

ARTICLE II. - MOBILE HOME PARKS

Section 125-176. - Definitions.

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

Mobile home park means more than one (1) mobile home located on the same tract of land occupying such space as required by this article. However, if a landowner makes application with the planning department and meets the requirements of the affidavit attached to the ordinance from which this article is derived and executed, then placement of one (1) mobile home on the same tract of land, excluding the homestead, will be permitted by the planning department. The additional mobile home shall be occupied by a lineal descendant of the landowner. The landowner must subdivide to add any more mobile homes.

Recreational vehicle (RV): motorhomes, campervans, coaches, caravans, fifth-wheel trailers, popup campers, truck campers, vacation trailers, travel trailers, pick-up campers, tent trailers, and bus campers. Recreational Vehicles located in a trailer park, mobile home park, or camp site and are intended for occupancy will be permitted through the Livingston Parish Permit Office through regulatory permitting processes.

Trailer or mobile home, for the purpose of this chapter, means a vehicle equipped for use as a dwelling that may be hauled or transported along a highway. As such, the mobile home will be duly titled by the appropriate regulatory agency. A mobile home which has been rendered unsuitable for transportation, and which has had its title rescinded, shall not be considered a mobile home. Recreational Vehicles are included in this definition if they are intended for occupancy.

Section 125-177. - Public notice.

The following signage will be required for subdivisions with improvements. The O/D/S shall erect two (2) signs that will be placed corner to corner in a V-shaped formation that shall each be measured four (4') foot by eight (8') foot. The sign shall be black and white sign with a minimum of four (4") inch-high letters located with no obstructions within five (5') feet of the nearest public right-of-way leading to the original filing, any new additional filing, and any other entrance or road tied to the development for connectivity purposes. The bottom of the sign shall be at least four (4') feet from the ground. Twenty-five (25%) percent of the sign may be dedicated for advertising purposes and graphics, provided such area is contiguous. The sign shall be erected at least ten (10) days prior to the Planning and Zoning Commission

meeting at which the subdivision is to be considered. The sign must remain visible and upright until final approval. Failure to keep the sign visible and upright is cause for project work to be stopped by the Parish and review engineer until the sign is corrected. The developer is responsible for any and all associated costs including attorney fees. The sign shall be titled "A Subdivision Is Proposed For This Site" and shall contain the following information:

- a. Name, address, and working telephone number of the O/D/S.
- b. Name of subdivision or development.
- c. Number of lots.
- d. Number of acres in the development.
- e. Email address.

Section 125-178. - Procedures for development.

- (a) All O/D/S of mobile home or trailer parks shall submit a preliminary site plan to the Planning and Zoning Commission for approval. The drainage impact study and construction plans will be submitted to the review engineer for review and approval. Upon receipt of the preliminary site plan, the development will be placed on the Planning and Zoning Commission agenda for a public hearing. After the Planning and Zoning Commission has held a public hearing, it will make a recommendation for approval. Upon approval of the preliminary site plan, the drainage impact study and construction plans may be submitted to the planning department and review engineer for review and approval. When the drainage impact study, construction plans and final site plan are approved, the site construction may begin. Certificate of occupancy may not be given unless an on-site inspection of the site has been made by representatives of the Parish and approval by the planning department. Approval to construct the project shall expire after twelve (12) months unless extended by the Parish Council.
- (b) Prior to the filing of an application for approval of the preliminary plat, a representative is required to have an informal discussion with the Planning and Zoning Commission's review engineer and other Parish staff and officials deemed appropriate in an effort to resolve technical matters regarding the proposed subdivision prior to consideration by the Planning and Zoning Commission.
- (c) No mobile home parks shall be developed until owners or developers secure approval from the Parish health unit or the state department of health and hospitals of the method of sewage treatment and disposal and of the public water supply. Each shall be constructed in accordance with the following minimum standards:

- (1) Individual mobile home or trailer sites may be leased or rented, but not subdivided or sold. No mobile home shall be moved into a mobile home park until all construction and related road, drainage and utility work are complete, and the final site plan is approved by the Planning and Zoning Commission and Parish Council.
- (2) A minimum of three (3) acres is required for each trailer or mobile home park, with a minimum frontage of two hundred (200') feet, located on a publicly-maintained street or road.
- (3) Maximum density would be seven point five (7.5) mobile home sites per acre.
- (4) Access to each mobile home site shall be provided by twenty-four (24') foot wide private drives located within private servitudes of access having a minimum width of fifty (50') feet. Minimum improvement requirements for private drives within the mobile home park shall be thirty (30') feet roadway with an eight and one-half (8 1/2) inch base as specified by the Parish Council and a twenty-four (24') foot wide, two (2") inch thick hot asphaltic concrete, crushed concrete, or limestone surface. A protective apron shall be required at the entrance to any site equal to the radius of the driveway or equal to the depth of the servitude, whichever is greater.
- (5) Where only one (1) drive is to be provided, each mobile home park shall include Cul-de-sacs (turnarounds) shall have a minimum outside *turning* radius of fifty-five (55') feet, with a minimum inside *turning* radius of thirty-five (35') feet. Width in the turnarounds shall have a minimum width of twenty (20') feet. Permanent *T*-turnarounds may be used. The *T*-turnaround shall have a minimum width of twenty (20') feet and a minimum length of eighty (80') feet.
- (6) Each trailer or mobile home shall be set on solid concrete, crushed concrete, or limestone footings of a minimum of four (4") inches thick and have a four (4") inch thick, eighteen (18') foot by twenty-four (24') foot solid concrete, crushed concrete, or limestone parking area, to be measured from the back of the curb or edge of surface at the front of the site.
- (7) Garbage hoppers with a minimum capacity of point five (0.5) cubic yards per family per week must be provided and must be enclosed with a six (6') foot solid fence.

- (8) 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 and public water supply in compliance with the standards of the state health department.
- (9) Any mobile home park developed under these standards shall provide a solid wood or metal fence at least eight (8') feet high along all side and rear property lines of said mobile home park.
- (10) All mobile homes shall be required to have on all sides at the base of the unit, a skirting or a rigid-type material specific to trailers.
- (11) Utilities. Refer to Section 125-06.
- (12) A minimum of one (1) streetlight for every three (3) lots shall be provided along the private drives within the mobile home park, as dictated by the illumination design.
- (13) Before the site plan is submitted to the Planning and Zoning 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 and the Planning Director and staff for a pre-application meeting. 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 and Zoning Commission with the Planning and Zoning 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 and Zoning Commission public hearing. After approval of the site plan by the Planning and Zoning 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.
- (14) Prior to issuance of a permit for a mobile home park, the plan of the proposed development shall be placed on the Planning and Zoning Commission's agenda. After consideration by the Planning and Zoning Commission, the Planning and Zoning Commission's recommendation will be submitted to the Parish Council for approval. Plans shall be reviewed by the review engineer prior to said hearing.

- (15) Sewer treatment plant has been completed, and written approval from the Department of Health and Human Resources of the state has been obtained.
- (16) FEMA elevation requirements for a trailer on each rental site shall be of a permanent material and attached to a service pole or concrete monument.
- (17) Form 20-D. This form shall only be used as a checklist. For further details on the items addressed in the checklist, refer to the requirements of the subdivision regulations. This form must accompany the preliminary site plan submittal.

Section 125-179. – Road width requirements.

- a. Developments with ninety-nine (99) or less lots shall be developed on roads eighteen foot (18') in width or greater.
- b. Developments with one hundred (100) and over lots shall be developed on roads with a width of twenty foot (20') or greater.
- c. Developments that do not meet the required road width shall make improvements from the entrance/exit of the development to the nearest state or parish road that meets the eighteen-foot (18') or twenty-foot (20') requirement. All roadway improvements should meet the parish standards outlines in section 125-77 and be approved by the Review Engineer and Planning Director.

Section 125-180. - Mobile home park submittals.

- (a) Preliminary site plan. The preliminary site plan shall be submitted in accordance with Section 125-51, and 125-67 (preliminary plat) of this chapter. Any alterations made by the O/D/S after approval of the preliminary plat shall be submitted to the Planning Director and reviewed by the Planning and Zoning Commission.
- (b) Drainage impact study. The drainage impact study shall be submitted in accordance with Section 125-51, and 125-67 (drainage impact study).
- (c) Construction plans. One (1) set of the construction plans must be submitted to the Planning and Zoning Commission, review engineer, applicable sewer district, and applicable drainage district at least on the eighth (8th) day of the month prior to the Planning and Zoning Commission meeting.
- (d) Twelve (12) copies and one (1) eleven (11") inch by seventeen (17") inch copy of the final site plan must be submitted to the Planning and Zoning Commission and one (1) copy must be sent to the review engineer.

January 4, 2024

(e) School Impact Study.