

ORDINANCE NO. 99-06 (BCO)

AN ORDINANCE TO PROHIBIT THE USE OF TRANSIENT TRAILERS, MOTOR HOMES, RECREATIONAL VEHICLES, CAMPERS OR TENTS AS PERMANENT RESIDENCES; TO REGULATE THE INSTALLATION, USE AND MAINTENANCE OF PERMANENTLY AFFIXED HOUSE TRAILERS, MANUFACTURED HOUSING OR MODULAR HOMES ON INDIVIDUALLY OWNED LOTS; TO PROVIDE FOR THE CREATION OF TRAILER PARKS AND TO FIX PENALTIES FOR VIOLATIONS.

SEC. 1. On or after October 19, 1999, it shall be unlawful for any person to place upon any property within the Town limits of Sterlington any transient trailer, tent, motor home, recreational vehicle, camper, or similar device with the intent of using or permitting its use as a permanent residence or living quarters.

SEC. 2. House trailers, manufactured housing or modular units may be installed and used as permanent dwellings on any property provided there are no subdivision, title or other restrictions that would prevent the erection of such permanent improvements and provided that each such improvement meets the following criteria:

- A. Any modular unit or trailer house shall be a minimum of 720 square feet not including porches or garages, and shall be placed on a lot of not less than 5,000 square feet.
- B. Any modular unit or trailer house installed shall be not more than 10 years old at the time of installation. If the manufacture date of said mobile home is greater than 10 years prior to the time of application for the permit provided for in Section 2, F, herein, then the applicant shall comply with the following procedure:
 - (1) The applicant shall apply for a variance to the 10 year requirement with the Town Clerk and with said application, shall provide a written certification by a duly licensed electrician which certifies that the trailer has been personally inspected and found to be free of aluminum electrical wiring, and is otherwise has a safe and adequate electrical wiring system. Upon compliance with this subsection, the Town Clerk may issue a temporary permit authorizing the installation of said trailer at the intended location. Said permit shall be good for 30 days, or until the following the review of this application by the Board of Aldermen, whichever occurs last. The application for variance shall be reviewed by the Board of Aldermen at the next regularly scheduled council meeting, unless the application is made less than 10 days prior to said meeting, and then it shall be heard on the following regularly scheduled council meeting.

- (2) The applicant shall provide to the Board of Aldermen written documentation or proof showing that all adjacent property owners of the intended installation site have been provided notice of the application for variance by either certified mail, return receipt requested or by actual delivery to one or more of the owners of record, at least 5 days prior to the review of the application by the Board of Aldermen. The applicant shall also provide to the Board of Aldermen, recent photographs showing all exterior sides of the trailer to be free of excessive and unsightly rust, corrosion, mold or mildew.
 - (3) The variance shall be granted upon approval of a majority of the voting members of the Board of Aldermen present. If the Board of Aldermen approves the application, the Town Clerk shall issue a permanent permit, as long as all other provisions of this ordinance have been complied with. If the Board of Aldermen fail to approve the application, the temporary permit shall be rescinded and the applicant shall remove the trailer from the corporate limits of the Town of Sterlington within 10 days.
- C. A hard surface gravel, shell or similar driveway shall be provided for each such installation to provide off street parking for at least two vehicles.
 - D. The trailers shall be set back from the street at least 25 feet.
 - E. All tires and wheels must be removed and manufactured skirting provided for each trailer in such manner that the trailer is firmly anchored to the ground and can withstand gale force winds without the danger of overturning.

(See proposed amendment to paragraph F. increasing the fee to \$75 on Sept. 8, 2005)

- F. A permit shall be obtained from the Town Clerk certifying that the installation will meet the foregoing conditions within ninety (90) days of installation. The fee for this certificate will be \$10.

SEC. 3. The Board of Aldermen may, by regulation designate certain lots, areas or districts within the Town as (a) transient trailer parks or (b) permanent residential trailer parks, and permit the installation, use and maintenance in such areas or trailers under such rules, regulations and conditions as it may reasonably adopt from time to time to assure that minimum standards of public safety, cleanliness and convenience are met and maintained in connection with such areas.

SEC. 4. **PERMIT:** No mobile home park and no extension or enlargement of a mobile home park shall be constructed without having been issued a permit by the Town of Sterlington, Board of Aldermen. No such permit shall be issued until the plans for the mobile home park or extension or enlargement thereof have been submitted to and approved by the BOARD OF ALDERMEN.

SEC. 5. **PENALTY:** Any developer, owner or tenant who assists in or maintains a violation of this ordinance shall be fined \$25 for each violation and shall also be fined an additional \$10 a day until such time that the violation is repaired or removed. The Town may also take such other legal action as may be necessary to enforce compliance with this ordinance and regulations issued under it including injunction to prevent or remedy violations.

REGULATIONS AND STANDARDS FOR MOBILE HOME PARK PERMITS

PURPOSE / INTENT:

- (A) These mobile home park regulations are adopted under authority of the police power of the city.
- (B) It is the intent of this resolution to provide for the harmonious design of parks for mobile homes; for the convenience and attractive arrangement of mobile home sites; for adequate vehicular and pedestrian circulation and parking and in general for the creation of conditions favorable to health, safety and convenience of mobile home parks as residential areas, pursuant to ordinance 99-06 (BCO).
- (C) This resolution does not govern the location of a single mobile home on a single lot located outside mobile home parks.
- (D) These regulations shall govern all mobile home parks within the territorial boundary of the city, as it now exists or may be extended from the effective date of this ordinance and shall be designed and constructed in conformance with these regulations.

DEFINITIONS

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

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

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

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

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

MASTER PLAN: A comprehensive plan made and adopted by the BOARD OF ALDERMEN, for the physical development of the city and surrounding area; the term includes any unit or component of the plan separately adopted and any amendment to the plan or part thereof.

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

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

MOBILE HOME PARK OR PARK: A parcel of land, whether publicly or privately owned, which has been planned and improved for the placement of mobile homes for non-transient use; and the definition of a "mobile home park" shall also mean any parcel of land upon which two (2) or more mobile homes are located, regardless of whether or not a charge is made for the accommodation.

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

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

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

REVIEW OF PARK PLANS

The procedure for review and approval of a mobile home park plan by the BOARD OF ALDERMEN, consists of the following steps:

- (1) Submission of legal description and location of proposed site of "designated mobile home park.
- (2) A sketch plan of the proposed mobile home park. The sketch plan shall contain the following information:
 - (a) The street pattern in relation to the existing streets.
 - (b) The general arrangement of mobile home lots, with dimensions of typical lot width and depth.
 - (c) The approximate location and size of utility lines and sewerage service to which connections are to be made.

Upon approval of the proposed mobile home park location by the BOARD OF ALDERMEN, the following requirements are required for the developer to enforce upon residents:

- (a) Manufactured skirting around bottom of trailer.
- (b) Size of lots: Minimum 40 feet wide, 100 feet long.
- (c) Mobile homes shall be placed not less than 20 feet from any other mobile home.
- (d) A 4-foot screening fence along and adjacent property owner's property line.

IMPROVEMENTS

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

- (1) Water Supply – The developer shall install a water supply system connected to the public water supply of the city and pay required tap fees. An individual water connection shall be provided for each mobile home lot. The connection shall consist of a riser termination at least 8” under the ground surface with ½” valved outlet.
- (2) Sanitary Sewerage – The developer shall install a sanitary sewerage system connected to the public sanitary sewer of the city and pay required tap fees. A four-inch sewer connection suitably located for connection to the mobile home shall be provided for each mobile home stand in accordance with the sanitary code for mobile homes of the city.
- (3) Surface Drainage – The mobile home park shall be so designed that surface water will be drained into natural watercourses or drainage systems.
- (4) Utilities – Above ground utilities shall be placed along streets or on rear or side lines of mobile home lots in easements provided for this purpose. Installations shall be constructed in accordance with the requirements and under the supervision of the utility agencies, companies or departments concerned.
- (5) Illumination – Adequate lights shall be provided to illuminate for the safe movements of vehicles and pedestrians at night at the expense of the developer.

GUARANTEES OF PERFORMANCE:

The BOARD OF ALDERMEN shall not issue a certificate of compliance with the provisions of this ordinance for any mobile home park unless the improvements required by this ordinance have been installed in accordance with the standards and specifications of this ordinance.

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

VIOLATIONS:

Developer or every owner or tenant who assists in or maintains a violation of this ordinance may be found guilty of a misdemeanor and will result in the city taking lawful action as is necessary to prevent or remedy violations. The continuance of such violation for each 30 day period after notice of violation is served on the trailer park owner or posted on the door of any trailer in violation of this ordinance shall constitute a separate and distinct violation.

All ordinances or parts of ordinances in conflict herewith and particularly Ordinance No. 89-05 (BCO) adopted September 19, 1989 and Ordinance No. 94-01 (BCO) adopted August 16, 1994.

The above ordinance introduced on the 17th day of August 1999, and duly considered and passed on the 19th day of October, 1999 (Ron Hill, Connie Smith).

YEAS:	5
NAYES:	0
ABSENT:	0

And the ordinance was declared adopted as Ordinance No. 99-06 (BCO) of the Town of Sterlington.

James H. Rainwater, Mayor

Marilyn Dilmore, Town Clerk

ORDINANCE NO. 2005-07 (BCO)

AN ORDINANCE AMENDING SECTION 2., PARAGRAPH F. OF ORDINANCE NO. 99-06 (BCO).

SECTION 2.

F. A permit shall be obtained from the Town Clerk certifying that the installation will meet the foregoing conditions within ninety (90) days of installation. The fee for this certificate will be \$75.

UNDER THE MOBILE HOME PARKS SECTION; REVIEW OF PARK PLANS

(d.) A 4-foot screening fence along and adjacent property owner's property line is now amended to a 6-foot screening fence.

The above ordinance introduced on the 25th day of August 2005, and duly considered and passed on the 22nd day of September 2005.

YEAS:	4
NAYES:	0
ABSENT:	1

And the ordinance was declared adopted as Ordinance No. 2005-07 (BCO) of the Town of Sterlington.

Vern A. Breland, Mayor Pro Tempore

Marilyn Dilmore, Town Clerk