

ORDINANCE NUMBER 2241

An ordinance to amend Chapter 23 of the Code of Ordinances by the repeal, amendment, revision, enactment, and/or re-enactment of Sections 23-5.18, 23-5.18.2, 23-5.18.3 and 23-5.18.5 regarding the regulation and restrictions concerning mobile homes, trailers, and related structures and residences.

BE IT ORDAINED by the Mayor and Board of Alderman for the City of Breau Bridge, Louisiana duly convened in regular session on the 12th day of December 2017, that:

The Code of Ordinances for the City of Breau Bridge, Louisiana be amended by the repeal, amendment, revision, enactment, and/or re-enactment of Sections 23-5.18, 23-5.18.2, 23-5.18.3 and 23-5.18.5 as follows:

Sec. 23-5.18. – Regulation of mobile homes.

These regulations shall govern the use of all mobile homes within mobile home parks and mobile homes on individual lots used for residential or other types of occupancy, whether temporary or indefinitely. It is the intent of these regulations to empower the City of Breau Bridge to govern the location of mobile homes within the City. This ordinance does not embrace industrialized buildings, however.

Any mobile home located in a zone or district classified as R-1, R-2, or R-3, prior to the enactment of Sections 5.18 – 5.18.7 shall be considered a “nonconforming use” and as such, shall be subject to the regulations set forth in Article VI of the Comprehensive Zoning Ordinances of the City of Breau Bridge, Louisiana; except that such nonconforming use shall be allowed until such nonconforming use has ceased for a period of sixty (60) continuous, calendar months. Once this nonconforming use ceases, should the lot owner desire to replace said nonconforming use mobile home with another mobile home on said lot, then, before the expiration of said 60-month period, the following requirements must be met: (1) the lot owner must satisfy all requirements for, and must be issued a certificate of Zoning Compliance for the replacement mobile home; (2) all owners of any lot of land in which any boundary thereof is situated within sixty (60) feet of any boundary of the lot of the proposed replacement mobile home shall give their written consent to the placement of the replacement mobile home on said lot, and those written consents must be delivered to the Zoning Administrator; and (3) the replacement mobile home must be situated on the lot. Moreover, the term “mobile home” shall be defined for the purposes of this provision as set forth in Section 5.18.2 below.

Sec. 23-5.18.2 – Definitions.

Mobile home means a factory assembled structure or structures transportable in one (1) or more sections, with or without a permanent foundation, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Moreover, the term shall further mean a movable or portable dwelling built on a permanent chassis which may or may not be titled through and/or with a state agency, division, department, and/or unit designed without a permanent foundation for year-round living. It may consist of one (1) or more units that can be telescoped when towed and expanded later for additional capacity, or of two (2) or more units, separately towable but designed to be joined into one (1) integral unit bearing the permanently affixed seal of the United States Department of Housing and Urban Development. Furthermore, the term *mobile home* includes a trailer, house trailer, manufactured home, and residential mobile home. However, the term *mobile home* does not include *modular home*.

Manufactured home means a mobile home or residential mobile home.

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.

Residential mobile home is defined as a manufactured home designed to be used as a dwelling and may include a mobile home or a residential mobile home that has been declared to be a part of the realty as provided in La.R.S. 9:1149.4.

Trailer and/or house trailer means any vehicle covered or uncovered used for living, sleeping, business, or storage purposes and which has no foundation other than wheels, blocks, skids, jacks, or skirting and which is, has been, or reasonably may be equipped with wheels and axles or other devices for transporting the vehicle from place to place. The term shall include camp car, camper, and house car.

Sec. 23-5.18.3 – Maximum age standards; inspection and fee for a used mobile home

No mobile home that was manufactured in a year more than (15) fifteen years prior to the year in which the mobile home is to be situated within the City of Breaux Bridge shall be permitted within the City of Breaux Bridge for any reason whatsoever.

No mobile home manufactured in a year prior to the year in which the mobile home is to be situated within the City of Breaux Bridge, shall be permitted within the City of Breaux Bridge unless and until said mobile home is inspected by the City Building Inspector and the City Building Inspector issues a certificate of compliance that the mobile home meets all applicable compliance and building codes regulations. Upon issuance of such certificate of compliance, the mobile home may be delivered to a properly zoned lot within the city limits of Breaux Bridge.

Inspection fees are based on travel distances and are determined by the City Building Inspector. The inspection fee will be a minimum of fifty (\$50) dollars and a maximum of one hundred and fifty (\$150) dollars that shall be paid prior to inspection.

Sec. 23-5.18.5 – Installation standards.

Prior to the installation of any mobile home within the corporate limits of the City of Breaux Bridge, the owner or prospective occupant of the mobile home shall apply for a Certificate of Zoning Compliance from the Zoning Administrator, satisfy all requirements for a Certificate of Zoning Compliance, and receive a Certificate of Zoning Compliance, which requires the hereunder listed conditions be met. A Certificate of Zoning Compliance shall be required prior to connection with utilities provided by the City or any franchise utility company.

1. The Mobile Home Installation Permit fee shall be paid in full.

The mobile home has been inspected by the City Building Inspector and the City Building Inspector has issued a certificate of compliance that the mobile home meets all applicable compliance and building codes regulations, including all electrical, plumbing and mechanical standards and regulations.

3. The mobile home has been inspected by a representative of the City who confirms that all of the following requirements are met:

- a. All mobile homes shall be installed in compliance with the set back ordinances of the City of Breaux Bridge.

- b. There shall be a minimum of five (5) feet setback for each property line for carports, porches, decks, and/or steps to include the required landing. For this purpose no object affixed on or located by the mobile home may be located within the said five (5) foot setback.

c. The piping, equipment, or appurtenances of any mobile home which utilizes the City's sewer system shall be tied directly into the system. The connection of the piping, equipment, or appurtenances of a mobile home, for the obtaining of sewerage service, to the piping, equipment, or appurtenances which provide such service to any other mobile home, permanent building, or structure is expressly prohibited. This Subsection will not be applicable to any mobile home park where the piping, equipment, or appurtenances of the mobile homes are tied into a connection line which connects directly to the City's sewer system.

d. All mobile homes must be provided with manufacturer approved, vented skirting from the bottom of the mobile home floor to the ground including, but not limited to brick, brick veneer, and treated lumber. The area enclosed by the skirting may not be used for storage and must be kept free of debris at all times.

e. All entrances shall have permanent steps of precast concrete, properly laid and/or cemented bricks or treated lumber. The entrance to an attached deck or similar extension to a mobile home shall be considered as an entrance thereto.

f. No addition to a mobile home may be used for structural support.

g. The lot or parcel of ground upon which a mobile home is situated shall provide a parking area for no less than two (2) vehicles.

h. All mobile homes installed in a special flood hazard area must comply with all federal, state, and local requirements pertaining to the National Flood Insurance Program, regardless of whether flood insurance is purchased. As regards base flood elevation, the lowest floor shall mean the bottom of the longitudinal structure I-beam in "A" and "AE" zones, and the lowest level shall be at or above the base flood elevation.

UPON MOTION of Howard Alexander duly seconded by Ernest Ledet, and upon verification and assurance that the foregoing ordinance was:

1. Introduced on November 14, 2017 at the regular meeting of the Mayor and Board of Alderman for the City of Breaux Bridge, Louisiana;
2. Disseminated to the Mayor and all Aldermen;
3. Published, by title, in the official journal of the City of Breaux 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 12th day of December, 2017,

The Board of Aldermen, on the 12th day of December, 2017, adopted Ordinance Number 2241 by virtue of the following votes:

YEAS: Brenda Castille Hobbs, Howard Alexander, Ernest Ledet and Glenn Michael Angelle

NAYS: None

ABSENT: Gary Champagne

ABSENTIONS: None

ATTEST:

PATTIE B. DUPUIS,
CITY CLERK

December 13, 2017
DATE

APPROVED:

RICKY CALAIS,
MAYOR

December 13, 2017
DATE