

ORDINANCE NUMBER 2305

An ordinance to enact and adopt Chapter 24 of the Code of Ordinances, Section Numbers 24-1 through 24-230 regarding the regulation of mobile homes, manufactured homes, mobile home parks, recreational vehicle parks, mobile food vehicles and mobile food vehicle parks.

BE IT ORDAINED by the Mayor and Board of Alderman for the City of Breau Bridge, Louisiana duly convened in regular session on the 10th day of September 2024, that:

The Code of Ordinances for the City of Breau Bridge, Louisiana be amended by the enactment and adoption of Chapter 24 of the Code of Ordinances, Section Numbers 24-1 through 24-230 regarding the regulation of mobile homes, manufactured homes, mobile home parks, recreational vehicle parks, mobile food vehicles and mobile food vehicle parks, as follows:

ARTICLE I. GENERAL

Sec. 24-1. – Definitions.

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

Accessory building means a subordinate building on a lot, the use of which is customarily incidental, secondary, or minor to that of the main building or principle building.

Accessory structure means any structural additions to the mobile home or manufactured home, which includes awnings, cabanas, carports, Florida rooms, porches, ramadas, storage cabinets 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 and/or subdivision under the provisions of this chapter.

Building means a roofed structure created 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.

Commercial use means use for business or other governmental entity purposes, such as, without limitation, first responders, or for uses other than permanent or temporary residential purposes.

Common area means any area or space designed for joint use of occupants of parks and/or subdivisions.

Density means the number of mobile home or manufactured home stands per gross acre.

Doublewide mobile home means a mobile home with two or more units separately towable but designed to be joined onto an integral unit at the site.

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

Expandable mobile home means a mobile home with two or more room sections that fold, collapse, or telescope into the principle unit when being transported and which can be expanded at the site to provide additional living area.

Independent mobile unit means a mobile home and/or manufactured home equipped with a self-contained water closet and a bathtub or shower and a kitchen sink.

Living unit means a residential unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Lot means a parcel of land occupied or capable of being occupied by one (1) building and its accessory building or uses customarily incident to it, including such open spaces as are required by this chapter.

Lot area means the total area of a space reserved for exclusive use of the occupants of a mobile home or manufactured home.

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

Manufactured home or mobile home means a moveable detached single-family dwelling unit with all the following characteristics:

- (1) Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems;
- (2) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels or detachable wheels bearing a label certifying it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974 (42 U.S.C.—501), which became effective June 15, 1976 and any amendment or supplement thereto;
- (3) Able to arrive at a site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor incidental unpacking and assembly operations, installed by a licensed installer, connections to utilities; and
- (4) Not required to be placed on a foundation. Each manufactured home must meet the National Manufactured Home Construction and Safety standards and must display a seal certifying that it was built in accordance with such standards and satisfies all regulations and requirements for a mobile home under Chapter 23 of the Code of Ordinances.
- (5) Is not a modular home, travel trailer, truck camper, camping trailer, or similar trailers designed for recreation or other short-term use.

Manufactured home lot or mobile home lot means a parcel of land for the placement of one manufactured home and the exclusive use of its occupants.

Manufactured home park or mobile home park means any tract of land of not less than ten acres developed or used 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.

Manufactured home park permit or mobile home park permit means a written permit or certification issued by the building official permitting the construction, alteration, extension, and operation of a park and/or subdivision under the provisions of this chapter and other ordinances and regulations pertinent thereto.

Manufactured home permit or mobile home permit means a written permit issued by the City of Breaux Bridge permitting the placement of a mobile home, or other structure regulated by this article and with the operation of the same pursuant to applicable law.

Manufactured home stand or mobile home stand means that part of an individual manufactured home lot which has been reserved for the placement of a manufactured home.

Manufactured home subdivision or mobile home subdivision means any tract of land of not less than ten acres developed or used for the purpose of accommodating manufactured homes occupied for dwelling or sleeping purposes, whether a charge is made for such accommodations and whether a space is sold, rented, leased and/or occupied.

Mobile food vehicle park means any tract of land used for the purpose of accommodating mobile food vehicles for temporary purposes, not permanent.

Mobile food vehicle peddler means a Peddler, as defined in Chapter 20, Section 20-81.1, of the Code of Ordinances, who operates, and serves or distributes victuals from, a double-axle vehicle or trailer that is completely mobile with no permanent fixed location, the vendor of which prepares all or most of its victuals on board the vehicle to serve or distribute to customers (such preparation to be in conformity with all requirements of the state department of health and hospitals), in a form suitable for immediate ingestion or consumption. This definition excludes vendors selling only fresh, uncooked or unprepared produce or seafood, or farmers selling their own produce or value-added products (oils, jams, jellies, etc.) directly to customers from motor vehicles.

Modular home means a sectional prefabricated building or house that consists of multiple sections called modules, and that are required to be built in accordance with International Residential Code ("IRC") standards.

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 mobile home lot or manufactured home lot which has been covered by a mobile home or manufactured home and its accessory structures.

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

Park means mobile home park or subdivision or manufactured home park or subdivision.

Park management means the person who owns or has charge, care, or control of the mobile home park or manufactured home park.

Park trailer means recreating vehicles primarily designed as temporary living quarters for recreating, camping, or seasonal use. They are built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set-up mode. Each park trailer is certified by the RPTIA member manufacturer as complying with ANSI A119.5. Two different types of park trailers are offered. One type is less than eight feet, six inches in width and is designed for frequent travel on the highways, while the other is wider than eight feet, six inches (usually 12 feet in width), and must be transported with special movement permits from the state highway department. The eight feet, six inches unit typically is expandable when it reaches its destination, utilizing slide-outs or tip-outs. The wider units, being less mobile, are usually sited in a resort or RV park location for an extended term, typically several years.

Parking area means the off-street area available within the space for the parking of one motor vehicle and having an area of not less than 200 square feet and not less than nine feet in width and not less than 20 feet in depth exclusive of passageways and driveways appurtenant thereto and giving access to a street or alley.

Paved means composed of impervious homogenous material capable of supporting applied traffic and shall include, but not be 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 mobile home or manufactured home.

Plat means any map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

Plot means a parcel of land consisting of one or more lots, sites or portions thereof which is described by reference to a recorded plat or metes and bounds.

Portable building means a building fabricated off site then placed on the site in a way that the building is still towable.

Private street means a paved private roadway which affords principal means of pedestrian and vehicular passage to access to abutting individual sites, common areas, other private roadways and/or parts of the park and/or subdivision.

Property line means a recorded boundary of a plot.

Public street means a public roadway, dedicated to the City, constructed in compliance with all requirements for public streets set forth in Chapter 19 of the Code of Ordinances, and which affords principal means of pedestrian and vehicular passage to access to abutting properties, the park and/or subdivision.

Public system (water or sewer) means a system which is owned and operated by the city or by an established public utility company which is adequately controlled by the city.

Recreational vehicle or RV means a camping trailer, motor home, travel trailer, or truck camper used for temporary sleeping purposes; not permanent.

Recreational vehicle park or RV park means any tract of land of not less than ten acres used for the purpose of accommodating recreational vehicles or RVs occupied for temporary sleeping purposes; not permanent.

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

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

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 and/or subdivision.

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 year-round 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 lot within a park and/or subdivision designed for the accommodation of one mobile home or manufactured home. This term shall also include the term "lot," "stand," and "stall."

Subdivision means a mobile home subdivision and/or manufactured home subdivision.

Subdivision management means the person who owns or has charge, care, or control of the mobile home park or manufactured home park.

Truck camper means a portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a truck.

Unit means a mobile home or manufactured home.

Sec. 24-2. – Enforcement; penalties.

(1) The city, through the appropriate building official or the city attorney, is empowered to enforce the provisions of this chapter, 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 RVs, mobile food vehicles, units or structures, fixtures or appurtenances which may have been unlawfully placed or constructed in violation of the provisions of this chapter.

(2) The owner or general agent of a RV, RV park, mobile home, mobile home park or subdivision, mobile food vehicle or mobile food vehicle park, where a violation of any provision of this chapter 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 not less than \$100.00 and not more than \$500.00, and each day's failure of compliance with any such provisions shall constitute a separate violation.

Sec. 24-3. – Conflicting regulations.

In any case where a provision of this chapter is found to be in conflict with a provision of any other ordinance or code of the city existing on the effective date of the ordinance from which this chapter 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 chapter is found to be in conflict with a provision of any other ordinance or code of the city existing on the effective date of the ordinance from which this chapter is derived which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this chapter 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 chapter.

Sec. 24-4. – Authority of building official; right of entry.

(1) *Permits.* Except has otherwise provided in this Chapter, the building official shall be the permit issuance officer for all permits required under this Chapter. The mayor or building official shall prescribe forms therefor, including all information reasonably and necessarily required for the enforcement of the provisions of this Chapter.

(2) *Inspection.* The mayor or building official shall also be authorized to perform all inspections or delegate another person to conduct such inspections necessary for the enforcement of this Chapter.

(3) *Enforcement.* The building official is hereby authorized, empowered and directed to enforce the provisions of this chapter. Upon presentation of proper credentials, he or the authorized members of his staff may enter upon the premises of any mobile home or manufactured home park and/or subdivision, or any building or structure thereon, located in the city, during reasonable hours, to perform any duty imposed upon him by this chapter.

Secs. 24.5—24.19. Reserved.

ARTICLE II. MOBILE HOME PARKS

Sec. 24-20. – Subject matter of regulations.

In addition to all restrictions, standards and regulations for mobile homes set forth in Chapter 23 of the Code of Ordinances, these regulations shall govern all mobile homes within mobile home parks and mobile home parks.

Sec. 24-21. – Responsibilities of management and occupants.

(1) *Responsibilities of management.*

(A) The person to whom a permit for a park and/or subdivision is issued shall operate the park and/or subdivision in compliance with this chapter and shall provide adequate supervision to maintain the park and/or subdivision, its facilities and equipment in good repair and in a clean and sanitary condition.

(B) The park and/or subdivision management shall notify occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.

(C) The park and/or subdivision management shall supervise the placement of each unit, which includes securing its stability and installing all utility connections.

(D) The park and/or subdivision management shall maintain a register containing the names, social security numbers, date of birth, and driver's license number of all park and/or subdivision occupants, identified by lot number or street address. Such register shall be available to any authorized person inspecting the park and/or subdivision.

(E) The park and/or subdivision shall be jointly and solidarily responsible with park and/or subdivision occupants for matters listed under Section 24-21(2) (A) (B) and (C) below.

(2) *Responsibilities of occupants.*

(A) The park and/or subdivision occupant shall comply with all applicable requirements of this chapter and shall maintain his space, its unit facilities and equipment in good repair and in a clean and sanitary condition.

(B) The park and/or subdivision occupant shall be responsible for proper placement of his unit on its mobile home stand or manufactured home stand and proper installation of all utility connections in accordance with the instructions of the park and/or subdivision management.

(C) Pets, if permitted in a park and/or subdivision, shall be prohibited to run at large or to commit any nuisance within the limits of any space.

Secs. 24.22—24.29. Reserved.

Sec. 24-30. – Permit required; display.

It shall be unlawful for any person to operate and maintain a park in the city without first securing a permit from the building official and renewing such permit annually. The permit shall be displayed at all times in the office of the pertinent park.

Sec. 24-31. – Application for permit.

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

Sec. 24-32. – Permit for existing parks.

Applications for initial permitting of all parks in existence at the time of the effective date of the ordinance from which this chapter is derived shall be accompanied by a plot plan showing property boundaries, entrances and exits to the park, interior drives, individual mobile home lots and/or manufactured home lots or spaces and any other structures or improvements located thereon.

Sec. 24-33. – Inspection required.

Application for the initial permit for existing parks and thereafter the annual renewal of such permit for all parks and/or subdivisions shall be conditioned on an inspection of the premises by the planning administrator or his designated representative, to permit endorsement of such application as required in section 24-32.

Sec. 24-34. – Inspection fee.

All applications for initial permits under this article and all renewals thereof shall be accompanied by an inspection fee \$200.00.

Secs. 24-35—24-39. Reserved.

Sec. 24-40. – Mobile home park planning requirements.

(1) All parks as they exist on the effective date of the ordinance from which this chapter is derived shall not be affected by any of the requirements contained in this chapter, except those requirements affecting sanitation, streets, tiedowns, foundation, inspections, and permit requirements; however, any additions or expansions of existing parks and any new parks shall be subject to the full provisions of this chapter.

(2) All of the provisions of this chapter shall apply to all parks situated within the corporate limits of the city.

Sec. 24-41. – Nonresidential uses prohibited.

No part of any park shall be used for nonresidential purposes. Nothing contained in this section shall be deemed prohibiting a mobile home stand or office building connected to pertinent utilities.

Sec. 24-42. – Location of mobile home park.

No mobile home park may be situated in any zoning district of the City, as defined under Chapter 23 of the Code of Ordinances, other than R-1, R-2, R-3 or R-4. Further, no mobile home park may be situated within two hundred fifty (250) feet of the following streets: Rees Street, Rees Street Ext., Bridge Street, Main Street, Poydras Street, Berard Street, Mills Avenue, Champagne Blvd. and Grant Point Avenue.

Sec. 24-43. – Express authorization by the board of adjustments required.

No mobile home park shall be established, maintained or continued in or upon any plot within the City unless approval of the specific mobile home park requested by Applicant for such plot is granted by the board of adjustment, after application, payment of application fee, public hearing, and written ruling issued by the board of adjustment specifically approving such mobile home park for such plot, in strict compliance with all requirements and procedures set forth in this Chapter.

Sec. 24-44. – Procedure.

(1) Written application shall be made by the plot owner to the planning administrator identifying the plot for which a mobile home park permit is sought; and which application shall be submitted with all of the following:

- (a) The written approval of the mobile home park proposed for Applicant's plot by the owner of each residentially zoned plot that is immediately adjacent to or abuts Applicant's plot.
- (b) The written approval of the mobile home park proposed for Applicant's plot by the owner of each residentially zoned plot that is situated directly on the opposite side of any public street or right-of-way of any portion of Applicant's plot, when extending the boundary lines of such plot across such public street or right-of-way to the Applicant's plot.

(c) The written approval of the mobile home park proposed for Applicant's plot by the owners of 75% or more of the plots that are located within a residential zoning district and within 500 feet of Applicant's plot.

(d) Payment of a non-refundable application fee in the amount of \$500.00.

(2) If the plot upon which a mobile home park is sought is owned by more than one person or entity, all record title co-owners of such plot must join in the application. If any plot identified in Subsections 1 (A), (B) or (C) above is owned by more than one person or entity, all record title co-owners of such plot must give his or her written approval of the mobile home park proposed for Applicant's plot in order to be counted as a plot owner giving written approval.

(3) The measurement of the distance set forth in Subsection 1 (C) above shall be made by measuring in a straight line from the nearest point of any property line of Applicant's plot upon which the mobile home park is sought, to the nearest point of any property line of any such plot identified under Subsection 1 (C).

(4) Following Applicant's satisfaction of all requirements under Subsections 1 through 4 above, the planning administrator shall review the application to determine whether it satisfies all requirements to permit a mobile home park on Applicant's plot under the provisions of this Chapter, and shall advise the Applicant of its decision and the reasons therefor in writing.

(5) Following the planning administrator's determination that Applicant is not prohibited under the provisions of this Chapter from using Applicant's plot as a mobile home park requested, the planning administrator shall advertise for, schedule for public hearing, and place upon the agenda for a meeting of the planning commission, a public hearing on Applicant's petition for a mobile home park to be held before the planning commission, and at which hearing the parties and citizens in interest shall have an opportunity to be heard.

(6) Following the public hearing described in Subsection E above, the planning commission shall submit to the board of adjustment its report and recommendation for or against the mobile home park requested by the Applicant. The board of adjustment shall not take official action upon Applicant's petition for a mobile home park until the report of the planning commission has been received; provided, that, if such report has not been submitted to the board of adjustment within 45 days after the date of the public hearing, the board of adjustment may meet and take official action upon the mobile home park petitioned for by the Applicant.

(7) The board of adjustment shall decide whether to grant Applicant's petition for a mobile home park within 90 days from date of receipt of the report and recommendations of the planning commission or from the lapse of 45 days from the date of the public hearing, whichever is longer, and shall issue to Applicant its ruling, in writing, specifically granting or denying such mobile home park for such plot; and if granted, setting forth any additional requirements or restrictions in connection therewith.

(8) Should the board of adjustment grant the mobile home park requested, Applicant must commence actual operation of such mobile home park within six months of the date of the issuance of such ruling.

(9) Should the board of adjustment deny Applicant's petition for a mobile home park, then re-submission of application for the same or similar mobile home park for Applicant's plot shall not be permitted within six months of the date of the issuance of ruling by the board of adjustment.

(10) Applicant shall be responsible for and pay to the city the cost of reducing the transcript of all the testimony given at any hearing held under this Chapter to writing.

Sec. 24-45. – Express authority required; sole discretion of board of adjustment.

Notwithstanding Applicant's satisfaction of all of the requirements and obligations applicable to mobile home parks set forth in this Chapter, the board of adjustment may, in its sole and absolute discretion, deny Applicant a permit to operate a mobile home park on the plot upon which Applicant is seeking to such permit. Further, no mobile home park shall be permitted on any plot

that does not strictly comply with all terms and conditions set forth in the written ruling of the board of adjustment expressly authorizing a mobile home park for a particular Applicant for a particular plot, and in strict compliance with all requirements and procedures set forth in this Chapter.

Secs 24-46—24-59. Reserved.

Sec. 24-60. – Development and Improvement Standards; Review of site plans.

Site plans for new park or the expansion of or additions to existing parks shall be reviewed by the planning department which shall consider the minimum standards for improvement and development as set forth in this article. The fee for reviewing the plans will be set by the Mayor of Breaux Bridge and may change from time to time.

Sec. 24-61. – Minimum area.

Any proposed new park shall not be less than ten acres in size or area.

Sec. 24-62. – Size of lots; lot coverage.

- (1) Each individual mobile home lot or manufactured home lot area shall measure at least 3,500 square feet.
- (2) Mobile home stands or manufactured home stands shall not occupy an area in excess of one-third of the respective lot area. The accumulated occupied area of the mobile home or manufactured home and its accessory structures on a lot shall not exceed 75 percent of the respective lot area.

Sec. 24-63. – Recreation area.

Not less than ten percent of the gross site area shall be devoted to recreational facilities generally provided in a central location. Recreation areas may include space for community buildings and community use facilities such as indoor recreation areas, swimming pools, park office and service buildings.

Sec. 24-64. – Streets.

- (1) *Generally.* All parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each lot. Such access shall be provided by asphalt or concrete streets or driveways.
- (2) *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. Entrances from the property line to the public street shall be approved by the city engineer.
- (3) *Circulation.* The park's street system shall provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to 1,500 feet and their closed end shall be provided with an adequate vehicular turnaround (minimum 77-foot-diameter cul-de-sac). Accessibility to the spaces for fire protection shall be approved by the fire department.
- (4) *Pavement width.* Pavements should be of adequate widths to accommodate the contemplated parking and traffic load. No street shall be less than 24 feet in width plus an eight-foot minimum lane for parallel parking (32 feet).
- (5) *Street grades.* Grades and draining of all streets shall be in accordance with the requirements of the city engineer.

(6) *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 125 feet shall be prohibited.

(7) *Streetlights.* Lighting shall be designed to produce a minimum of 0.3 footcandle throughout the street system. Major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.6 footcandle.

Sec. 24-65. – Pedestrian access walks.

(1) *General requirements.* All parks shall be provided with safe, convenient concrete or asphalt pedestrian access walks for intended use between individual spaces, the streets, and all community facilities provided for residents of the parks.

(2) *Common walk system.* A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four feet and shall be separated from the paving surface of streets by a four-foot green area.

Sec. 24-66. – Lot limits.

The limits of each mobile home lot or manufactured 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.

Sec. 24-67. – Setbacks and open areas; driveways; parking areas.

(1) *Distance between units and permanent buildings.* There shall be a minimum of 30 feet of distance between a mobile home or manufactured 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 five feet to any property line.

(2) *Setback from property lines.* Units shall be located at least 20 feet from any side or rear property line of the park boundary and front property line provided, however, that at any intersection of public streets bounding a park, no mobile home or manufactured 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 30 feet along the property lines of each of the street corner intersection.

(3) *Setback from interior streets and guest parking areas.* Units shall be set back at least ten feet from any park interior street or guest parking areas.

(4) *Patios and carports.* Spaces may have open, unenclosed, or roofed patios or carports of metal, fiberglass or other incombustible material, provided such structures follow the setback and spacing requirements established in this section.

(5) *Maximum lot coverage.* Units, together with accessory structures such as storage buildings and roofed-over patios or carports, shall not cover more than 75 percent of a space.

(6) *Driveways.* Driveways shall be provided on spaces for convenient access to living units. The minimum width shall be ten feet. Driveways shall be Paved.

(7) *Parking areas.* The design criteria for automobile parking shall be based upon two parking slots for each space. Parking may be in tandem.

(8) *Outdoor living areas.* Each space shall be provided with an outdoor living and service area. Such areas shall be improved as necessary to ensure reasonable privacy and comfort. The minimum area should be not less than 300 square feet with at least a dimension of 15 feet.

Sec. 24-68. – Foundation and tiedowns required.

- (1) All mobile homes must be provided with anchors and tiedowns to meet the requirements of the Department of Housing and Urban Development.
- (2) All units in existing parks shall comply with the requirements of this section within 12 months from the effective date of the ordinance from which this chapter is derived.
- (3) All units moving into a park after the effective date of the ordinance from which this chapter is derived shall comply with the requirements of this section within 15 days after arrival.
- (4) It shall be the responsibility of the park owner or operator to notify the occupant of the foundation and tiedown requirements of this chapter. Where the occupant refuses to comply with such requirements, it shall be the responsibility of the owners or operators of the park and/or subdivision to notify the building official. The building official shall take whatever enforcement procedures that he deems necessary to enforce compliance by the occupant.
- (5) No owner or operator of a new park shall permit the occupancy of any space before complying with this section and section 24-100.

Sec. 24-69. – Standards for foundations and tiedowns.

Every space shall be improved to provide adequate supports for the placement and tiedown of all units. The minimum requirements for foundation footings, supports, piers or blocking and tiedowns shall be as follows:

- (1) *Footing or foundation.*
 - (A) When concrete slabs, runners or strips are provided as required in this section, piers or blocking may be placed thereon, provided:
 - (i) Such strips or runners are a minimum of four inches in thickness and reinforced with not less than 20 gauge wire mesh.
 - (ii) Such slabs, runners, or strips may be a minimum of six-inch compacted gravel with a one-inch minimum asphalt surface. In such event, foundation footings and tiedown anchorage requirements shall apply as provided in this section.
 - (B) Strips or runners shall be not less than 30 inches wide.
 - (C) Slabs, strips or runners shall be not less than the length of the unit to be placed thereon.
 - (D) Eyebolts for tiedown equipment may be set in the concrete slab, strips or runners as required in this section.
 - (E) When individual or spot footings are used for piers or blocking, such footings shall be a minimum 18-inch by 18-inch by four-inch concrete spaced as follows:
 - (i) All piers or blocking shall provide a minimum spacing of ten feet, center to center, measured along the frame rail of the unit installed thereon.
 - (ii) All such piers or blocking shall be not less than eight-inch by eight-inch by 16-inch solid or hollow loadbearing concrete or haydite units. Where hollow units are used, all voids shall be placed in a vertical position.
 - (iii) Shims, if required, shall be placed between the beam frame and the pier to provide a level and rigid unit installation.
 - (F) *Storage under unit.* No space beneath any unit shall be used for any storage unless the storage area of such unit is surfaced with concrete or asphalt. In such event,

noncombustible skirting shall be installed around the entire perimeter of such unit with adequate access provided for inspections.

(G) *Ground anchors.* Except as provided in subsection (3)a of this section, all ground anchors shall be as follows:

(i) *Types.* Anchors shall be bolted in concrete, screw auger or anchor driven or any other type manufactured and approved for such use.

(ii) *Size.* All anchors shall be galvanized high-tensile steel, not less than five-eighths-diameter, with a drop-forged closed eye. All anchors except as required in subsection (3)a of this section, shall be not less than four feet in length, installed to full depth, according to the manufacturer's recommendation, with only the eye protruding above grade for connecting the tiedown system.

(iii) *Connection to frame.* Connections to the unit I-beam frame shall be a five-eighths-inch or larger drop-forged closed eye bolted through a hole drilled through the frame or by any other approved and adequate wrap-around or clamp method.

(iv) *Turnbuckles, straps or cables.* Not less than five-eighths-inch drop-forged turnbuckles with closed eyes and screw pins shall be attached to the frame above and ground anchor below and securely tightened in place. Steel straps or cables may be used in lieu of turnbuckles if they are of equal or greater strength and are securely tightened in place with a tensioning tool and clamped.

Sec. 24-70. – Conflicts with state law or manufacturer's requirements.

In addition to the setup/installation requirements in this Chapter, all mobile homes shall comply with state laws and/or manufacturer's setup/installation requirements applicable to any mobile home.

Secs. 24-71. – Drainage plan.

The mobile home park plat shall delineate any 100-year flood zone that may exist within the area of the proposed subdivision, as shown on the 100-year flood zone on the latest edition of the FEMA Flood Maps. The flood elevation indicated on the FEMA Map, or as calculated by the Corps of Engineers shall be shown on the subdivision plat. The subdivision plat shall be prepared and stamped by a registered professional land surveyor licensed by the State of Louisiana Board of Registration for Professional Engineers and Land Surveyors to practice in Louisiana.

(1) *Drainage impact analysis required:* A drainage study shall be performed by a State of Louisiana licensed engineer to determine the drainage impact on the proposed development and surrounding affected areas. The development construction plans shall not be approved and construction shall not begin until a favorable written approval of the drainage impact by the city engineer is given.

(2) *Drainage design criteria:* All drainage systems shall be designed by a civil engineer licensed to practice in the State of Louisiana. Subsurface storm sewer systems for developments shall be designed for a minimum storm of five years. Storm sewers for outfall channels shall be designed for a ten-year storm (minimum). Developments with open ditch drainage systems shall be designed for a storm of five-year occurrence intervals except that cross drains for drainage channels within developments shall be designed for a ten-year storm. Drainage designs shall be in conformance with the latest edition of the State of Louisiana Department of Transportation and Development's Hydraulics Manual.

(3) *Runoff determination methods:* For drainage areas less than 200 acres, the design engineer shall use the Rational Method ($Q=ciA$) procedure for determining runoff rates.

For drainage areas between 200 and 2,000 acres, the design engineer shall use the most recent Soil Conservation Service (SCS) method, as modified by the State of Louisiana Department of Transportation and Development's procedure for determining runoff rates. For drainage areas

greater than 2,000 acres, the design engineer shall use the most recent USGS procedure for determining runoff rates.

(4) *Determination of rainfall intensity and duration:* Rainfall intensity and duration shall be taken from the latest edition of the State of Louisiana Department of Transportation and Development's Hydraulics Manual.

(5) *Runoff coefficients:* The runoff coefficients to be used in the rational method shall be the common runoff coefficients shown in the latest edition of the State of Louisiana Department of Transportation and Development's Hydraulics Manual.

(6) *General engineering design requirements:* All residential and commercial developments that results in increased storm water runoff exceeding the predevelopment runoff rate shall be required to mitigate the increases through drainage improvements. The drainage improvements shall be based on the design criteria in addition to any other stated provision. The development drainage design shall be based on the five-year storm event for residential development and a ten-year storm event for commercial developments. Storm drain outfalls and drainage channels across the development shall be designed for a ten-year storm.

(7) *Detention requirements for commercial and residential subdivisions:*

(A) Detention requirements for commercial and residential subdivision developments are as follows:

(i) Detention basins shall be designed with sufficient storm water storage volumes and controls to keep the storm water discharge rates from the completed development at or less than 85 percent of the predevelopment (i.e. reduce post development discharge to 85 percent of predevelopment discharge) level for developments two and a half (2.5) acres and larger. Developments less than 2.5 acres are required to retain the applicable residential or commercial design storm event and not the 25-year storm event. The applicable design storm shall be as described in the table below. Detention basins shall be designed with controlled overflows to direct storm water in excess of the basins capacity to the outfall without negatively impacting adjoining properties.

DESIGN STORM EVENT			
Type	Design Event (minimum)	Retention Event	Evaluated for -
Site			
Drainage system and outfalls for commercial or multi-use subdivision	10-year storm (10%)	10-year storm (10%) ¹ 25-year storm (4%) ²	100-year storm (1%)
Drainage system and outfalls for residential subdivision	5-year storm (20%)	5-year storm (20%) ¹ 25-year storm (4%) ²	100-year Storm (1%)
System			
Channel/System modifications	10-year storm (10%)	25-year storm (4%)	25-year and 100-year storm (4%; 1%)
Collector street crossings	10-year storm (10%)	N/A	25-year and 100-year storm (4%; 1%)
Arterial Street Crossings	25-year storm (4%)	N/A	100-year storm (1%)
Channel crossings in excess of 100 square feet	25-year storm (4%), if feasible	N/A	25-year and 100-year storm (4%; 1%)

Relocated Features/Channel	Natural Drainage 3	100-year (1%)	storm	N/A	100-year (1%)	storm
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1. The volume needed to meet a retention/detention requirement cannot be counted towards a volumetric analysis for fill obstruction requirements in a special flood hazard area.
2. The hydraulic grade line shall be used to determine the extent of flooding, depth of flooding, and efficiency of the system.
3. The capacity of all existing ditches, culverts, sub-surface and surface drainage structures that will be utilized by new or relocated outfall points downstream of the development to allow passage of storm water to the first outfall, coulee, canal or river shall be determined and analyzed for the development runoff. In no case shall a developer evaluate the capacity of the outfall, coulee, canal or river less than 1,000 feet downstream of the development.

- (ii) Tailwater (TW) is defined as the flow depth of the downstream channel measured from the flow line of the outlet structure or culvert. It is considered to be an important factor in outfall structure or culvert hydraulic design because a submerged outlet may cause structures or culverts to flow full, rather than partially full, impacting the hydraulic efficiency of the drainage system.
- (iii) Therefore, the hydraulic analysis of the drainage system shall address the tailwater elevation of the outfall channel/system.

- (iv) The tailwater elevation of the outfall channel/system shall be set at top bank for open channel systems and/or flowing full for sub-surface drainage systems unless, through a hydraulic analysis for a 25-year design storm event, it is determined to be lower.

(B) All public inverts are determined by dry conditions.

(C) The cleansing velocity of three feet/second is the desired velocity and must be met within a drainage system. It is understood that the beginning of the system may not achieve this velocity due to the 15-inch culvert minimum requirement, but shall be achieved within the first three structures of the system.

(D) Developments for which a subsurface drainage system has hydraulically proven to be impractical will utilize an open ditch drainage design such that:

- (i) Maximum depth of ditches is limited to 30 inches.
- (ii) Minimum ditch grade along streets is 0.20%, and those ditch grades which directly advance erosion of the ditch or adjacent properties are strictly prohibited.
- (iii) Design is based on culvert flow when culverts are placed within 60 feet of each other.

(E) Any channel relocation may not alter the flood hazard limits and impact adjacent properties without the full notification and letter of map amendment process as described by FEMA/NFIP regulations. All channel relocation/improvements must be supported by a hydraulic analysis that indicates there is no hydraulic impact outside the platted boundaries for the applicable design storm.

(F) Any development that has rear lot drainage that traverses through multiple lots shall be sub-surface.

(G) No encroachments of permanent structures are permitted within public drainage servitudes.

(H) The city reserves the right to require information on all developments to ensure future structures are protected from flooding.

(I) *Open ditch subdivisions.* Permissible subdivision detention basins for open ditch subdivisions that will remain open ditch are as follows:

- (i) Roadside ditch.
- (ii) Pond.
- (iii) Perimeter ditches.
- (iv) Other design options developed by the developer and approved by the city engineer.

(J) *Curb and gutter subdivisions.* Permissible residential subdivision detention basins for curb and gutter subdivisions are as follows:

- (i) Curb side; detention area shall be curb to curb but flood depth is not to exceed three inches above the centerline of the roadway.
- (ii) Curb to curb and underground storm drainage system.
- (iii) Curb to curb, underground storm drainage system and detention pond.
- (iv) Pond.
- (v) Other design options developed by the developer and approved by the city engineer.

(K) *Maintenance of storm water management facility.*

- (i) The owner of the detention facility or any successor who acquires title to the storm water management facility shall at all times maintain the design section of the storm water management facility as indicated on the site drainage plan and in the drainage impact analysis report. If the city determines that the storm water management facility has not been maintained, the owner shall make the necessary modifications to conform to the original approved design sections, requirements, etc., within a 30-day period from written notification from the city.
- (ii) Maintenance of the storm water management facility shall be included on the site drainage plan as well as within the drainage impact analysis report and shall be acknowledged in writing by the owner of the development. The developer shall provide the city with an approved agreement or other contractual arrangement evidencing that adequate provision has been made for future maintenance of the facility in those instances where the facility is to be acquired by an owners' association or other similar entity.

Sec. 24-72. – Hydraulic standards for the designated 100-year (one percent) special flood hazard area.

(1) The following general standards shall apply in addition to any other stated provisions for all proposed development within the city and the designated one percent chance storm event or 100-year special flood hazard area:

- (A) Flood plain analysis shall be required for all developments/projects greater than 50 lots or five acres, whichever is the lesser, located within a designated flood hazard zone. The complete analysis must be conducted after preliminary plat approval by the planning commission and before final plat approval or issuance of a commercial building permit.
- (B) Any flood plain impact analysis conducted for a development/project located in the designated flood hazard area zone "A" shall include, as an integral part of the flood plain impact analysis, a base flood elevation determination in accordance with the FEMA NFIP document, "Managing Floodplain Development in Approximate Zone A Areas."
- (C) No development, fill, or obstruction of any type on or over any portion of a designated floodway shall be permitted which alone or cumulatively with other such development, fill, or obstructions would cause or result in an obstruction or otherwise adversely affect the efficiency of or restrict the flow or capacity of a designated floodway

so as to cause foreseeable damage to others, wherever located. Any such development application shall include hydrologic and hydraulic HEC-RAS data (or other models acceptable to the applicable regulatory agency) confirming that no adverse flood effects will result from a proposed development in the designated floodway. This certification is subject to review and approval or denial by the city and/or FEMA.

(D) All development which fill or modify a designated special flood hazard area must mitigate that development activity volumetrically.

(i) Mitigation is to provide equivalent storage volume (acre-feet) as is proposed to be filled/modified below the established base flood elevation. Documentation shall be provided which determines the volume of the fill material/modification placed above natural grade to the determined base flood elevations for the development. The storage volume facility shall result in an effective "zero net fill" of the pre-development storage capacity of the special flood hazard area. Provisions shall be made for the retention/detention pond to accept storm water during the 100-year (one percent) storm event from the adjacent properties of an equal volume of that consumed from the development activities.

(ii) If the stormwater retention facility is used as the storage mitigation area, the storage volume is to be calculated as the volume above the 25-year (four percent) water surface elevation of the pod.

(iii) If a separate facility is provided for the storage volume, the storage volume may be calculated from the invert or standing water surface elevation.

(E) Fill or other materials placed within a known flood hazard area or flood plain area shall be protected against erosion. Acceptable means of protection include, but are not limited to: Rip-rap, vegetation covers, hydro-mulch, erosion control matting and bulk heading. See above for more information on proposed fill in flood ways as defined by the latest NFIP F.I.R.M.

(2) Elevation requirements: All structures or applicable public infrastructure enclosed on three or more sides, built on property in the 100-year Flood Zone shall be elevated to ensure the lowest floor elevation is located at a minimum of one foot above the base flood elevation height for that area at the time of project construction.

(3) No net fill requirement: For residential, industrial, commercial and other nonresidential developments which are located in the 100-year flood zone, according to the latest Federal Emergency Management Agency flood insurance rate map, there is a no net fill requirement. No net fill means that the total net flood storage volume below the base flood elevation that exist in the predevelopment condition shall not be reduced in any way by the construction of the development facilities. The design and construction of the development may include fill and excavation for the construction of the development. Such fill and excavation proposed for construction may change the location and size of the flood storage areas but must not in any way reduce the flood storage volume that existed in the predevelopment condition. The design engineer for the development shall provide the city engineer with calculations of flood storage volume below the base flood elevation for both the predevelopment condition and for the final grading plan. The volume calculations shall be submitted to the city engineer and approved prior to the start of construction.

(4) Filling within the 100-Year floodplain: When filling is allowed within the 100-year floodplain, in compliance with the no net fill requirements, it shall be designed, planned and constructed without causing floodplain restrictions. Floodwaters must be able to flow freely in and out of the natural or constructed flood storage areas within the designated floodplain. The drainage impact analysis must show that the improvements will not increase the upstream flood elevations.

(5) Development within a regulatory floodway: For proposed developments within a regulatory floodway, a complete drainage impact analysis will be required by a Louisiana licensed engineer showing that the proposed development will not increase upstream flood elevations. The drainage

impact analysis shall be submitted to the city engineer and approved prior to any construction within the floodway.

Sec. 24-73. – Water, sewer, and gas utilities; Standards.

Every park and/or subdivision shall contain a water, sewer and gas piping system consisting of piping, equipment and appurtenances, which shall be installed and maintained in accordance with the requirements of any and all applicable state and/or municipal regulatory codes and permits office.

Sec. 24-74. – Connection to municipal sewer system.

The park's sewer system will be tied into the city municipal sewer system if the city municipal sewage system services the site of the park.

Sec. 24-75. – Electrical System; 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 the National Electrical Code.

Sec. 24-76. – Power distribution lines.

Main power lines and all services shall be located underground.

Sec. 24-77. – Installation requirements.

All electrical systems installed in every park shall be in accordance with the most current edition of the National Electrical Code which is adopted and used as the electrical code of the city.

Sec. 24-78. – Health and Safety; Fire protection.

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

(2) *Fire extinguishers.* Portable fire extinguishers rated for classes 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.

(3) *Open burning.* No open fires or burning shall be permitted in, on, and/or around a park.

(4) *Requirements for fire hydrants.* Fire hydrants, where required by the building official or the fire chief, shall be installed in accordance with the following requirements:

(A) The water supply system shall permit the operation of a minimum of two 1½-inch hose streams.

(B) Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 40 pounds per square inch at the highest elevation point of the park.

(5) *Location of fire hydrants; access by firefighting equipment.* Fire hydrants, where required, shall be located within 500 feet of any unit, service building or other structure in the park and fire apparatus shall be able to approach within 100 feet of any unit or structure.

(6) *Barbecue pits, fireplaces and stoves.* Barbecue pits, fireplaces, and woodburning 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.

Sec. 24-79. – Refuse handling.

- (1) The storage, collection, and disposal of refuse in parks shall be conducted in a manner to create no health hazards, rodent harborage, insect breeding areas, fire hazard, or water or air pollution.
- (2) 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 fly tight, watertight, rodentproof containers in sufficient number and capacity to care for such storage and which shall conform to the City of Breau Bridge Sanitary Code and/or the laws of the state.
- (3) 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 which fit tightly to exclude flies and rainwater. The facility and adjacent areas shall be maintained in a clean and sanitary condition at all times.
- (4) Every park and/or subdivision shall provide its own garbage and trash disposal service, which shall be in accordance with the city sanitary code.

Sec. 24-80. – Insect and rodent control.

- (1) 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.
- (2) Parks shall be maintained free of accumulation of debris and stagnant water which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.
- (3) 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 ground.
- (4) Where the potential for insect and rodent infestations exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
- (5) The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks 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.
- (6) With respect to each lot, park management and each lot occupant shall be jointly and solidarily responsible for all requirements of this Section. All other spaces in the park shall be the responsibility of park management.

Secs. 24-81.—24-89. Reserved.

ARTICLE III. RECREATIONAL VEHICLE PARKS

Sec. 24-90. – Requirements.

- (1) *No flood zone.* No portion of any plot used as a recreational vehicle park shall be subject to flooding, subsidence or erosion, and no permits for the development of a recreational vehicle (RV) park shall be issued within an "area of special flood hazard" (zones A, AE, AH, AO, A99, V or VE) as indicated on the current flood insurance rate maps (FIRM), unless the application is accompanied with a technical drainage study and mitigation plan.
- (2) *Density.* RV Park density shall not exceed 15 recreational vehicles per acre.
- (3) *Recreational vehicle requirements.* All RVs allowed in an RV park shall be currently licensed, insured and ready for highway use. An RV is ready for highway use if it is on its wheels or jacking system with wheels attached, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached porches, cabanas or other additions.

(4) No RV park shall be allowed on any plot within the City without a RV park permit issued to the plot owner; and, any existing RV park has 12 months meet all RV park requirements.

Sec. 24-91. – Location.

No RV park may be situated in any zoning district of the City, as defined under Chapter 23 of the Code of Ordinances, other than C-2 and C-5.

Sec. 24-92. – Site plan.

An engineered site plan shall be provided showing compliance with all requirements under this Article III and shall show all proposed development for the RV park including: landscaping plans, sewage disposal method and details of distribution, water supply method and details of distribution, ingress/egress, location and number of spaces, location of all community recreation buildings and facilities, laundry, sanitation facilities including refuse areas, a "will serve" letter for water supply and sewage disposal systems if the park is to be supplied from a public utility. Plans shall also include name, address and phone number of engineer, architect or surveyor preparing the plans, scale, north arrow and date of the plan, a vicinity map, locations, widths, and names of all public streets adjacent to the park, topography by contours adequate to show the character and drainage of the land, property dimensions, net and gross property acreage, net open space acreage.

Sec. 24-93. – Minimum development standards.

The following minimum development standards shall apply:

- (1) Minimum RV park site area: Plot consisting of no less than ten contiguous acres.
- (2) Minimum site area per RV: 900 square feet.
- (3) Minimum setback of any on site building or RV from any public street right-of-way: 25 feet.
- (4) Minimum setback of any on site building or RV from any adjacent residential use property line: 50 feet, and shall be landscaped in a manner so as to provide a buffer.
- (5) Minimum setback from private access street: Five feet.
- (6) Minimum distance between RVs shall be as follows:
 - (A) Front to front with access streets: 40 feet.
 - (B) Side to side: 15 feet.
 - (C) End to end: 15 feet.
 - (D) Side to end: 15 feet.
- (7) No more than five percent of the gross land area of Plot for a RV park may be used for tent camping.

Sec. 24-94. – Water facilities.

- (1) An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided for each RV space.
- (2) The development of a private water supply to serve the development may be made only upon the express approval granted by the appropriate state agency, where the City does not provide public water supply to the RV park. When a public supply of water is available, connection shall be made thereto and its supply shall be used exclusively.

(3) The water supply system shall be designed, constructed and located in such a manner that neither underground nor surface contamination will reach the water supply from any source, and shall be constructed and maintained in compliance with state health regulations.

(4) Where water is obtained from sources other than a public water supply, water sampling and testing shall occur in accordance with state health regulations, and any costs incurred shall be borne by the property owner/park management.

(5) Recreational vehicles that have a water service connection for an outside source of supply, shall have an approved or listed check valve or other approved type backflow prevention device installed in the water supply piping adjacent to the water service connection. The installation of potable water supply piping or fixture or appliance connections shall be made in a manner to preclude the possibility of backflow.

(6) The water distribution system shall be designed and maintained to provide a minimum pressure acceptable to the city, and if applicable, the appropriate state agency.

Sec. 24-95. – Sanitation facilities.

(1) An accessible, adequate, safe sewer connection shall be provided for each RV space.

(2) A minimum of one sanitary sewage dump station that complies with all requirements of the state health regulations shall be provided.

(3) Separate toilet facilities for men and women shall be provided and shall be centrally and conveniently located.

(4) Toilet facilities for each gender shall be provided in either separate buildings or in the same building separated by a solid wall. Two flush toilets, two showers and two washbasins (one per each gender) shall be provided for every 15 RV spaces.

(5) Each toilet and shower shall be in a private compartment with a door to ensure privacy. A minimum of one toilet and shower for each gender shall be constructed in accordance with ADA standards.

(6) All such sanitation facilities shall be subject to approval by the planning commission and shall be shown on the site plan when filed.

(7) All plumbing fixtures, drains, appurtenances, and appliances designed or used to receive or discharge liquid waste shall be connected to the recreational vehicle drainage system in a manner provided by the ANSI/NFPA standard for recreational vehicles.

Sec. 24-96. – Refuse collection and storage.

(1) The storage, collection and disposal of refuse in the park shall be conducted so that no health hazards or air pollution is created.

(2) All refuse or garbage shall be stored in approved locations and in containers sufficiently sized so that sanitary conditions can be maintained at all times.

(3) Refuse containers shall be provided in sufficient number and capacity to properly store all refuse and garbage.

(4) Refuse containers shall be situated within a 150-foot radius of any RV space.

(5) Refuse and garbage shall be collected weekly, or more frequently as necessary, and shall be disposed of in an approved manner.

(6) Refuse collection areas shall be screened from view by fencing and landscaping.

Sec. 24-97. – Fire protection.

- (1) All RV parks shall be subject to the rules and regulations of the state fire marshall office and all applicable laws.
- (2) In all RV parks, there shall be installed and maintained fire hydrants and fire extinguishers of the number, type, size, and location as may be required by the fire protection authority. Extinguishers may be installed in lieu of faucets and hose upon approval of the state fire marshall office.
- (3) RV parks shall be kept free of litter, rubbish and other flammable materials.

Sec. 24-98. – Recreational facilities and open space.

- (1) Swimming pools including required fences, if provided, shall not be located in any required front yard, in any utility easement, or less than 50 feet from any lot line. All mechanical equipment related to the maintenance of the swimming pools shall be located not less than ten feet from any lot line.
- (2) Swimming pools, if provided, shall be maintained in accordance with applicable laws, shall be adequately protected or fenced to discourage unauthorized access, and shall have fencing with a self-locking gate adequate to restrain all access to the pool when the pool is not being used.
- (3) All pools and spas shall comply with applicable state health regulations. For the purpose of cleaning pool filters and back flushing the system, no discharge shall be made into a septic tank or sanitary sewer. Either a separate French drain shall be provided, or discharge may be made into an existing natural or manmade drainage channel or storm sewer system and conveyed into the public right-of-way in a manner so as not to create a public nuisance.
- (4) All RV parks shall be provided with at least one recreational area or open space accessible from all spaces. The size of such open space shall not be less than ten percent of the gross park area and shall be landscaped in an approved manner.

Sec. 24-99. – General requirements.

- (1) Every owner or operator of an RV park having spaces for lease or rent shall maintain any and all records that may be required by local and state laws and regulations.
- (2) A business license shall be obtained from the appropriate agency for any RV park where spaces or memberships are rented, leased or sold, and shall be renewed as required.
- (3) Any exposed ground surfaces in all parts of the RV park shall be planted, paved or covered with an approved material that is capable of preventing soil erosion and eliminating objectionable dust.
- (4) No barnyard animals or poultry shall be permitted in an RV park.
- (5) Dogs, cats or other pets are not permitted to run at large or commit any nuisance within the park.
- (6) An area of sufficient size and enclosed via chain link fencing or other appropriate material shall be provided as a designated exercise area for dogs, and equipment to accommodate cleanup after "curbing" of one's pet shall be provided by the operator of the park.
- (7) Each RV park constructed, operated and licensed shall be limited solely and only to RVs, and shall not be converted or used as a manufactured home park.
- (8) Each RV space shall be provided with an electrical outlet supplying at least 110 volts and providing a minimum of 30 amp service, and that is grounded and weatherproofed and in compliance with all state and local codes.

(9) All electrical installations, systems, and equipment shall comply with International Building Code.

(11) All utilities shall be located underground with no exceptions, including the wiring of interior light poles.

(12) No RV park shall be occupied until a final approved inspection by the building inspector has been obtained.

Sec. 24-100. – Traffic impact analysis; access; parking.

(1) A traffic impact analysis shall be required for all RV parks.

(2) Access to the RV park shall be designed to minimize congestion and traffic hazards at the entrance or exit and allow safe movement of traffic on adjacent streets. All traffic ingress and egress shall be through controlled entrances and exits or crash gated as approved by the fire protection authority.

(3) All internal streets and driveways shall be properly signed.

(4) Each RV space shall have sufficient parking and maneuvering space.

(5) No on street parking of any vehicle shall be allowed adjacent to RV park spaces, but may be allowed adjacent to open space areas if a minimum ten-foot wide parking lane is constructed to accommodate parked vehicles.

(6) One visitor parking space shall be provided for each ten RV spaces. Visitor parking areas shall be appropriately signed and may be situated in various locations throughout the park.

(7) All internal streets shall be paved a minimum of 24 feet wide with a 30-foot right-of-way. Such streets shall be paved with an approved dust free material.

(8) Dead ended streets shall be prohibited, and turnaround areas shall be provided with a minimum 90-foot diameter measured at the outside of the traveled way.

(9) 1.25 percent of the RV spaces and parking areas shall be accessible in accordance with the ADA regulations.

Sec. 24-101. – Accessory buildings and service facilities.

Accessory buildings shall be limited to:

(1) One permanent caretaker's dwelling, consisting of site-built construction shall be allowed and may be used as the business office of the RV park.

(2) A separate office building may be provided for the park's business office.

(3) One convenience grocery store shall be allowed only for RV parks that are greater than ten acres in size.

(4) Clubhouse, pool and spa buildings, and laundry. Laundry facilities must contain at least one washer and one dryer for every 25 RV spaces in the park.

Secs. 24-102.—24-149. Reserved.

ARTICLE IV. MOBILE FOOD VEHICLE PARK

Sec. 24-150. – Mobile food vehicle peddlers; Additional regulations.

In addition to the requirements, restrictions, regulations, fines and penalties set forth in Section 20-81.6 for Mobile Food Vehicle Peddlers, the following sections of Article IV shall apply to Mobile Food Vehicle Peddlers in any Mobile Food Vehicle Park. Further, no Mobile Food Vehicle

Peddler nor Mobile Food Vehicle shall remain at any Mobile Food Vehicle Park between the hours of 7:00 p.m. and 7:00 a.m.

Secs. 24-151—24-199. Reserved.

Sec. 24-200. – Applicability.

This Article applies to any Mobile Food Vehicle Park in the City of Breaux Bridge, unless otherwise specified.

Sec. 24-201. – Generally.

(1) All Mobile Food Vehicle Parks shall comply with all requirements of this chapter, as well as all other applicable federal, state, and local statutes, ordinances, codes, rules and regulations, including but not limited to all applicable regulations of Title 51 “Public Health – Sanitary Code” of the Louisiana Administrative Code, and all applicable regulations of the Louisiana Department of Health, including any amendments thereto.

(2) Mobile Food Vehicle Parks shall only be occupied by Mobile Food Vehicles holding a valid and current permit.

(3) “Permittee” means an operator that holds a current and valid Certificate of Occupancy issued pursuant to this Section.

Sec. 24-202. – Approval requirements.

(1) A detailed site plan shall be required for the approval of any Mobile Food Vehicle Park, which must show the location of, and detail, the following required items in addition to the requirements for commercial building permits.

(A) Each Mobile Food Vehicle space as defined below (“MFV Space”), with the required separation distances between each as outlined herein;

(B) Restrooms;

(C) On-site parking areas, where applicable;

(D) ADA access to parking, vendors and restrooms;

(E) On-site lighting;

(F) Dumpsters and service vehicle access for waste removal; and

(G) Access for Mobile Food Vehicle’ ingress and egress.

(2) In addition, the detailed site plan shall also show the location of, and detail, the following optional items if they are part of the Mobile Food Vehicle Park:

(A) Areas that are designated for permissible activities other than Mobile Food Vehicle;

(B) Any utility connections provided to the Mobile Food Vehicles.

(C) Designated customer seating areas.

Sec. 24-203. – General Standards.

(1) All Mobile Food Vehicle Parks shall have a minimum of two (2) MFV Spaces and no more than a maximum of ten (10) MFV Spaces.

(2) Each MFV Space shall be hard surfaced (asphalt or concrete) and of sufficient size to accommodate, within its borders, the entire length of the Mobile Food Vehicle.

(3) To the extent Permittee elects to provide electrical services to the Mobile Food Vehicle, said electrical services shall be provided at the MFV Space through permanent on-site connections with individual electric service outlets and connection boxes as approved by the utility provider and local codes.

(4) Drive-through services are strictly prohibited within a Mobile Food Vehicle Park.

(5) A Mobile Food Vehicle Park must have a designated manager that is responsible for the orderly organization of Mobile Food Trucks, the cleanliness of the Mobile Food Truck Park and the compliance with all rules and regulations. The designated manager must be physically present at the Mobile Food Truck Park at all times when the Mobile Food Vehicle Park is open to the public for business. The permittee shall provide the city with the name and contact information (including mailing address, telephone number and email address) for the designated manager, who shall be available during and/or after business hours to address operational issues.

(6) The Permittee shall be responsible for providing appropriately sized trash receptacles for use by customers and shall ensure that the Mobile Food Vehicle Park is kept clear of litter and debris at all times.

Sec. 24-204. – Dimensional Standards.

(1) The maximum density for a Mobile Food Vehicle Park shall be calculated at one (1) MFV Space per 1,000 square feet of gross lot space.

(2) Each Mobile Food Vehicle shall only park and operate in a single MFV Space within the Mobile Food Vehicle Park.

(3) There shall be a minimum of ten (10) feet of separation between each individual MFV Space, and a minimum of twenty (20) feet of separation between any MFV Space and any permanent on-site structure.

Sec. 24-205. – Restroom Facilities.

Each Mobile Food Vehicle Park shall provide restroom facilities in compliance with all applicable codes.

Sec. 24-206. – Parking.

The required number of on-site parking for a Mobile Food Vehicle Park shall be calculated at a rate of two parking spaces per MFT Space.

Sec. 24-207. – Landscaping.

Mobile Food Vehicle Parks adjacent to a residential zoned property shall provide a buffer.

Sec. 24-208. – Lighting String.

Lighting may be permitted throughout a Mobile Food Vehicle Park. String lights shall adhere to the UL standards and shall not be installed in a manner which would create a safety issue.

Sec. 24-209. – Signage.

(1) Mobile Food Vehicle Park shall be allowed one (1) monument sign. The sign shall comply with all applicable sign requirements.

(2) For Mobile Food Vehicle operating within a Mobile Food Vehicle Park, allowable signage shall be non-permanent and not greater than 24" x 24". The sign shall only be placed in the assigned MFT Space.

Secs. 24-210—24-230. Reserved.

BE IT FURTHER ORDAINED by the Board of Aldermen for the City of Breaux Bridge, Louisiana, that the provisions of this ordinance are hereby declared to be severable, and if any provision, word, phrase, or clause of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the validity of the remaining portions thereof.

BE IT FURTHER ORDAINED by the Board of Alderman for the City of Breaux Bridge, Louisiana, duly convened in regular session on the 10th day of September, 2024, that this ordinance shall become effective upon signature of the Mayor of the City of Breaux Bridge, Louisiana, the lapse of ten (10) days after receipt of the Mayor of the City of Breaux Bridge, Louisiana without signature or veto, or upon an override of a veto, whichever occurs first.

UPON MOTION of Albert Menard, seconded by Eddy LeBlanc, and upon verification and assurance that the foregoing ordinance was:

1. Introduced on July 9, 2024, at the regular meeting of the Mayor and Board of Alderman for the City of Breau Bridge, Louisiana;
2. Disseminated to the Mayor and all Aldermen;
3. Published, by title, in the official journal of the City of Breau Bridge, Louisiana, together with the notice of the time and place of its consideration for formal adoption; and
4. Presented at a public hearing held on the 13th day of August, 2024,

The Board of Aldermen, on the 10th day of September 2024, adopted Ordinance Number 2305 by virtue of the following votes:

YEAS: Ryan Breaux, Scotty Borel, Albert Menard, Neil Melancon, Eddy LeBlanc

NAYS: None

ABSENT: None

ABSENTIONS: None

ATTEST:

APPROVED:

KRISTI LEBLANC, CITY CLERK DATE _____

RICKY CALAIS, MAYOR DATE