

PART 11 – MOBILE HOME PARKS

Section 11.1 Mobile Home Park; Public Notice

At least ten (10) days prior to the Planning Commission meeting at which any approval of the mobile home park development is sought, the developer shall erect a four (4) foot by eight (8) foot black and white sign with a minimum of four (4) inch high letters located with no obstructions within twenty-five (25) feet of the nearest public right-of-way leading to the entrance of the mobile home park. The bottom of the sign shall be at least four (4) feet from the ground. The sign shall be erected at least ten (10) days prior to the Planning Commission meeting at which the subdivision is to be considered. The sign shall be titled "A Mobile Home Park Is Proposed For This Site" and shall contain the following information:

1. Name, address and phone number of developer.
2. Name of mobile home park.
3. Number of mobile home sites.
1. Number of acres in development.

Section 11.2 Park Requirements

Whenever any mobile home park is proposed, the developer/subdivider and his licensed surveyor and/or project engineer are required to discuss the mobile home park with the Planning and Zoning Department prior to submitting the preliminary plat to the Planning Commission.

All developers of mobile home parks shall submit, to the Planning Commission for approval, the preliminary plat and final plat. The department of public works may require a drainage impact study, construction plans, as-built drawings and a traffic study. No building permits will be issued until all construction is complete and the Planning Commission has approved the final plat.

Section 11.3 Development and Improvement Standards:

11.31 Minimum Park Area

1. A minimum of two (2) acres are required for each mobile home park, with a minimum frontage of one hundred (100) feet, located on a publicly maintained street.
2. Maximum density would be eight (8) mobile home sites per acre.
3. Each individual mobile home lot area shall measure at least five thousand (5,000) square feet and shall be at least fifty (50) feet wide.

4. Mobile home stands shall not occupy an area in excess of one-third (1/3) of the respective lot area.

11.32 Street Standards

1. 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.
2. Entrance to parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets
3. All park streets within a mobile home park shall have a right-of-way of at least thirty-five (35) feet.
4. Minimum wearing surface width shall be twenty (20) feet for two-way streets and twelve (12) feet for one-way streets.
5. Road wearing surface should be constructed in accordance with minimum design standards for either a hard-surfaced road or a non hard-surfaced road (utilizing applicable sections) as defined in these regulations.
6. The developer will be responsible for the installation of all street signs, stop signs, speed limit signs, etc.
7. A large notation shall be placed on the final plat stating the following:

BUYER BEWARE: THE STREETS, ROADS, SERVITUDES, EASEMENTS AND RIGHTS-OF-WAYS IN THIS MOBILE HOME PARK WILL NOT BE MAINTIANED BY THE ST. MARITN PARISH GOVERNMENT OR ANY OTHER PUBLIC BODY.

11.33 Sidewalks

1. All parks should be provided with safe convenient concrete or asphalt pedestrian access walks for intended use between individual spaces, the streets and all community facilities provided for residents of the park. (Optional)

11.34 Recreation Area

1. Not less than eight percent (8%) of the gross site area should be devoted to recreational facilities generally provided in a central location. Recreation areas may include space for community building and community use

facilities such as indoor recreation areas, swimming pools, park offices and service buildings. (Optional)

11.35 Setbacks and Open Spaces

1. Each mobile home lot shall have a minimum ten (10) foot front yard, ten (10) foot side yards, and a ten (10) foot rear yard.
2. No mobile home or structure of any kind shall be located within a triangle formed by a diagonal line connecting points on the two (2) street property lines measured thirty (30) feet along the property lines of each of the street corner intersections.
3. The accumulated occupied area of the mobile home and its accessory structures on a lot shall not exceed seventy-five percent (75%) of the respective area,
4. For the purpose of this section, covered patios, carports, or individual accessory buildings shall not be considered as permanent buildings, provided that no such patio roof, carport, or accessory building shall be located closer than three (3) feet to any lot line.
5. Driveways shall be provided on spaces for convenient access to mobile homes. The design criteria for automobile parking shall be based upon two (2) parking slots for each space. An adequate parking space surface of gravel or limestone shall be provided. (These spaces may be hard surfaced at the owner's option)
6. Any mobile home park developed under these standards should provide a solid wood fence at least six (6) feet high along all side and rear property lines of said mobile home park. The color of the fence shall be white or earth tones (gray, brown, green, etc.) and shall be the same for the entire fence. Said fence shall remain in well maintained condition at all times. (Optional)

11.36 Foundation and Tiedown Requirements

1. Every unit located within a park shall be equipped with adequate foundations and tiedowns intended to secure such units against movement, settling and overturning for the protection of life and property.
2. Slabs, strips and runners should be provided and should not be less than the length of the unit to be placed thereon. (Optional)

3. All units moving into a newly established park after the effective date of this ordinance shall comply with the requirements of this section within thirty (30) days after arrival.

Section 11.4 Sewerage Disposal Facilities

1. No mobile home park shall be developed until owners or developers secure approval from the St. Martin Parish Health Unit or Louisiana Department of Health and Hospitals of the sewerage treatment and disposal.
2. Each mobile home site shall be provided with a sanitary sewer connection and each mobile home park shall be provided with a collection and treatment system in compliance with the standards of the Louisiana Department of Health and Hospitals.
3. 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 St. Martin Parish Health Unit or Louisiana Department of Health and Hospitals prior to construction. The sewer treatment apparatus for a mobile home park, which is not connected to a public system, must comply with the following specific requirements.
4. The sewer treatment facility or apparatus shall be a package treatment plant of such specifications required by the state. 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.
5. The sewer treatment facility or apparatus may be a sewer treatment pond or cell facility of such specifications required by the state. The outer perimeters of the sewer treatment pond or cell facility shall not be located nearer than one hundred (100) 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.

Section 11.5 Water Systems

All mobile homes, 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 and the parish.

Section 11.6 Electrical Systems

Every Park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances, which shall be installed and maintained in accordance with the requirements of the current edition of the National Electrical Code.

Section 11.9 Refuse Handling

The storage, collection and disposal of refuse in parks shall be conducted in a manner to create no health hazard, rodent harborage, insect breeding areas, fire hazards, or water and air pollution. The mobile home park owner and 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 codes of the state.