

T. P. Ordinance No. 23-10

**AN ORDINANCE AMENDING AND ENACTING CHAPTER 36 -
PLANNING AND DEVELOPMENT, ARTICLE V- STANDARDS FOR
DEVELOPMENT OF PROPERTY – SEC 36-112-SPECIAL CLASSIFICATION
PROPERTY DEVELOPMENT STANDARDS, (A), (11) LOUISIANA STATE
MANUFACTURED COMMISSION STANDARDS**

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:

CHAPTER 36 PLANNING AND DEVELOPMENT

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 20 feet from any overhang/eave to adjacent overhang/eave 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.
 - (10) All newly placed manufactured homes must be tied down according to HUD guidelines. Applicants shall have a parish inspector verify the installation of tie downs within 180 days of permit issuance or the placement permit shall expire.
 - (11) **All newly placed manufactured homes must be permitted in accordance with Louisiana State Manufactured Commission Standards including placement of placard on the unit.**
- (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.

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.

On motion by Mrs. Coates and seconded by Mr. Ridgel, the foregoing ordinance was hereby declared adopted on this 27th day of February, 2023 by the following roll-call vote:


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


NAYS: None

ABSENT: Forrest

NOT VOTING: None

ATTEST:


Jill DeSouge
Clerk of Council
Tangipahoa Parish Council



David P. Vial
Chairman
Tangipahoa Parish Council

INTRODUCED: February 13, 2023

PUBLISHED: February 23, 2023 OFFICIAL JOURNAL Hammond Daily Star

ADOPTED BY TPC: February 27, 2023

DELIVERED TO PRESIDENT: 1st day of March, 2023 at 8:00am

APPROVED BY PRESIDENT: 
Robby Miller 3/2/2023
Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: 2nd day of March, 2023 at 11:00am