

Iberia Parish Council

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MICHAEL R. LANDRY
District 2

THOMAS J. LANDRY
District 3

LLOYD BROWN
District 4

WARREN R. GACHASSIN, JR.
District 5

NATALIE BROUSSARD
District 6

PAUL G. LANDRY
District 7

NATALIE BROUSSARD

Chairman

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BRENDA P. BERGERON

Clerk of the council

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RICKY J. GONSOUIN
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JOEL J. DUGAS
District 9

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District 10

BRIAN P. NAPIER
District 11

BERWICK FRANCIS, JR.
District 12

MARIY TRAHAN
District 13

CHAD MATURIN
District 14

TO: M. Larry Richard
Parish President

FROM: Brenda P. Bergeron
Clerk of the Council

DATE: April 11, 2017

RE: MOBILE HOME PARKS - REGULATIONS

Enclosed please find Ordinance No. 2017-03-4813 as adopted by the Iberia Parish Council on Wednesday, March 22, 2017. This Ordinance regulates the construction, installation, maintenance, improvements, alterations, and operation of all mobile home or manufactured home subdivisions within the Parish of Iberia.

Should you have any questions, please contact this office.

rb

Enclosure

xc: Scott Saunier
John Raines

FRANCIS "TOMMY" POLLARD, SR.
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AN EXTRACT OF THE MINUTES OF THE PARISH COUNCIL OF IBERIA PARISH, LOUISIANA, TAKEN AT A REGULAR MEETING HELD ON WEDNESDAY, MARCH 22, 2017.

A motion was made by Mr. Thomas J. Landry, seconded by Mr. Brian Napier, that Ordinance Summary No. 4813, which is an Ordinance regulating the construction, installation, maintenance, improvements, alterations, and operation of all mobile home or manufactured home subdivisions within the Parish of Iberia, be adopted at this time.

A substitute motion was made by Mr. Ricky J. Gonsoulin, seconded by Mr. Joel Dugas, that Ordinance Summary No. 4813, which is an Ordinance regulating the construction, installation, maintenance, improvements, alterations, and operation of all mobile home or manufactured home subdivisions within the Parish of Iberia be amended as follows and be adopted at this time:

1. Definitions: Manufactured (mobile) Home Park means any tract of land developed or used for the purpose of accommodating three (3) or more manufactured homes occupied for dwelling or sleeping purposes where the spaces are rented. Amendment to delete "where the spaces are rented" and add the following: whether or not a charge is made for such accommodations and whether the space is sold, rented, leased and/or occupied.
2. Amendment is to delete A 1 and 2 of Article III
3. Amendment is to delete Section A (1) and (2) of Article IV.
4. Amendment to Article IV B Minimum area. Reduce from two (2) acres to one (1) since it only takes 3 mobile homes to be considered a mobile home park.
5. Amendment to Article IV D Streets b. Reduce the length of the hard surface from 75' to 50'.
6. Amendment to Article IV H (a) Foundation and Tie Downs to delete last sentence: "If concrete runners are not installed, then an engineered spacing of pads and size is required."

7. Amendment to Article VIII. License and Inspection to delete section A.; and
8. Amendment to add back Article IX from original draft that dealt with mobile homes not in a park.

This substitute motion having been submitted to a vote, the vote thereon was as follows:

YEAS: Francis "Tommy" Pollard, Sr., Michael R. Landry, Natalie Broussard, Ricky J. Gonsoulin, Joel J. Dugas, Marty Trahan, and Chad Maturin.

NAYS: Thomas J. Landry, Lloyd Brown, Warren P. Gachassin, Jr., Eugene A. Olivier, Sr., Brian P. Napier, and Berwick Francis, Jr.

ABSENT: Paul G. Landry.

And the substitute motion FAILED to be adopted this 22nd day of March, 2017.

A second substitute motion was made by Mr. Eugene A. Olivier, Sr., seconded by Mr. Lloyd Brown, that Ordinance Summary No. 4813, which is an Ordinance regulating the construction, installation, maintenance, improvements, alterations, and operation of all mobile home or manufactured home subdivisions within the Parish of Iberia, be adopted at this time with as to include the following amendments:

1. Definitions: Manufactured (mobile) Home Park means any tract of land developed or used for the purpose of accommodating three (3) or more manufactured homes occupied for dwelling or sleeping purposes where the spaces are rented. Amendment to delete "'where the spaces are rented'" and add the following: whether or not a charge is made for such accommodations and whether the space is sold, rented, leased and/or occupied.
2. Amendment to Article IV B Minimum area. Reduce from two (2) acres to one (1) since it only takes 3 mobile homes to be considered a mobile home park.
3. Amendment to Article IV H (a) Foundation and Tie Downs to delete last sentence: "'If concrete runners are not installed, then an engineered spacing of pads and size is required.'"; and
4. Amendment to add back Article IX from original draft that dealt with mobile homes not in a park.

ORDINANCE NO. 2017-03-4813

AN ORDINANCE REGULATING THE CONSTRUCTION, INSTALLATION, MAINTENANCE, IMPROVEMENTS, ALTERATIONS, AND OPERATION OF ALL MOBILE HOME OR MANUFACTURED HOME SUBDIVISIONS WITHIN THE PARISH OF IBERIA.

THAT THE IBERIA PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. That Ordinance No. 2009-02-4099, adopted February 25, 2009, established Zoning Regulations for rural Iberia Parish and is recorded in the Official Records of Iberia Parish at COB 1430, page 35.

SECTION 2. At that time the Zoning Ordinance did adopt and establish limited mobile home park regulations which are now proving to be insufficient to address the growing demands of Iberia Parish.

SECTION 3. The Iberia Parish Council requested Legal Council and the Iberia Parish Regional Zoning Commission to consider the need for specific mobile home regulations addressing all aspects of the mobile home park development from initial design stages to final completion and implementation.

SECTION 4. The Iberia Parish Regional Zoning Commission after providing proper public notice, conduction the appropriate public hearing(s), accepting all public input and after due diligence and discussion, does recommend amendment to Division IV Zoning Districts and Regulations, Section 24, 77 Districts and Regulations (e) in its entirety and replace with the following language:

ARTICLE I: IN GENERAL

A. Definitions.

The following words, terms and phrases, when used in this ordinance, 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 homo, which includes awnings,

cabanas, carports, Florida rooms, porches, armadas, storage cabinets, storage, and similar appurtenant 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 under the provisions of this ordinance.

Building means a roofed structure built 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 the joint use of occupants of parks.

Density means the number of mobile/manufactured home sites per gross acre.

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

FEMA trailer is the name commonly given by the United States Government to forms of temporary manufactured housing assigned to the victims of natural disaster by the Federal Emergency Management Agency (FEMA). Such trailers are intended to provide intermediate term shelter, functioning longer than tents, which are often used for short-term shelter immediately following a disaster.

Independent Manufactured (Mobile) (not RV or camper) for one family including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Lot area means the total area of land (lot) reserved for exclusive use of the occupants of a Manufactured (Mobile) home.

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

Manufactured (Mobile) unit or home shall be used in this ordinance to describe a home that is constructed almost entirely in a factory and is placed on a steel chassis for

transport to the mobile home site where the wheels can either be removed or remain, but the chassis stays in place. A Manufactured (Mobile) home is not to be confused with a single-family site-built residential dwelling.

Manufactured (Mobile) home lot or site means a parcel of land for the placement of an individual Manufactured (Mobile) home and the exclusive use of its occupants.

Manufactured (Mobile) home subdivision means any tract of land developed or used for accommodating three (3) or more manufactured homes occupied for dwelling or sleeping purposes where the lots are subdivided and sold. The Manufactured

(Mobile) home subdivision in this case would be reviewed by the Iberia Parish Regional Planning Commission under Chapter 22. Subdivision Regulations, Article III. Procedure for Plat Approval for Conforming Subdivisions. Following (Preliminary) and (Final) lot layout and subdivision approval; the subdivided manufactured (mobile) park subdivision (lots that are sold individually), if so developed shall follow the regulations for design, utilities, streets, and occupancy as set forth in this ordinance.

Manufactured (Mobile) home park means any tract of land developed or used for the purpose of accommodating three (3) or more Manufactured (Mobile) 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. The Manufactured (Mobile) park in this case would be reviewed by the Iberia Parish Zoning Commission under the appropriate sections of the Zoning Regulations contained in Chapter 24, Article III relative to the regulation and enforcement of this ordinance.

Modular home means homes *are* built using all of the same characteristics of a conventionally built home including the use of the Structural Insulated Panels or SIPs and are classified as real property. They are not built on frames, instead are built using engineered lumber and/or truss systems designed to meet or exceed the International Residential Codes (IRC) and International Building Codes (IBC) as well as all local and State of Louisiana codes. Homes are delivered by a specifically designed trailer and once the modular structure

has reached its destination, are set in place either by crane or rail system. The homes can be set on pier or beams, chain wall, or slab. Since there is no tongue, axles, or frame to remove, the home is considered a permanent structure. Modular homes can be built utilizing designs that are intended to reflect all characteristics of the neighborhood while provided for modest, high quality houses. The purchase, conveyance, and financing (or refinancing) of the property, which must be evidenced by a valid and enforceable first lien mortgage or deed of trust that is recorded in the land records, must represent a single real estate transaction under applicable State of Louisiana law.

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 Manufactured (Mobile) home lot which has been covered by a Manufactured (Mobile) home and its accessory structures.

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

Park means Manufactured (Mobile) home parks where individual lots are rented.

Park management means the person who owns, has charge, care, or control of the Manufactured (Mobile) home park.

Parking area means the off-street area available within the space for the parking of two (2) vehicles and having an area of not less than two hundred (200) square feet and not less than nine (9) feet in width and not less than twenty (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 (no limestone) material capable of supporting applied traffic and shall include, but not limited to, concrete, asphalt, and macadam. Gravel or shell surfaced roadways are not to be considered paved.

Permanent building means any building on the space except an accessory structure to a Manufactured (Mobile) home.

Perm.it: means a written permit or certification issued by the

building official or designated person allowing the construction, alteration, extension, and operation of a park under the provision of this ordinance and other ordinances and regulations pertinent thereto.

Plat means any map, plan, or chart of land, section, or subdivision indicating the location and boundaries of individual properties. The Manufactured (Mobile) home subdivision would be reviewed by the Iberia Parish Regional Planning Commission under Chapter 22. Subdivision Regulations, Article III. Procedure for Plat Approval for Conforming Subdivisions and compliance with Preliminary and Final Plat approval.

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.

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 is built to the standards as set forth in Chapter 22. Subdivision Regulations, Section 22-73. Traffic Circulation and Roadway Design Standards. Dedicated public streets are owned and operated by the Parish of Iberia.

Recreational (RV) vehicle means a vehicular, portable structure built on a chassis designed as a temporary dwelling for travel, recreational use, and when vacant is not connected to utilities. A travel traveler is not to be considered a mobile home and shall not be used within the Parish of Iberia for a permanent dwelling, and no utility or sewer tie-ins will be permitted.

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

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

Sewer connection means a connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a unit to

the inlet of the corresponding sewer riser pipe of the sewer system serving the park.

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 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 designed for the accommodation of one manufactured (mobile) home. This term shall also include the term "lot," "stall," or "site."

Subdivision means a manufactured (mobile) home development with lot subdivided and sold to individuals for the location of a manufactured (mobile) home unit per subdivided lot.

Unit means any single manufactured (mobile) home.

Utility easement except where alleys are provided for the purpose, the Iberia Parish Council will require minimum easements ten feet in width for poles, wires and conduits, or where feasible for storm, sanitary sewers, gas, water, or other utility lines on each side of the common rear lot lines, or along the streets.

B. Enforcement; penalties.

- (a) The Parish, through the appropriate building official and the Parish Attorney, are empowered to enforce the provisions of this ordinance, and may institute any necessary legal actions or proceedings to enforce the provisions thereof, or to prevent any violation of any of its provisions, including any injunctive process to compel compliance and prevent continued violation, and may obtain an order for the removal of any units or structures, fixtures, or appurtenances which may have

been unlawfully placed or constructed in violation of the provisions of this ordinance.

- (b) The owner or general agent of a park where a violation of any provision of this ordinance is being or has been committed, or the general agent, architect, builder, contractor, or any other person who commits, takes part in, or assists in any such violation, shall be guilty of a misdemeanor, and upon conviction shall be punished by a fine of \$300.00 for each day's failure of compliance with any such provisions shall constitute a separate violation.

C. Conflicting regulations

In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the Parish or State of Louisiana existing on the effective date of the ordinance from which this ordinance is derived, the provision which, in the judgment of the building official, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case, where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the Parish existing on the effective date of the ordinance from which this ordinance is derived which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this ordinance shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent that they may be found in conflict with this ordinance.

D. Authority of building official; right of entry.

The building official is hereby authorized, empowered, and directed to enforce the provisions of this ordinance. Upon presentation of proper credentials, he or the authorized members of his staff may enter upon the premises of any manufactured (mobile) home park or any common area building or structure thereon during reasonable hours, to perform any duty imposed upon him by this ordinance.

E. Identification of units within parks and subdivisions.

Parks shall contain the proper identification and location of all manufactured (mobile) homes as to the location of each within the park. The layout of the identification system shall meet with

the approval of the 911 Emergency Management. Lot numbers shall be placed on individual mobile home or on lots visible to emergency services.

F. Responsibilities of management and occupants.

(a) Responsibilities of management

- (1) The person to whom a permit for a park is issued and/or his or her designated representative shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities, equipment, roads, and streets in good repair and in a clean, sanitary condition.
- (2) The park management shall notify occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.
- (3) The park management shall keep the building official updated on any changes.
- (4) The park management shall supervise the placement of each unit, which includes securing its stability and installing all utility connections.

(b) Responsibilities of occupants

- (1) The park occupant shall comply with all applicable requirements of this ordinance and shall maintain his space, its unit facilities and equipment in good repair and in a clean and sanitary condition.
- (2) The park occupant and management shall be responsible for proper placement of his unit on its manufactured (mobile) home stand and proper installation of all utility connections in accordance with the instructions of the park management, federal, state and local codes.
- (3) Pets, if permitted in the park shall be prohibited to run at large or to commit any nuisance within the limits of any space.

G. Upon expansion of any manufactured (mobile) home park, as they may exist within the Parish of Iberia, on the date of adoption of this ordinance, said mobile home park shall be required to adhere to all requirements of this ordinance.

- (a) Expansion of an existing manufactured (mobile) home park shall occur upon the addition of land, the subdivision of existing land, or additional mobile home spaces being

added to the original area designated to be the manufactured (mobile) home park.

- (b) All manufactured (mobile) home parks that have been expanded per G.(a) above, shall be governed by this adopted ordinance.

ARTICLE II: PERMIT AND INSPECTIONS

A. Permit required; display.

It shall be unlawful for any person to move a manufactured (mobile) home in the Parish without first securing a moving permit from the Parish at a cost to be set by the Iberia Parish Council. The permit shall be displayed in the front window of the home while in transit and until plumbing, electrical and A/C permits are issued and connected.

B. Application for permit.

Application for a permit under this article shall be filed with the building official. Such application shall be by a written letter of request or on a form furnished by the Parish and shall be signed by the owner. Before issuing any such permit, the building official shall approve the application indicating compliance with the applicable requirements of this ordinance or shall indicate in writing the conditions under which such permit may be approved. The building official shall provide a checklist guide to the applicant.

C. Permit for homes.

Only manufactured (mobile) homes that meet minimum Zone II construction will be issued a permit in the Parish of Iberia. The permit shall not be issued unless the information from the data tag has been provided, including the wind load rating and age. A letter shall be provided, signed by the mover, stating the present location of the manufactured (mobile) home and destination.

D. Inspection required.

Application for the initial permit for manufactured (mobile) homes shall be conditioned on an inspection of the premises by the building official or his designated representative, to permit endorsement of such application as required by Article II, Section B. After the manufactured (mobile) home has been delivered within

the Parish of Iberia, a plumbing, A/C and electrical inspection shall be completed by the Parish of Iberia. At the time of this inspection, each manufactured (mobile) home must meet the National Manufactured Home Construction and Safety Standards, and must display a seal certifying that it was built in accordance with said standards.

ARTICLE III: PARK PLANNING REQUIREMENTS

A. Zoning District "R-4" Manufactured (Mobile) Homes:

1. *"T-1" Manufactured (Mobile) Home Park.* A manufactured (mobile) home park shall only be located in an R-4 ("T-1") Manufactured (Mobile) Home Park zoning district where individual lots are rented.

2. *"T-2" Manufactured (Mobile) Home Subdivision.* A manufactured (mobile) subdivision shall only be located in an R-4 ("T-2") Manufactured (Mobile) Home Subdivision zoning district where individual lots are sold. Following final subdivision approval, manufactured (mobile) homes moved into the subdivision must be installed according to this ordinance.

B. Applicability.

All parks as they exist on the effective date of this ordinance shall not be affected by any of the requirements contained herein; except those requirements relating to sanitation, tie downs, and foundations. However, any additions or expansions of existing parks and any new parks shall be subject to the provisions of this ordinance and approved by the Iberia Regional Planning Commission.

C. Nonresidential uses prohibited.

No part of any park shall be used primarily for non-residential purposes. Nothing contained in this section shall be deemed as prohibiting the sale of a manufacture' (mobile) home located on a manufactured (mobile) home stand, with approval from the park owner and operator.

ARTICLE IV. DEVELOPMENT AND IMPROVEMENT STANDARDS

A. Review of site plans.

Site plans for new manufactured (mobile) home parks or the expansion of or additions to existing parks shall be reviewed by

the Department of Permits, Planning, and Zoning, of Iberia Parish Government then submitted to the Iberia Parish Regional Planning and Zoning Commission for review and approval prior to a recommendation sent to Iberia Parish Council for final approval. Iberia Parish Planning and Zoning Commission's review and recommendations will be in accordance with the Subdivision Regulations contained in Chapter 22. and the Zoning Regulations contained in Chapter 24., as well as consideration for:

- (a) The present conditions and future growth of the area and its environments which will, be in accordance with present and future needs, will best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, the adequate provision of public utilities and other public requirements, and vehicular parking. In general, to provide a better quality of life for the residents of the Parish by allowing for better compatibility of land uses in the Parish. State Law Louisiana RS 33:107§107.
- (b) Incompatibility with the provision of (1) may result in a recommendation of denial.

B. Minimum area.

Any proposed new manufactured (mobile) home park shall not be less than one (1) acre in size or area. Three (3) or more manufactured (mobile) homes on a lot shall be considered a manufactured (mobile) home park and must comply with the regulations as set forth in this ordinance. The owner of the property shall not subdivide contiguous property into lots in an attempt to place three (3) or more mobile home on each lot.

C. Size of lots; separation of structures; lot coverage.

- (a) Each individual manufactured (mobile) home lot shall measure at least four thousand five hundred (4,500) square feet.

- (b) No manufactured (mobile) shall be located closer than thirty (30') to any other manufactured (mobile) home or permanent building within the park, excluding any portable buildings and decks. No deck can be built within five (5) feet of the lot line of an adjacent mobile home; and at least ten (10) feet separation is required between any two (2) structures.
- (c) Manufactured (mobile) home stands inclusive on chassis, tongue, axles, etc. shall not occupy an area in excess of one-third of the respective lot area. The accumulated occupied area of the manufactured (mobile) home and its accessory structures on a lot shall not exceed seventy-five (75%) percent of the respective lot area.
- (d) No more than one manufactured (mobile) home is allowed on any lot in the manufactured (mobile) home park.

D. Streets.

(a) *Generally.*

- 1. *Public streets.* All parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each lot at least twenty (20') feet in width. Aggregate material, asphalt, or concrete streets shall be provided for public street access. However, the first seventy-five (75) feet from a public road must be the same hard surface or greater of the public road it adjoins.
 - 2. *Private street* access may be provided by limestone. However, the first seventy-five (75) feet from a public road must be the same hard surface or greater of the public street it adjoins. Streets may be public or private but must meet public road dimensions and be at least twenty (20') in width. The manufactured (mobile) home park owner must maintain all streets and drainage (except those dedicated for public use).
- (b) *Entrance streets.* 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. A cross section drawing must be provided with the permit application. A second entrance may be required based on the number of manufactured (mobile) homes in a park or the park's frontage along a public street.

- (c) *Circulation.* The park's street system shall provide convenient circulation by means of minor streets and properly located collector street. Dead-end streets shall be limited in length to 1,200 feet and their closed end shall be provided with an adequate vehicular turnaround (minimum 65-foot diameter cul-de-sac or "T"). Accessibility to the spaces for fire protection shall be approved by the Iberia Parish Fire Chief, Public Works, 911 Emergency, and other public services.
- (d) *Pavement width.* Streets should be of adequate widths to accommodate the contemplated parking and traffic load and approved by the Fire department, Public Works, 911 Emergency Officials, and other public services.
- (e) *Street grades.* Grades and drainage of all streets shall be in accordance with the requirements of the Department of Public Works.
- (f) *Intersections.* Street intersections should generally be at right angles. Intersection of more than two streets at one point shall be prohibited. Street jogs with centerline offsets of less than one hundred twenty-five (125') shall be prohibited.
- (g) *Streetlights.* The entrance and all major street intersections, steps or stepped ramps shall be individually illuminated.
- (h) *Parking.* A parking area that will accommodate no less than two (2) vehicles shall be provided adjacent to each mobile home lot. On-street parking may be allowed within the park where the interior street width measures 40' or greater. Any portion of any driveway within the public right-of-way shall be constructed to the same standard as the public/private street.

E. Pedestrian access walks.

General requirements. All parks shall be provided with safe, convenient pedestrian access. The limits of each manufactured (mobile) home lot shall be permanently marked on the ground by suitable means. Location of space limits on the ground should be the same as shown on approved plans.

G. Setbacks and open areas; driveways; parking areas.

- (a) Distance between units and permanent buildings. There shall be a minimum of ten (10') feet of distance in all directions between a manufactured (mobile) home and any permanent building. For the purpose of this section, covered patios, carports or individual storage buildings shall not be considered as permanent buildings, provided that no such patio roof, carport, or storage building shall be located closer than ten (10') to rear and five (5') feet from sides.
- (b) *Setback from property lines.* Units shall be located at least five (5') feet from any *side* or rear property line of the park boundary and at least twenty (20') feet from any front property line; provided, however that at any intersection of public streets bounding a park, no manufactured (mobile) home or structure of any kind shall be located within a triangle formed by a diagonal line connecting points on the two street property lines measured thirty (30') feet along the property lines of each of the street corner intersection, drainage, or *utility* easements.
- (c) *Setback from interior street and guest parking areas.*

Units shall be set back at least ten (10') feet from any park and/or subdivision interior street or guest parking areas.
- (d) *Patio and carports.* Spaces may have open, unenclosed or roofed *patios* or carports of metal, wood, fiberglass or other incombustible material, provided such structures follow the setback and spacing requirements established in *this* section.
- (e) *Minimum lot coverage.* Units, together with accessory structures such as storage buildings and roofed-over patios or carports, shall not cover more than seventy (75%) percent of a space.
- (f) *Driveways.* Driveways shall be provided on spaces for convenient access to living units. The minimum width shall be ten (10') feet. Driveways shall be solid (limestone or hard-surfaced).
- (g) *Parking areas.* The design criteria for automobile parking shall be based upon two parking slots for each living space.

H. Foundation and tie downs required.

- (a) Every unit located with the manufactured (mobile) home park shall be equipped with adequate foundation and tie downs intended to secure such units against movement, settling, and overturning for the protection of life and property, all in accordance with state law. Dirt pads are required; but concrete runners are preferred.
 - 1. Concrete, precast, sand and gravel pads or foundations shall be a minimum of two thousand five hundred (2,500) pounds per square inch (PSI).
 - 2. Plastic pads or foundations shall be tested in the lower fifty percent of each soil class. (1,000-1,500 PSF soil type).
- (b) All units moving into a newly developed manufactured (mobile) home park after the adoption of this ordinance shall comply with its requirements.
- (c) It shall be the responsibility of the park owner or operator to notify the occupant relative to tie down requirements of this ordinance and abide by the Louisiana Revised Statutes, Title 51 Trade and Commerce, Chapter 2 Particular Goods - Part XIV-B Minimum Standards for Installation of Manufactured Homes §912.21. Definitions; §912.22 Installation standards for manufactured homes; §912.23 Foundations and piers; §912.24 Installation standards for anchors and tie-downs; §912.25 Installation standards for used manufactured homes in hurricane zones; §912.26 Local installation standards pre-empted; §912.27 Licensure of installers; adoption of rules; compliance with installation instruction; disposition of fees; §912.28 Violations; penalties; §Administration and enforcement; powers of commission.

I. Conflicts with state law or manufacturer's requirements.

Should it be determined that any provisions of this ordinance conflict with state law or manufacturer's setup-installation requirements, such state law or manufacturer's setup/installation requirements shall be controlling over the provision of this ordinance. A sticker from the Louisiana Manufactured Housing Commission must be placed on rear of the home registering the set-up.

J. Minimum Standards For Installation Of Manufactured (Mobile) Homes.

See La. R.S. 51:912.21 *et seq.* and in particular La. RS. 51:912.22 and/or any subsequent Act by the Louisiana Legislature amending, replacing, or re-designating said statutes which are expressly incorporated herein and made a part hereof by reference as though copied *in extensor*.

(a) Foundations anti piers.

See La. R.S. 51:912.21 *et seq.* and in particular La. RS. 51:912.23 and/or any subsequent Act by the Louisiana Legislature amending, replacing or re-designating said statutes which are expressly incorporated herein and made a part hereof by reference as though copied *in extensor*.

(b) Anchors and tie downs.

See La. RS 51:912.21 *et seq.* and in particular La. R.S. 51:912.24 and/or any subsequent Act by the Louisiana Legislature amending, replacing or re-designating said statutes which are expressly incorporated herein and made a part hereof by reference as though copied *in extensor*.

K. Skirting.

All mobile homes must be provided with manufactured approved vented skirting from the bottom of the mobile home floor to the ground before electrical connections. The approved shirting shall be permanently affixed to the mobile home. The area enclosed by skirting shall not be used for storage and must be kept free of debris at all times.

ARTICLE V: WATER, SEWER AND GAS UTILITIES

A. Required; standards.

Every park shall contain water, electricity and sewer consisting of piping, equipment and appurtenances, which shall be installed and maintained in accordance with the requirements of Iberia Parish.

B. Liquefied petroleum gas systems.

Any unit equipped for the use of liquefied petroleum gas may continue the use of such system; however, a licensed distributor must fill the fuel bottles, tanks on-site or in the park.

C. Connection to Parish sewer system.

The park or subdivision's sewer system will be tied into the Parish sewer system if the Parish has sewage system services to the site and must comply with all parish and state regulations. If not available, the developer/owner shall install a sewer treatment community plant to accommodate all proposed units as approved by the Iberia Parish Board of Health.

D. 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. Regarding base flood elevation, the lowest floor shall mean the bottom of the longitudinal chassis frame beam. This lowest level shall be twelve (12•) inches or more above the base flood elevation height.

ARTICLE VI: ELECTRICAL SYSTEM

A. Generally. 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 Federal, State and Local laws.

B. Electrical Easements: For underground, a 10 ft. utility easement 5' on each side is required; an overhead and through the property a 30 ft. with 15' on each side; and any overhead along the road would require a 16ft.

C. Power distribution lines. Main power lines and all service may be located underground or as recommended and approved by the Parish.

D. Installation requirements. All electrical systems installed in every park shall be in accordance with all federal, state, and local requirements.

ARTICLE VII. HEALTH AND SAFETY

A. Fire protection.

(a) *Accumulations of flammable materials.* Parks shall be kept free of litter, rubbish, and other flammable materials.

(b) *Fire extinguishers.* Portable fire extinguishers rated for

Class A, B, and C fires shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Extinguishers shall have not less than a Z-A rating.

- (c) *Open burning.* No open fires or burning shall be permitted in, on and/or around a park unless in an approved fire rated device. All fire pits shall be off the ground and must be supervised at all times. Water must be available and fire must be extinguished prior to being left unattended.
- (d) *Requirements for fire hydrants.* Fire hydrants, where required by the Fire Chief and/or water company shall be installed.
- (e) *Barbeque pits, fireplaces and stoves.* Barbecue pits, fireplaces, and wood burning stoves shall be so located, constructed, maintained, and used as to minimize fire hazards and smoke nuisance both on the space on which used and on neighboring spaces.

B. Refuse handling.

- (a) The storage, collection, and disposal of refuse in parks shall be conducted in a manner to create no health hazards, rodent harborage, insect breeding area, fire hazard, or air pollution.
- (b) It shall be the joint responsibility of each occupant and the management of a park to ensure that all refuse containing garbage is stored in containers in a sufficient number and capacity to care for such storage and which shall conform to the Parish sanitary code and/or laws of the state and/or Iberia Parish Government. Re-cycling should be encouraged if the service is provided.
- (c) Where central collection facilities are established for the collection of refuse, garbage or trash pending removal by the hauler, such facilities shall be provided with closures or lids. The facility and adjacent areas shall be maintained in a clean and sanitary condition at all times. A 6-foot sight proof fence on 3-sides shall enclose that area.

- (d) Every manufactured (mobile) home park containing three (3) or more units shall have its own garbage and trash disposal service located on the manufactured (mobile) home park site at each manufactured (mobile) home park's expense.

C. Insect, snake and rodent control.

- (a) Grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the health authority.
- (b) Parks shall be maintained free of accumulation of debris and stagnant water that may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.
- (c) Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe, and other building material shall be stored at least one foot above the grounds.
- (d) Where the potential for insect, snake, and rodent infestations exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
- (e) The growth of brush, weeds, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Parks and/or subdivisions shall be so maintained 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 description.

D. Fencing or buffer zone.

Any manufactured (mobile) home park which abuts any residential district must provide a buffer in the form of a six (6) foot privacy fence or an approved solid landscape buffer.

ARTICLE VIII. LICENSE AND INSPECTION

A. Each manufactured (mobile) home park must secure an Occupational License from Iberia Parish Government which must be

renewed yearly in order to continue the operation of the manufactured (mobile) home park. All fees must be paid in accordance with the Iberia Parish Code of Ordinance requirements. Failure to have a current Occupational License or Mobile Home Park License will result in denial of any building permit request to move a mobile home into the park until all code requirements are met, inspected, and approved by the building official or his/her representative.

B. All manufactured (mobile) home parks in Iberia Parish must be inspected annually by the Department of Permitting and when necessary, Public Works, Sewer District, the Board of Health, and the Fire Department. An inspection report shall be provided to the manufactured (mobile) home operator with a time-line to resolve any deficiencies, including failure to properly maintain roadway. Failure to resolve outstanding deficiencies within the allotted time will result in the denial of any future permit request to move a manufactured (mobile) home into the park or denial of the park's license renewal.

ARTICLE IX: INDIVIDUAL MOBILE HOME SITES
OUTSIDE OF MOBILE HOME PARKS

A. All individual Mobile Homes installed outside of any mobile home park, shall adhere to the structural, review, permitting, mobile home stand, size of mobile home lot, foundation, tie downs, water, sewage, gas, waste disposal, open burning, barbecue pits, fireplaces, and stoves as further described within this ordinance.

B. Single Mobile Homes placed on vacant property:

- (a) All requirements for a mobile home inside a mobile home park shall be required of mobile homes moved onto a vacant lot.
- (b) Setbacks from property lines shall be the greater of the Parish of Iberia Ordinance 357.1, et sec., site requirements for a single mobile home placed on a vacant lot, or five (5') feet from any side property line, ten (10') feet from the rear property line, and twenty (20') feet from the front property line.
- (c) Land use type R-2 (Low Density Multi-family Residential Use) shall be used for the Ordinance 357.1 site type.

- (d) Any Green Space requirements of the Parish of Iberia Ordinance 357.1, et sec, shall not be a part of the mobile home stand, but can be a part of the site setbacks.

C. Mobile Home added to a site which already has another structure installed:

- (a) If a mobile home is added where there was previously located another structure, such as a home, another mobile home, or any inhabitable structure, Ordinance 357.1 et sec, shall prevail with the land use type being relabeled NB (Neighborhood Business Land Use).

- (b) All mobile home stand requirements listed for mobile home parks herein shall also be required for mobile homes moved to previously occupied sites.

ARTICLE X. SURVIVABILITY

All ordinances or resolutions or parts thereof in conflict are hereby repealed.

ARTICLE XI. ENFORCEMENT

Enforcement shall be in accordance with Ordinance No. 2009-02-4099.

SECTION 5. That Iberia Parish Council after accepting the recommendation of the Iberia Parish Regional Zoning Commission, all input, deliberation of their part and proper Motion and Second did concur with the recommendation of the Zoning Commission to approve the establishment of these regulations for the operation of manufactured (mobile) home parks in Iberia Parish.

SECTION 6. That the Ordinance shall become effective immediately upon adoption by the Iberia Parish Council and approval by the Parish President in accordance with Section 2-13 of the Iberia Parish Home Charter.

This Ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Francis "Tommy" Pollard, Sr., Michael R. Landry, Lloyd Brown, Ricky J. Gonsoulin, Joel J. Dugas, Eugene A. Olivier, Sr., Brian P. Napier, Berwick Francis, Jr., and

Marty Trahan.

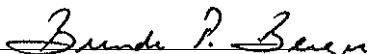
NAYS: Thomas J. Landry, Warren P. Gachassin, Jr., Natalie Broussard, and Chad Maturin.

ABSENT: Paul G. Landry.

And the Ordinance was declared adopted this 22nd day of March, 2017.

ATTEST: A true and correct copy of a Resolution adopted by the Parish Council of Iberia Parish, Louisiana, taken at a Regular Meeting held on Wednesday, March 22, 2017.

IN FAITH WHEREOF, I have hereunto set my hand and the official seal of the Parish Council of Iberia Parish, Louisiana, on this 11th day of April 2017.


Clerk of the Council, Parish Council of
Iberia Parish, Louisiana.