

## ORDINANCE NO. 2 OF 2013

### AN ORDINANCE REGULATING RESIDENTIAL MOBILE HOMES, HOUSE TRAILERS, AND MANUFACTURED HOUSES IN THE TOWN OF KROTZ SPRINGS, LOUISIANA

**BE IT HEREBY ORDAINED** by the Krotz Springs Town Council, Town of Krotz Springs, Louisiana, in regular session convened, that:

**Whereas**, a majority of citizens in the Town of Krotz Springs, Louisiana, substantially believe that it is mandatory that the location and parking for mobile homes, house trailers, and manufactured houses be regulated to insure safety and to promote aesthetic quality and sustain property values in order to promote present and future development in the Town of Krotz Springs.

**Whereas**, regulating mobile homes, house trailers, and manufactured homes will improve convenience of access and safety from fire, flood, and other damages.

**Whereas**, regulating mobile homes, house trailers, and manufactured homes will facilitate the creation of a convenient, attractive, and harmonious community.

**Now Therefore, Be It Ordained by**, the Mayor and Town Council of the Town of Krotz Springs, Louisiana, that all mobile homes and manufactured home subdivisions, as well as privately owned property, whether said spaces are sold, rented, leased and/or occupied, shall comply with the following provisions of this ordinance.

#### ARTICLE I. IN GENERAL

##### **A. Definitions.**

**Manufactured Home (mobile home)**-A moveable detached single family dwelling unit with all the following characteristics; (a) 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; (b) designed and constructed on a chasis 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; (c) 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 (d) not required to be placed on a foundation. (Does not refer to travel trailers, truck campers, camping trailers, or similar units designed for recreation or other short term use.)

A **modular home** is any home factory-built to a local state code. In some cases, a state may have adopted one of the uniform construction codes (i.e. UBC, IRC, etc.). Modular homes will not have the red certification label, but will have a label attached to the home identifying the code with which it complies. The appropriate State Modular Code Agency will be able to provide assistance in locating the modular label. A modular home can be as an "on-frame" or "off-frame" modular. On-frame will be built on a permanent chassis, whereas, the off-frame modular will be built with removal of the chassis frames in mind. An off-frame modular will usually require additional cranes to assist with home placement. Modular homes are, more often than not, attached to private land.

**Accessory structure**-means a detached subordinate building or structure located on the same site as the mobile home, house trailer, or manufactured home which it serves, including, without limitations, awnings, cabanas, porches, storage cabinets, or similar appurtenant structures.

**Park trailer**-recreation vehicles primarily designed as temporary living quarters for recreation, 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 8'6" in width and is designed for frequent travel on the highways while the other and more popular type is wider than 8'6" (usually 12' in width), and must be transported with special movement permits from the state highway department. The 8'6" 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.

**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.

**Mobile Home**-a mobile home is a factory-built home that is (1) built before June 15, 1976, and (2) not built to a uniform construction code.

**Doublewide mobile home**-means a mobile home with two (2) or more units separately towable, but designed to be joined onto an integral unit at the site.

**Expandable mobile home**-means a mobile home with two (2) 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.

**Mobile home lot**-means that portion of a mobile home park that is reserved for occupancy by the single mobile home.

**Mobile home Park**-means a parcel of land under single ownership, which has been planned, developed, designed and constructed to accommodate mobile homes for non-transient residential use.

**Permit**-means a written permit issued by the Town of Krotz Springs permitting the placement of a mobile home, or other structure regulated by this ordinance and with the operation of same pursuant to applicable law.

**Recreational vehicle**-means, without limitations, a camping trailer, motor home, travel trailer, or truck camper.

**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.

**Town of Krotz Springs**-means the political subdivision of the Town of Krotz Springs, and without limitations, the Mayor or the Mayor's designee.

#### **B. Enforcement/Penalties.**

1) The Town, through the appropriate building official and/or the Town Attorney, is empowered to enforce the provisions of this ordinance, and to institute any necessary legal actions or proceedings to enforce the provisions thereof, or to prevent any violation of any of its provisions, including injunctive process to compel compliance and prevent continued violation, and may obtain an order for the removal of any units or structures, fixtures, or appurtenances which may have been unlawfully placed or constructed in violation of the provisions of this ordinance.

#### **C. Conflicting Regulations.**

In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the Town of Krotz Springs or State of Louisiana existing on the effective date of the ordinance from which this ordinance is derived, the provisions 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 ordinance is to be in conflict with a provision of any other ordinance or code of the town existing on the effective date of the ordinance from which this ordinance is derived which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this ordinance shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent they may be found in conflict with this ordinance.

**D. Mayor's Authority.**

a) Except as otherwise provided in this ordinance, The Mayor of the Town of Krotz Springs and/or the Mayor's designee "Head of" or other suitable designation (Planning Department), shall be the permit issuance officer for all permits required under this ordinance. The mayor shall prescribe forms therefore, including all information reasonably and necessarily required for the enforcement of the provisions of this ordinance.

b) The Mayor or the Mayor's designee shall also be authorized to perform all inspections or delegate another person to conduct such inspections necessary for the enforcement of this ordinance.

**ARTICLE II.  
PERMIT & INSPECTION**

**A. Permit Required.**

It shall be unlawful for any person to move a manufactured home or mobile home proposed to be located in the Town of Krotz Springs without first securing a building permit from the town at the current permit rate. The home is required to be moved by movers, licensed in the State of Louisiana. The permit shall be displayed in a front window of the home while in transit and until such time utilities are permanently connected such that said permit shall be visible from outside of the home.

**B. Application.**

1) All applications for approval and permit shall include a color photo of all four (4) sides of said mobile home; said photograph is to be a minimum size of 3"x 5". No approval and resulting permit shall be granted unless said photograph is supplied to the Town of Krotz Springs. The application fee shall be charged for the approval process and the resulting permit shall be charged at the then current permit rate and shall be due regardless of whether approval and the resulting permit is issued.

2) Application for permit under this article shall be filed with the Town of Krotz Springs. Such application shall be by written letter of request or on a form furnished by the town and shall be signed by the owner. Before issuing any such permit, the Mayor or his designee shall approve the application indicating compliance with the applicable requirements of this ordinance or shall indicate in writing the conditions under which such permit may be approved, the town official shall provide a checklist to the applicant.

a. All mobile homes proposed to be located within the town limits of the Town of Krotz Springs shall be approved by the Mayor of the Town of Krotz Springs and/or his designee. Should the mayor or his designee withhold approval, the owner of said mobile home shall be allowed to appeal to the Krotz Springs Council at a regular meeting by being placed on the agenda of same.

b. The Mayor, or the Mayor's designee, shall issue all necessary notices or orders to remove or abate illegal or unsafe conditions and to ensure compliance with all the requirements of the ordinance for the safety, health, and general welfare of the public.

**ARTICLE III.  
MOBILE HOME STANDARDS FOR  
NON MOBILE PARK MOBILE HOMES**

1. From one (1) to four (4) mobile homes can be placed on property without meeting mobile home park development standards, provided that each mobile home is located at least fifty (50') feet from the nearest existing structure, building, other mobile home, or property line.

a. Certain emergency conditions exist where illness or physical incapacity of an individual necessitates the close proximity of a relative or other person to care for said individual, and the person providing such care shall be designated as the Caretaker. A statement signed by a physician, stating the nature of the existing emergency conditions and the reasons which necessitate such use of mobile home or Single-Family Dwelling as prescribed herein must be presented to the Town of Krotz Springs Planning Administrator at least fourteen (14) days prior to the submission of a request for a variance from the requirements of the Code of Ordinances relative to location of mobile homes. The statement from a physician must be renewed annually with the Planning Administrator. Upon the death or relocation away from the mobile home or Single-Family Dwelling of the person with the illness or physical incapacity, such that said person is no longer residing on the property at issue, the Caretaker shall secure removal of the mobile home from the property at issue within six months from the date the person with the illness or physical incapacity vacates the mobile home.

2. All mobile homes must be provided with manufacturer approved, vented skirting from the bottom of the mobile home floor to ground. Skirting must be suitable for outdoor exposure and contact to the ground. The area enclosed by skirting may not be used for storage and must be kept free of debris at all times.
3. All entrances to a mobile home shall be provided with permanent steps of precast concrete; properly laid and/or cemented bricks or treated lumber. The entrance to an attached deck or similar extension shall be considered as an entrance to a mobile home.
4. All mobile homes must be provided with anchors and tie downs to meet the requirements for the Department of Housing and Urban Development.
5. Additions to a mobile home may not use the mobile home for structural support. Additions must meet the current provisions of the local building code.
6. Said lot should have a parking area for at least 2 vehicles.
7. All mobile homes located in a Special Flood Hazard Area must comply with all Federal, State, and Local requirements pertaining to the National Flood Insurance Program, even if Flood Insurance is not purchased.
8. Base Flood Elevation: Lowest floor-The lowest floor shall mean the bottom of the longitudinal chassis frame beam in "A" and "AE" Zones. The lowest level shall be 12 inches or more above the base flood elevation height.

**ARTICLE IV.  
EFFECTIVE DATE**

**SECTION 1:** This ordinance shall become effective immediately upon return of the ordinance to the Town Clerk after execution by the Mayor, at mid-night on the tenth day after receiving the ordinance by the Mayor without signature or veto, or upon an override of a veto, whichever occurs first.

**SECTION 2:** Any Krotz Springs ordinance or parts thereof in conflict herewith are hereby repealed.

The Ordinance No. 2 of 2013 having been submitted to a vote, the vote was carried by roll call vote as follows:

**YEAS:** Bill Bryson, Andre Lanclos, Cindy Stelly, Nyssa Godwin, Louis Polotzola

NAYS: None

ABSENT: None

The Ordinance No. 2 of 2013 was declared adopted on this 14th day of January 2013.

ATTEST:

Suzanne Belleau  
Suzanne Belleau, Town Clerk

Carroll B. Snyder  
Carroll B. Snyder, Mayor

I hereby certify that the above and foregoing Ordinance No. 2 of 2013 is a true and correct copy adopted at a regular meeting of the Mayor and Board of Alderman of the Town of Krotz Springs on January 14th, 2013.

The Ordinance No. 2 of 2013 was introduced on December 10, 2012.

A Public Hearing was held on January 14th, 2013.

The Ordinance was adopted on January 14th, 2013.

The Ordinance was delivered by the Clerk to the Mayor on January 15th, 2013

The Ordinance was returned by the Mayor to the Clerk with his signature affixed on January 16th, 2013.

