

**T.P. Ordinance No. 22-54**

AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 –  
PLANNING AND DEVELOPMENT, ARTICLE V – STANDARDS FOR  
DEVELOPMENT OF PROPERTY, SECTION 36-112 – SPECIAL  
CLASSIFICATION PROPERTY DEVELOPMENT STANDARDS, (A)(4)-  
SPACING OF MANUFACTURED HOME

**BE IT ORDAINED** by the Tangipahoa Parish Council-President Government,  
State of Louisiana, acting as the Governing Authority thereof revises and amends the  
Tangipahoa Parish Code of Ordinance as follows:

**ARTICLE V – STANDARDS FOR DEVELOPMENT OF PROPERTY**

**Sec. 36-112. Special classification property development standards.**

- (a) *Mobile/manufactured homes placement standards for placement on a single lot.*
- (1) *Lot size.* An individual parcel of record shall be a minimum of one-half acre for placement of a manufactured home.
  - (2) *Density.* No more than two single-family dwelling units shall be placed on any one parcel of record. These two single-family dwelling units will only allow for one manufactured home and a one single-family residential dwellings. Each unit will require one-half acre per unit.
  - (3) *Setbacks.* Side and rear setbacks shall be ten feet from the property line. Front setbacks shall be a minimum of 25 feet from public right-of-way lines. In cases when the right-of-way lines cannot be determined, the setback line will begin 18 inches behind the back slope of the drainage ditches.
  - (4) *Spacing of manufactured home.* All new manufactured homes being placed must be a minimum of ~~50 feet~~ 20 feet from any overhang/eve to adjacent overhang/eve another habitable structure.
  - (5) *Nonconforming lots of record.* (Grandfather clause) Parcels less than one-half acre with a current manufactured home on it are allowed to maintain residence and/or replace older mobile homes with a new manufactured home if utilities are currently in place at the time of the permit request or were in place within 12 months of the request.
  - (6) *Removal of older mobile homes or manufactured homes.* When replacing one home for another, the original home must be removed from the parcel within 60 days of the new home being placed. If the home is not removed within 60 days, a power disconnection order will be issued and remain in effect until it is removed.
  - (7) *Mandatory requirements.* Manufactured homes must meet all of the following requirements:
    - a. Be placed on a permanent conventional foundation and set up in accordance with building code requirements as prescribed by HUD;
    - b. Be comprised of at least 12 feet wide by 40 feet long or two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long;
    - c. Be located on a parcel owned by the applicant. The applicant must provide proof of parcel ownership for moving permit approval.
  - (8) *Other consideration for placement.* In cases of declared emergencies, the required standards may be waived.
  - (9) Heir property must be opened in succession with property listed in the applicant's name for mobile home placement to be allowed.
- (b) *Camps.* Lot frontage for camps shall be a minimum of 50 feet with a minimum lot square footage being 4,000 square feet. Frontage shall be on a nature stream or manmade waterway with no roads to property.
- (c) *Hunting club camps sites.*
- (1) A hunting club camp site is a site on leased, private property where the sportsmen may park camper trailers to access a tract of land for the purpose of hunting or fishing on seasonal occasions.
  - (2) Any sanitary or water facilities located on said property for the use of campers must meet state requirements.
  - (3) No approvals by parish government offices are required for these developments.

**BE IT FURTHER ORDAINED** that this ordinance shall become effective immediately upon signature of the Parish President and all previous ordinances in conflict with said ordinance are hereby repealed.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said council and was submitted to an official vote of the Tangipahoa Parish Council shall take effect immediately upon the signature of the Tangipahoa Parish President.

On motion by Mr. Vial and seconded by Mr. Wells, the foregoing ordinance was hereby declared adopted on this 26<sup>th</sup> day of September, 2022 by the following roll-call vote:

**YEAS:** Forrest, Ingraffia, Joseph, Bruno, Ridgel, Mayeaux, Wells, Vial, Hyde, Coates

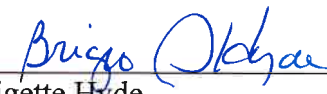
**NAYS:** None

**ABSENT:** None

**NOT VOTING:** None

**ATTEST:**

  
\_\_\_\_\_  
Jill DeSouge  
Clerk of Council  
Tangipahoa Parish Council

  
\_\_\_\_\_  
Brigitte Hyde  
Chairwoman  
Tangipahoa Parish Council

INTRODUCED: September 12, 2022

PUBLISHED: September 21, 2022 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: September 26, 2022

DELIVERED TO PRESIDENT: \_\_\_\_\_ day of September, 2022 at \_\_\_\_\_

APPROVED BY PRESIDENT:   
\_\_\_\_\_  
Robby Miller

9/28/2022  
\_\_\_\_\_  
Date

VETOED BY PRESIDENT: \_\_\_\_\_  
Robby Miller \_\_\_\_\_  
Date

RECEIVED FROM PRESIDENT: \_\_\_\_\_ day of September, 2022 at \_\_\_\_\_