Review of the Final Plat shall require the following information:
 - a. All requirements listed in **Section 17-804(C)(3)**, Preliminary Plat Requirements
 - b. A letter from the Office of Health Services and Environmental Quality, State of Louisiana, approving water and sewerage plans for the proposed project.
 - c. One (1) full set of construction drawings and specifications of the proposed project for purposes of review and comment by the Parish Engineer.
 - d. *Requested information.* The applicant may submit all information requested by the Ascension Parish Planning & Zoning Commission u recorded in the preliminary plat comments. (MP95-01)
 - e. Certificates. The final certificate shall be on the final plat when submitted:
 - i Owner's certificate;
 - ii Surveyor's certificate;
 - iii Ascension Parish Planning & Zoning Commission certificate of approval.

The application for approval of the final plat shall not be deemed completed until all certificates, other than parish certificates, have been duly executed and placed on the final plat. (MP95-01)
 - f. *Supporting documents.* The final plat shall be complete plans, specification and cost estimates of the improvements to be installed, prepared by a registered professional engineer and based on the renditions of approval of the preliminary plans and specifications. Such plans and specifications shall be approved by the Ascension Parish Planning & Zoning Commission or its authorized representative or other public officials having jurisdiction and shall be certified on the final plat. (MP95-01)
- (Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; MP97-01, 8/21/97; DC09-09, 12/17/09)

D. Prerequisite to issuance of license and building permit:

1. Prior to approval and issuance of a license by the Ascension Parish Planning & Zoning Commission and a building or construction permit by the Ascension Parish Planning & Zoning Commission for the construction, alteration or extension of a mobile home park, the Ascension Parish Planning & Zoning Commission must receive from the Parish Engineer recommendations and comments on all plans, construction, drawings and other requirements.
2. A sworn statement shall be filed with the Secretary of the Ascension Parish Planning & Zoning Commission by the owner and/or developer of any mobile home park signifying the purpose of the development of the lots of said mobile home park to be either:
 - a. For the sale of lots;
 - b. For lease, rent or letting of said lots; or
 - c. A combination of sale and/or lease, rent or let of said lots.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

E. Permits Required / Fees

1. It shall be unlawful for any individual to construct, alter or extend a mobile home park, including but not limited to buildings and utilities without a building permit issued by the Ascension Parish Building Official or his authorized representative. Such work shall be inspected and must comply with the codes and regulations of the parish and state. The building permit fee for each mobile home park shall be in accordance with a schedule published by the Ascension Parish Building Official.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

F. Licenses

1. License Requirements
 - a. It shall be unlawful for any person to operate a mobile home park within Ascension Parish within the jurisdiction set forth in Paragraph 1.4 hereinabove unless he holds a valid license issued by the Secretary of the Ascension Parish Police Jury in the name of such person for the specific mobile home parks. No new license or renewal license shall be issued by the Police Jury until the mobile home park has been inspected by the Parish Engineer and found to be in compliance with health standards of Ascension Parish Health Unit, the Sanitary Code for the State of Louisiana as administered by the Office of Health Services and Environmental Quality, and all other applicable local and legal requirements.

2. License Fees
 - a. For each license issued under the provisions of these regulations, there shall be paid to the Parish of Ascension, an annual fee as listed in the approved fee schedule for Ascension Parish. The Ascension Parish Planning & Zoning Commission shall have authority to amend this fee and establish a schedule of fees. This schedule shall be present in the office of the Ascension parish Planning & Zoning Commission in Donaldsonville, Louisiana and Gonzales, Louisiana and may be altered or amended by the Ascension Parish Planning & Zoning Commission by resolution. Until all applicable shall have been paid in full, no action can be taken on any application or appeal. (MP09-01)

3. New Licenses
 - a. *Recommendations, Issuance.* Any person making application for a new mobile home park shall first comply with the requirements of **Sections and subsections of 17-803 and 17-8040** and receive the approval of the Ascension Parish Planning & Zoning Commission on all plans, construction drawings and other required documents. After the building permit has been issued, and after the construction, alteration, or extension of a mobile home park has been completed, and upon compliance with these regulations and the approval of the Ascension Parish Planning & Zoning Commission, the applicant will be issued a license. (MP95-01)

4. License Term and Renewal
 - a. A license for a mobile home park shall be valid for the calendar year in which it was issued. Such license shall be renewable annually upon request and after a satisfactory inspection in which the applicant's mobile home park is found to be in compliance with these Regulations. Each license renewal must be obtained by the owner and/or operator on or before January 31, of each year.

5. Transferral of License

- a. Every person holding a license to operate and maintain a mobile home park shall give notice in writing to the Ascension Parish Planning & Zoning Commission no later than three (3) calendar days after having sold, transferred, given away or otherwise disposed of interest in or control of such mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park. Upon application in writing (or transfer of the license, Ascension Parish will transfer the license which will remain valid until its expiration. (MP95-01)

6. Inspections

- a. It shall be the duty of the Parish Engineer to make an inspection of each mobile home park to insure compliance with these Regulations prior to the issuance of any license.

7. License Revocation or Suspension

- a. *Revocation upon conviction.* The Ascension Parish Planning & Zoning Commission may revoke any license to maintain and operate a mobile home park; when the licensee has been found guilty by the parish court or the 23rd Judicial District Court (or the parish violating any provision of these regulations. After such conviction, the license may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law. (MP95-01)
- b. *Suspension or revocation after show-cause hearing.* When the office of the secretary or its authorized representative determines that any person holding a license under these regulations has or may have violated any of the provisions of these regulations or any health regulation of the state, a written notice shall be served on such licensee. in person or by registered mail, specifying the violations and requiring correction within thirty (30) days; the licensee must appear before the Ascension Parish Planning & Zoning Commission within ten (10) days after the expiration of this time and show cause why such license should not be suspended or revoked. At such time the chairman of the Ascension Parish Planning & Zoning Commission and the appropriate health official (as applicable) and licensee will present such evidence as may be relevant to determine whether or not the violations specified have been committed and other pertinent facts. If, in the opinion of the Ascension Parish Planning & Zoning Commission, sufficient evidence is produced

to establish that a violation of these regulations has been committed and still exists, then the Ascension Parish Planning & Zoning Commission may revoke or suspend the subject's license. The owner and/or operator of any license revoked or suspended may appeal the decision of the Ascension Parish Planning & Zoning Commission to a court of competent jurisdiction within ninety (90) days of date of such decision. It shall be unlawful for any person whose license has been revoked or suspended to operate the mobile home park in question after the date of such revocation or during the term of suspension until a new license is issued or until the terms for suspension have expired and deficiencies have been corrected. (MP95-01)

(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09; MP09-01, 12/17/09)

17-8040. Design Standards

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8041. Mobile Home Park

- A.** means two or more mobile homes located on the same tract of land occupying such space as required by the following regulations. These regulations apply to mobile homes which are inhabited by persons who are not related by blood, marriage or legal adoption. These regulations apply to mobile home parks in all districts or areas where permitted. No mobile home park shall be developed until the developer has secured approval of the Louisiana Department of Health and Hospitals on the method of sewage treatment and disposal and on the public water supply. All mobile home parks shall be built in accordance with the following minimum construction standards:

(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8042. Site Selection Standards

- A.** Individual trailer sites may be leased or rented but not subdivided or sold.
- (Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)
- B.** No hazards to the property, to the health, or to the safety of the occupants shall be created by soil condition, water level of the ground, or drainage and topography, no site shall be subjected to adverse and objectionable influences (i.e. smoke, odors, noise), no portion of any site shall be subject to sudden and/or unpredictable flooding, and erosion or subsidence shall not be used for any purpose that would expose any person or his property to hazards.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8043. Site Drainage Criteria

- A.** The park shall be drained, graded and surfaced where necessary to facilitate drainage and prevent earth movement, and shall be free from depressions in which water collects and stagnates.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8044. Park Maintenance Standards

- A.** The park shall be maintained in a clean sanitary condition at all times. Grasses, weeds and other such vegetation which is not part of the ornamental landscape, shall not exceed a height of twelve (12) inches.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- B.** Garbage hoppers with a minimum capacity of .5 cu. yards per family per week must be provided and must be enclosed with a 6 foot solid fence.

(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8045. Park Density

- A.** The mobile home park shall not have a gross density.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** A minimum site of 3 acres would be required, with a minimum frontage of 200 feet on a publicly maintained street.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)
- C.** Maximum density would be 7.5 trailer sites per acre.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8046. Setbacks

- A.** Any mobile home park developed under these standards shall provide a 20 ft. side and rear yard buffer. No mobile home shall be located closer than 25 feet from a public street right-of-way or 20 feet from the private access servitude for the mobile home park drive. No mobile home may be located closer than 20 feet to another mobile home within the park.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)
- B.** Mobile home accessory buildings shall be no closer than three feet from a mobile home or mobile home lot line. Fences shall not be located closer than five (5) feet to any mobile home or accessory building structure.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** No mobile home shall be parked in such a manner as to obstruct any roadway or walkway within the mobile home park.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- D.** Unless the mobile home is situated on a mobile home space, it shall be unlawful to allow any mobile home to be occupied within the mobile home park.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8047. Mobile Home Lot Area

- A.** Each minimum trailer lot or site shall be 40 feet in width and 145 feet in length. The private drives can be included in the lot area of the individual trailer lots or sites.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)
- B.** The area of a mobile home lot occupied by a mobile home and accessory structures shall not exceed seventy-five (75) percent of the lot's total area.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- C. Each trailer site shall have a 4 inch thick, 18 ft. by 24 ft. concrete parking pad to be measured from the edge of the pavement of the private drive at the front of the site.

(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8048. Lot Standards

- A. All lots shall front on a public street or park street having a width of at least forty (40') feet.

(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

- B. In an attempt to avoid pointed or very irregular lots, side lines of lots should be at approximate right angles to straight streets and on radial lines on curved streets.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- C. Lots of double frontage should not be platted, except that where desired along major streets, lots may face on an interior street and back on such thoroughfare.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8049. Access and Interior Park Streets

- A. Access of a safe and convenient nature shall be provided for pedestrian and vehicular traffic as well as emergency and service vehicles at all times. All park streets within a mobile home park shall have a right of way of at least 50 feet.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- B. Vehicular park streets shall be clearly named and identified and all lots shall bear a number clearly visible.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- C. All streets shall comply with the roadway grades and design standards specified by the Ascension Parish Subdivision Regulations, with the exception that hard surface streets shall not be required, which regulations are adopted herein by reference thereto.

(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

- D. Access to each mobile home site shall be provided by 20 foot wide private drives located within private servitudes of access having a minimum width of 50 feet. All drives shall be constructed of 8.5 inches of soil cement base with 1.5 inches of asphaltic 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.

(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09; SR 17-01, 6/15/17)

- E. Where only one drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum inside radius of 30 feet for garbage trucks and other vehicles.

(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

- F.** The street layout of park streets shall discourage through traffic use. All dead end streets in mobile home parks shall have a cul-de-sac so as to provide a turn around approved by the Parish Engineer.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- G.** Streets designed for the general use of the residents of the mobile home park shall be adequately lighted during darkness hours with a street lighting system of vapor lights spaced on light poles not more than 400 feet apart and at subdivision height as recommended by the Electric Public Utility providing the Electric Utility service for the mobile home park.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- H.** All streets shall be named and accordingly marked.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- I.** Street lights shall be provided along the private drives within the mobile home park, as dictated by the illumination design.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8050. Parking of Vehicles

- A.** The design of mobile home parks shall include two automobile spaces per mobile home lot as off-street parking. An adequate parking space surface of gravel or shell shall be required. (These spaces may be hard surfaced at the owner's option.)
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8051. Servitudes

- A.** Servitudes across the front of lots or centered on rear or side lot lines shall be provided for utilities where necessary. These servitudes shall be no less than ten (10) feet wide at ground level.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** Where servitudes intersect or sharp changes in alignment are necessary, corners shall be sufficiently cut off to permit equipment access.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** No permanent structures will be permitted within utility or drainage servitudes.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- D.** Any overhanging limbs, shrubbery, or vegetation of any kind may be removed from within the servitude at the sale discretion of the maintenance personnel of the utilities installed above or in the servitude.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- E.** Every servitude shall terminate at both ends upon a street, alley, or another servitude, except dead end servitudes which will be permitted if not more than 150 feet in length and with no turns or bends.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- F.** All servitudes and rights-of-way as required by the Department of Public Works and/or the Parish Engineer shall be dedicated
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8052. Lots Along Drainage Course

- A.** No lot created along a drainage channel shall encroach upon the drainage servitude. All such servitudes shall be excluded from the lot area.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** The proposed mobile home park shall comply with drainage requirements set forth in the subdivision regulations for the parish, unless deemed by the Ascension Parish Planning & Zoning Commission not to be applicable.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

17-8053. Flood Plain Provision

- A.** Any mobile home park or portion thereof which is located within the special flood plain hazard area defined by the Federal Insurance Administration (FIA) shall be required to comply with the provisions of the Flood Insurance Act of 1968, the Flood Disaster Act of 1973 and all applicable FIA Regulations.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** The Ascension Parish Planning & Zoning Commission may attach conditions including, but not limited to the following for the approval of plans for areas subject to development hazards:
 1. Construction and modification of sewage, water supply and drainage facilities to meet the standards of this article and to promote the health, safety, and general welfare.
 2. Requirements for construction of channel modification dikes, levees, and various other protective measures.
 3. Installation of flood warning systems.
 4. Imposition of operational controls enforceable by the Ascension Parish Planning & Zoning Commission to restrict the types and design of uses. Such restrictions may include flood proofing of intended uses, subject to the individual approval of the parish engineer at the time such uses are constructed through:
 - a. Anchorage to resist flotation in lateral movement.

- b. Installation of watertight doors, bulkheads, and shutters, or similar construction methods.
- c. Reinforcement of walls to resist water pressures.
- d. Use of paints, membranes, or mortars to reduce seepage of water through walls.
- e. Addition of mass or weight to structures to resist flotation.
- f. Installation of pumps to lower water levels in structures.
- g. Construction of water supply and waste treatment systems so as to prevent the entrance of flood waters.
- h. Pumping facilities or comparable practices for subsurface drainage systems for buildings to relieve external foundation wall and basement flood pressures.
- i. Construction to resist rupture or collapse caused by water pressure of floating debris.
- j. Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent backup of sewage and storm waters into buildings or structures. Gravity drainage basements may be eliminated by mechanical devices.
- k. Location of all electrical equipment, circuits and installed electrical appliances in a manner which will assure they are not subject to flooding and to provide protection from inundation by the regional flood.
- l. Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials, which could be hazardous to public health, safety and welfare in a manner which will assure that the facilities are situated at elevations above the height associated with the flood protection elevation or are adequately flood-proofed to prevent flotation of storage containers, or damage to storage containers which could result in the escape of toxic materials into flood waters.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

17-8054. Individual Mobile Homes in Place

- A.** To secure a mobile home against uplifting, sliding, over-turning, shifting or uneven settling, mobile homes shall be installed on a mobile home stand which must provide a sound structural support.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** Whenever any mobile home shall be placed upon a permanent foundation or on foundation piers and the wheels have been removed, the unit shall be made to comply with all of the requirements, codes, ordinances, etc., for single-family dwellings.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** All mobile home stands shall have, as a minimum for support, eight (8) 18-inch by 18-inch concrete pads four (4) inches in thickness for every five hundred (500) square feet of floor area; or two (2) four (4)-inch thick concrete runners; or one large concrete pad sufficient enough to provide adequate footing for all the mobile home's blockings or jacks.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- D.** All owners of mobile units shall be required to place on all sides at the base of the unit a skirting or a rigid type material to prevent unauthorized access beneath the unit. Openable doors or access panels shall be installed as part of the skirting to permit convenience access to the water, gas, and sewer connections. This provision will be waived by the Ascension Parish Planning & Zoning Commission for an entire mobile home park when petition for waiver has been applied for by the owner or operator and at least fifty (50%) percent of the residents of said park have resided there for at least six (6) months prior to the petition.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)
- E.** All mobile homes shall be required to have on all sides at the base of the unit a skirting or a rigid type material
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8055. Stabilizing Devices or Piers, Ground Anchors, and Diagonal Ties.

- A.** No mobile home shall be permanently attached to a foundation. Piers or stabilizing devices may be used. Where specified by the manufacturer, they shall be installed according to his specifications.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** Ground anchors shall be installed at each mobile home stand when a mobile home is located thereon to permit tie-downs of mobile homes.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- C. The capability of resistance of each ground anchor shall be an allowable working load exceeding or equal to 3,150 pounds applied in the direction of the tie-down. Each ground anchor shall also be capable of withstanding a fifty (50) percent overload without failure of either the anchoring equipment or the mobile home's attachment point.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- D. Ground anchors shall be resistant to weathering and deterioration at least equivalent to that provided by a coating of zinc on steel strapping of not less than 0.30 ounces per square foot of surface coated.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- E. Unless the entire system of ground anchors is designed by a registered professional engineer or architect, ground anchors shall not be placed more than twelve (12) feet on centers beginning from the front line of the mobile home stand (congruent with the front wall of the mobile home). Not more than six (6) feet open-end spacing shall be provided at the rear line of the mobile home stand unless additional tie-downs are installed.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- F. When vertical ties consist of continuous straps, such ties shall be positioned at studs and rafters. Where a vertical tie and a diagonal tie are located at the same place, both ties may be connected to a single ground anchor, if the anchor used is capable of handling both loadings.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- G. Diagonal ties only are required on double-wide mobile homes. These shall be provided along the main frame and below the outer side walls.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8056. Fire Protection

- A. Each mobile home park's location and arrangement shall meet the approval of the Chief of the Fire Department responsible for providing the necessary fire protection services.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B. For fire protection purposes, access to a mobile home shall be such as to allow fire apparatus to approach within one-hundred (100) feet of each mobile home unit.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C. Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number, and so located within the park as prescribed by the local fire prevention authority, or to satisfy other applicable fire regulations.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8057. Landscaping

- A.** Trees shall be planted or existing within each mobile home park, in the manner, type, size and location required by the Police Jury. Longitudinal spacing shall not exceed one-hundred (100) feet along access streets.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** Where mobile home parks are established, a recreational area shall be provided at a rate of 10 % of the overall park area, but shall not be required to exceed one acre in size.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)
- C.** Each mobile home 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 mobile home park. All plant material shall be labeled with the name and size of each plant indicated on the plan which has been drawn to scale.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8058. Service Buildings

- A.** In the event a service building is constructed, it shall provide for emergency use sanitary facilities for each sex. The building shall not be located further than two-hundred (200) feet from the furthest mobile home lot. The interior of the toilet buildings shall be kept clean, properly lighted and adequately ventilated. These facilities shall consist of no less than one flush type toilet and one lavatory; and for each toilet building for males, one urinal.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8059. Accessory Structures and Buildings

- A.** All mobile home accessory structures and buildings shall be designed and constructed according to the applicable specifications of the Ascension Parish building, plumbing and electrical codes. As required, building permits shall be obtained and inspections by proper authorities shall be conducted.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8060. Fences

- A.** Fences shall be constructed of wood along the boundaries of the mobile home park common with any adjoining property owner and shall be six (6) feet in height and shall be placed on and along the said common boundary property line so as not to create an encroachment upon the adjoining property owner's property. Said fences shall be properly maintained by the owner and/or operator of the mobile home park.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- B.** Where mobile home 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.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

17-8061. Storage Areas

- A.** Outdoor storage area surfaced with gravel, shell, asphalt, concrete or similar such substances for boat trailers, camping units, and horse trailers shall be provided for within the mobile home park in an amount equal to fifty (50) square feet per mobile home space.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** An outdoor storage area, either common or individual, for the personal use of mobile home occupants shall be provided in an amount equal to fifty (50) square feet per mobile home space. (Space beneath the mobile home unit shall not fulfill this requirement.)
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8062. Refuse Disposal

- A.** The storage, collection and disposal of household garbage or other refuse in the mobile home park shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. The mobile home park shall comply with the applicable codes and regulations by the Office of the Ascension Parish Health Unit.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** All household garbage or refuse shall be stored in watertight, fly tight, rodent proof containers, at least one for each mobile home lot, and placed within five (5) feet of the curb of the fronting public street or park street. Where refuse service is not provided, the owner and/or operator of the park shall provide a depository within one hundred (100) feet of each mobile home lot and provide service for disposal of the household garbage or refuse.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** The mobile home park owner and/or operator shall provide, as part of the rental, that household garbage or refuse shall be routinely collected and removed from the premises not less than once weekly. All refuse shall be disposed of at lawful disposal sites in a manner complying with the Sanitary Code of the State of Louisiana.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8063. Insect and Rodent Control

- A.** All grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation. Methods of extermination and other measures to control insects and rodents shall conform with the requirements of the Parish Health Authority and shall be the obligation of the mobile home park owner and/or operator.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- B.** The growth of weeds, brush, and grass shall be controlled to prevent harborage of chiggers, ticks and other noxious insects. Parks shall be maintained so as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any type or description. This maintenance shall be the obligation of the mobile home park owners and/or operator.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8064. Mobile Home Park Water System

- A.** All mobile homes, service buildings and other facilities shall be provided at all times with an adequate supply of water, and shall be served by a water system designed, constructed, and protected in accordance with current health standards, codes and ordinances adopted and administered by the State of Louisiana and the Parish of Ascension.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- B.** The water distribution system shall be so designed and maintained as to provide a pressure for normal operating conditions at each mobile home stand. Also, the system shall be capable of supplying up to fifty (50) mobile homes with a demand load of 100 gpm, one hundred (100) mobile homes with 180 gpm, and three-hundred (300) homes with 370 gpm for basic water supply needs. Greater design values may be required when the system is to provide fire protection.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- C.** The inlet water pressure per mobile home stand shall be designed not to exceed eighty (80) pounds per square inch.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- D.** The water piping system shall not be connected with questionable or non-potable water supplies and shall be protected against the hazards of backflow or back siphonage.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- E.** Water service lines, including valves, riser pipes and connections shall be installed in compliance with Parish Engineer's requirement to waive compliance with this provision and the codes and regulations adopted by the State Fire Marshal for mobile home parks.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- F.** Water-riser pipes shall extend at least four (4) inches above ground elevation. The pipe diameter shall be at least 3/4 inch. The riser shall terminate with two (2) threaded valve outlets which provide connections for mobile home piping and for a garden hose. Each mobile home shall be connected to the park water service outlet by a flexible connector, such as copper tubing, not less than 1/2 inch interior diameter.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- G.** A shutoff valve shall be provided on the water-riser pipe on each mobile home lot. Where frost conditions occur, the shutoff valve shall be located below the frost line. Surface drainage shall be diverted *from* the location of the riser pipe.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- H.** Underground stop and waste valves shall not be installed on any water service.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- I.** An adequate supply of hot water shall be provided at all times in service buildings if constructed.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8065. Sewage Disposal System

- A.** Each trailer site shall be provided with a sanitary sewer connection and each trailer park shall be provided with a collection and treatment system and a public water supply in compliance with the standards of the Louisiana Department of Health and Hospitals.
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)
- B.** An adequate and safe sewage collection system shall be provided in all mobile home parks for conveying and disposing of all sewage. Wherever feasible, connection shall be made to the public system if one exists. All sewage disposal apparatus, including appurtenances thereto, shall be designed, constructed and maintained in compliance with applicable codes and regulations of the Parish of Ascension, Louisiana and the Office of Health Services and Environmental Quality (Ascension Parish Health Unit).
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** Where the sewage collection lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Office of Health Services and Environmental Quality (Ascension Parish Health Unit) prior to construction.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

D. All sewage collection lines shall be located in trenches of sufficient depth to be free of breading from traffic or other movements. Sewerage collection lines shall be at a grade which will insure a velocity of two feet per second when flowing full. The system shall be designed for a minimum flow of two-hundred (200) gallons per day per mobile home lot.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

E. The drain inlet shall not be smaller than the piping to which it is connected and shall be equipped with a water-tight cap or plug matching the drain inlet. The drain inlet shall not be less than three (3) inches inside diameter. Surface drainage shall be diverted away from the riser pipe. The rim of the riser pipe shall extend at least four inches above ground elevations.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

F. All materials used for sewer connections between a mobile home and the inlet shall be semi-rigid, approved pipe, corrosive-resistant, non-absorbent and durable. The inner surface shall be smooth.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

G. The Sewer Treatment Apparatus for a mobile home park which is not connected to a public system must comply with the following specific requirements in addition to the requirements set forth in **Sections 17-8065(A) through (F)** herein above.

1. The Sewer Treatment Facility or Apparatus shall be a Package Treatment Plant of such specifications required by the State of Louisiana. Said facility shall be enclosed with a wood fence at least six (6) feet in height and shall provide for a gate for access to be secured by lock and key for entrance only by authorized personnel for maintenance.

2. The Sewer Treatment Facility or Apparatus may be a sewer treatment pond or cell facility of such specifications required by the State of Louisiana. The outer perimeters of the sewer treatment pond or cell facility shall not be located nearer than 200 feet from any mobile home park lot or from any boundary property line of adjoining property owners. The sewer treatment pond or cell facility shall be enclosed with a wood fence or storm wire fence at least six (6) feet in height and shall provide for a gate for access to be secured by lock and key for entrance only by authorized personnel for maintenance.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8066. Mobile Home Park Electrical Systems

A. All electrical installations in mobile home parks shall be designed and constructed according to applicable provisions of the Ascension Parish building and electrical code as amended and/or ordinances pertaining to such.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- B.** At least one electrical single-phase outlet supplying a minimum of 115/230 volts shall be provided per mobile home lot.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** All exposed noncurrent carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved methods of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8067. Mobile Home Park Gas Systems

- A.** Gas equipment and installations within a mobile home park shall be designed and constructed in accordance with the applicable codes adopted by the authority having jurisdiction. Where the State or other political subdivision does not assume jurisdiction, such installations shall be designed and constructed in accordance with the appropriate provisions of the Parish of Ascension, Louisiana, as amended.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** Each mobile home lot supplied with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be provided with an approved "quick-disconnect" device, which shall be designed to provide a positive seal on the supply side of the gas system to prevent the accidental discharge of gas when the outlet is disconnected or not in use.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** Piping shall be buried to a sufficient depth or covered in a manner so as to protect the piping system from physical damage. Piping shall not be installed underground beneath mobile homes with an enclosing foundation.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- D.** Piping systems in mobile homes shall be tested for leakage by an authorized agent of the Parish of Ascension prior to approving connections to the existing gas system. Piping systems shall stand a pressure of at least six inches mercury or three PSI gage for a period of not less than ten (10) minutes without showing any drop in pressure. Pressure shall be measured with a mercury manometer or slope gage calibrated so as to read in increments of not greater than one-tenth (1/10) pound, or an equivalent device. The source of normal operating pressure shall be isolated before the pressure tests are made. Before a test is begun, the temperature of the ambient air and of the piping shall be approximately the same, and constant air temperature be maintained throughout the test. After all connections have been completed, the piping system shall be pressurized to not less than ten (10) inches nor more than fourteen (14) inches water column and the connections tested for leakage with soapy water or bubble solution.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8068. Responsibilities of the Park Owner or Operator

- A.** The owner and/or operator of the mobile home park shall be responsible for the supervision, operation, and maintenance of the park. The owner and/or operator designee shall be available or on call at all times in the event of an emergency. A copy of these Regulations shall be kept available by the park manager in the mobile home park office at all times for use as guidelines by the park occupants and the park manager.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- B.** The owner or licensee shall be responsible for insuring that each mobile home within his mobile home park complies with the provisions of these Regulations.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** It shall be the duty of each licensee to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:
1. The name and address of the owner of each mobile home;
 2. The name and address of the occupant of each mobile home, if different from the owner;
 3. The make, model, year and current license number of each mobile home;
 4. The state issuing such licenses; and
 5. The date of arrival and of departure of each mobile home.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- D.** The mobile home park licensee shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of one (1) year following the date of departure of the registrant from the mobile home park.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- E.** The park management shall notify park occupants of all applicable provisions of these Regulations and inform them of their duties and responsibilities under these Regulations.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- F.** The park management shall notify the health authority immediately of any suspected communicable or contagious disease within the park.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- G.** The mobile home park owner and/or operator shall furnish the Secretary of the Police Jury a copy of its current annual and complete register record at any time upon request, which request shall not be made more than twice in anyone calendar year and not be made more than once within anyone six (6) month period of any calendar year.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

- 17-8090.** Administration and Enforcement
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- 17-8091.** Amendments
- A.** These Regulations may be amended by ordinance at any time by the Ascension Parish Police Jury after notice and public hearing has been completed on such amendment.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- 17-8092.** Appeals
- A.** In the event that application for new licensing of a mobile home park has been disapproved by the Ascension Parish Planning & Zoning Commission, the applicant may petition to the Parish Council (or a full public hearing upon said rejection at the next regular Parish Council meeting. After hearing arguments for and against the petition, the Parish Council, upon favorable vote of a majority of its members voting at such hearing, may approve the license application or take other action consistent with the provisions of this article.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)
- 17-8093.** Separability Clause
- A.** If any part or provision of these Regulations or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these Regulations or the application thereof to other persons or circumstances.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- 17-8094.** Repeal of Conflicting Ordinances
- A.** All ordinances or parts of ordinances in conflict herewith are hereby repealed, except any ordinances that impose more restricting regulations that are imposed herein.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- 17-8095.** Variances
- A.** The Planning Commission shall have the authority to grant a variance of these requirements for the development of a mobile home park, if, in the opinion of the Planning Commission, a departure can be made without destroying the intent of these regulations
(Ord.# MP85-01, 6/6/85; MP97-01, 8/21/97; DC09-09, 12/17/09)

- B.** Where it can be shown by the owner or his designated representative that any provision(s) of these Regulations would cause any unnecessary hardship if strictly adhered to because of topographical or other conditions peculiar to the site, then a variance must be petitioned for in writing and submitted to the Police Jury. The petition shall state fully the petitioner's reasoning for the variance.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- C.** The Ascension Parish Planning & Zoning Commission will study the variance requested and all comments, and approve or disapprove the variance. If, in the opinion of the Ascension Parish Planning & Zoning Commission, a departure, can be made without destroying the intent of these regulations, the requested variance shall be approved, unless the Ascension Parish Planning & Zoning Commission finds that it would not be in the best interest and welfare of the Parish to approve the requested variance, and the reasons for the approval or disapproval shall be entered into the minutes of the meeting; with the party requesting the variance being informed of the decision in writing. If the requested variance is disapproved, the reasons for disapproval shall be entered in the minutes of the meeting and the party requesting the variance shall be informed of such in writing.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)
- D.** In no case shall any variance, modification or waiver be more than a minimum easing of the requirements.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)
- E.** One (1) appeal shall be available from any decision of the Ascension Parish Planning & Zoning Commission in the granting of or the denial of a variance under the provisions of this section, which appeal shall be to the Ascension Parish Council, as provided for in **Section 17-8092** in one point.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

17-8096. Effective Date

- A.** This ordinance shall be in full force and effect ten (10) days after its Publication in the Official Journal of the Police Jury after adoption by the Police Jury of Ascension, Louisiana.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8097. Non-Conforming Uses and Structures

A. Nonconformance

1. Certain mobile home parks may be found in existence at the time of passage of these Regulations which are in conflict or incompatible with the requirements set forth herein. It is the intent of this ordinance that mobile home parks shall hereafter comply with the following minimum requirements to insure and protect the health, safety, and general welfare of the public.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

B. Mobile Home Parks

1. Within sixty (60) days of enactment of these regulations, mobile home parks existing in operation prior to the day of enactment shall have been inspected by the authorized personnel of the Ascension Parish Planning & Zoning Commission or its designated representative, for a current permit issued by the office of health services and environmental quality (parish health unit) to operate and maintain said park. Within a reasonable time thereafter not to exceed sixty (60) days, an inspection by authorized representatives from the state health services and environmental quality, as requested by Ascension Parish Planning & Zoning Commission, shall have been conducted of the park for compliance with the sanitary code of the state. Upon receipt of a letter from the office of health services and environmental quality indicating the park was in compliance with all codes and regulations, the owner may have filed an application to obtain a license, upon approval from the Ascension Parish Planning & Zoning Commission authorizing the owner to operate and maintain said mobile home park.
2. The owner or operator of a mobile home park shall have, within ninety (90) days of enactment of these regulations, been required to prepare and present to the Ascension Parish Planning & Zoning Commission a drawing of the park with the following information:
 - a. The location of each existing mobile home lot with construction utilities;
 - b. The location of all rights-of-way, including private roads and streets;
 - c. Overall dimension of the park and each lot;
 - d. The location of main utility lines and hydrants;

- e. North arrow, graphic scale, .name and address of park and names of owners and operators and their addresses.
(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

C. Mobile Home Parks Constructed After Date

- 1. No mobile home park shall be altered, extended or constructed after the day of enactment of this ordinance without complying with the procedures and regulations of this ordinance. Failure to comply shall subject the owner to a penalty as defined herein.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

D. Special Regulations To Be Complied With By Existing Mobile Home Parks

- 1. Any and all mobile home parks in operation as such as of the effective date of these Regulations shall be requested to comply with the procedures of Paragraphs: **Sections and Subsections to 17-804(E), 17-804(F), 17-8044, 17-8055, 17-8056, 17-8062, 17-8063, 17-8064(A), 17-8065(B), 17-8065(C), 17-8068, and 17-8097** in order to obtain and maintain a license to operate a mobile home park facility as provided for by these Regulations.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

17-8098. Supervision and Penalties

A. Responsibility of Licensee

- 1. The person to whom a license for a mobile home park is issued shall at all times operate the park in compliance with these Regulations, and shall provide adequate supervision to maintain the mobile home park, its facilities and equipment in good repair and in a clean and sanitary condition at all times.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

B. Revocation of License

- 1. The Ascension Parish Police Jury may revoke any license to maintain and operate a mobile home park when the licensee has been found guilty by this Parish Court for the Parish of Ascension or the 23rd Judicial District Court for the Parish of Ascension of violating any provision of these Regulations. After such conviction, the license may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law.
(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

C. Fines

1. Any person who violates any provision of these Regulations shall upon conviction by a court of competent jurisdiction be punished by a fine of not less than \$50.00; nor more than \$100.00; and each day's failure of compliance with any such provision shall constitute a separate violation. All fines and penalties shall be paid to the Police Jury of Ascension Parish, Louisiana.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

D. Utility Service - Requirement of Permit Issuance

1. Any Public Service Utility Company providing public utility service to any mobile home park who has not received a building permit as requested by these Regulations for the construction and development of said mobile home park shall be deemed in violation of this ordinance and shall be subject to the fines imposed by **Section 17-8090** of this ordinance.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)

E. Discontinuance of Utility Service - Lapse or Revocation of License

1. Any public service utility company providing electric service to any mobile home park whose owner or operator does not possess a valid license for the operation of said mobile home park shall discontinue said electric service to the customers of said mobile home park within ninety (90) days after request from the Ascension Parish Planning & Zoning Commission of notice in writing that the owner or operator of said mobile home park no longer holds a valid license required by these regulations. Upon receipt of said written notice from the Ascension Parish Planning & Zoning Commission, the public service utility company shall promptly notify each customer of said mobile home park receiving electric service that said service shall be discontinued at the time required by this chapter and the reason for this discontinuance of electric utility service. Should the owner or operator receive a valid license issued by the Ascension Parish Planning & Zoning Commission within the said ninety-day period, the Ascension Parish Planning & Zoning Commission shall notify the public service utility company thereof, and thereafter, no interruption or discontinuance of electric service shall occur.

(Ord.# MP85-01, 6/6/85; MP95-01, 8/3/95; DC09-09, 12/17/09)

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17-80100. Definitions

Accessory Building: A detached subordinate structure, the use of which is clearly incidental and related to that of the principal structure (mobile home), and which is located on the same lot.

Diagonal Tie: A tiedown intended to primarily resist horizontal forces, but which may also be used to resist vertical forces.

Ground Anchor: Any device of the mobile home stand designed to transfer mobile home anchoring loads to the ground.

Health Authority: The Louisiana State Office and Environmental Quality and the Ascension Parish Health Unit.

Individual Mobile Home Site: A parcel of land which has been so designated and improved for the placement of one and only one mobile home for residential occupancy and any accessory buildings, structures, and equipment for the exclusive use of the occupants.

License: A written document issued by the Police Jury or its authorized representative permitting the operation and maintenance of a mobile home park under these Regulations.

Lot: A parcel of land occupied by one mobile home and the accessory buildings or used customarily incident to it including such open spaces as are arranged and designed to be used in connection with the mobile home.

Mobile Home: A structure, transportable in one or more sections, which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent stand when connected to the required utilities. Also, a recreational vehicle when used as a permanent residence shall be included in the definition of a mobile home.

Mobile Home Park: A parcel or tract of land under single ownership which is or has been used and/or planned and/or improved for the placement thereon of ' mobile homes on individual mobile home lots and operated as a business for rental or lease of lots therein for the placement of mobile homes for dwelling purposes.

Mobile Home Space or Lot: A parcel of land in a mobile home park or subdivision designated for the accommodation of one mobile home, its accessory buildings or structures and accessory equipment for the exclusive use of the occupants.

Mobile Home Stand: That part of an individual mobile home space which has been planned and improved for placement of the mobile home and additions or attachments thereto.

Mobile Home Subdivision: A residential subdivision designed exclusively for and occupied only by mobile homes in which the homes and land are owned by the occupants. Such a subdivision shall not be included in the definition of a Mobile Home Park and shall be regulated by the Ascension Parish Subdivision Regulations and not by this ordinance.

Parish: The Parish of Ascension, State of Louisiana.

Police Jury: Police Jury of the Parish of Ascension, State of Louisiana.

Parish Engineer: The engineering firm or engineer appointed by the Police Jury as Parish Engineer.

Permit: A written document issued by the health authority permitting the maintenance and operation of a mobile home park under the provisions of the Sanitary Code of the State of Louisiana.

Person: An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, or any group or combination acting as a unit.

Structure: That which is built or constructed an office or building of any piece or work artificially built up or composed of parts joined together in some definite manner.

Tiedown: A strap, cable, or security device used to connect the mobile home to ground anchors.

(Ord.# MP85-01, 6/6/85; DC09-09, 12/17/09)