

**TOWN OF WOODWORTH
ORDINANCE NO. 102-14**

WOODWORTH MOBILE HOME PARK/MOBILE HOME SUBDIVISION

AN ORDINANCE GOVERNING AND AUTHORIZING THE GOVERNING BODY OF THE TOWN OF WOODWORTH TO ESTABLISH THE INSTALLATION OF MOBILE HOME PARKS/MOBILE HOME SUBDIVISIONS WITHIN THE TOWN OF WOODWORTH; ESTABLISHMENT OF MINIMUM CRITERIA AND MINIMUM LOT SIZES AND OTHER PREREQUISITES TO THE ISSUANCE OF A PERMIT; REPEALLING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH. BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF WOODWORTH IN LEGAL SESSION CONVENED THAT:

- Section 1 Title
- Section 2 Definitions
- Section 3 Mobile/Manufactured Home Parks - Requirements
- Section 4 Submittal Requirements
- Section 5 Minimum Park and/or Subdivision Area
- Section 6 Density
- Section 7 Recreation Area
- Section 8 Streets
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- Section 10 Setbacks and Open Areas
- Section 11 Water and Sewage Requirements
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- Section 14 Effective Date
- Section 15 Repeal of Ordinances
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Section 1 Title

This ordinance is hereby referenced as the Woodworth Mobile Home Park/Mobile Home Subdivision Ordinance.

Section 2 Definitions

For the purposes of this Ordinance, certain terms, words and phrases shall have the meanings hereinafter ascribed thereto.

Accessory Structure: Any structure on the same space as the mobile/manufactured home which includes awning, cabanas, carports, porches, storage cabinets and similar appurtenant structures.

Building: Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, or property of any kind.

Common Area: Any area or space designed for joint use of tenants occupying a mobile home development or park.

Driveway: A minor private way used by vehicles and pedestrians on a mobile home lot or for common access to a small group of lots or common facilities.

Lot Area: The total area reserved for exclusive use of the occupants of a mobile/manufactured home.

Lot Line: A line bounding the lot as shown on the accepted plat plan.

Manufactured Home Park: Any tract of land developed or used for the purpose of accommodating more than one (1) manufactured homes occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodation and/or whether the space is sold, rented, leased and/or occupied.

Manufactured Home Lot: A parcel of land for the placement of a manufactured home and the exclusive use of its occupants.

Manufactured Home Stand: That part of an individual manufactured home lot, which has been reserved for the placement of a manufactured home.

Manufactured Home Subdivision: Any tract of land developed or used for the purpose of accommodating more than one (1) manufactured homes occupied for dwelling or sleeping purposes, whether a charge is made for such accommodations and/or whether a space is sold, rented, leased and/or occupied.

Mobile Home, Manufactured Home, or Mobile Unit: A moveable or portable dwelling built on a permanent chassis, designed without a permanent foundation for year-round living, which may or may not be titled through and/or with a State Agency, division, department and/or unit. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two 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. A mobile home is not to be confused with a single-family dwelling.

Mobile Home Park: Any tract of land developed or used for the purpose of accommodating more than one (1) manufactured homes occupied for dwelling or sleeping purposes, whether a charge is made for such accommodations and/or whether a space is sold, rented, leased and/or occupied.

Mobile Home Lot: A parcel of land for the placement of a mobile home and the exclusive use of its occupants.

Occupant: Any person who owns, leases, occupies and/or uses a space in a park and/or subdivision.

Occupied Area: That area of an individual mobile home lot or manufactured home lot, which has been covered by a mobile home or manufacture home and its accessory structure.

Park or Parks: Mobile home parks and/or subdivision and/or manufactured home parks and/or subdivisions.

Parking Area: The off-street area available within the space for the parking of two motor vehicles and having an area of less than four hundred (400) square feet and not less than twenty feet (20') in depth exclusive of passageways and driveways appurtenant thereto and giving access to a street or alley.

Paved Streets: A Street composed of impervious material capable of supporting anticipating traffic loading shall be limited to concrete or asphalt. Aggregate surfaces consisting of gravel, limestone or shell shall not be considered as paved streets and are not acceptable. Minimum acceptable paved street construction requirements for a concrete pavement section six inches (6") of reinforced concrete on a minimum of six inches (6") of properly prepared base. Minimum acceptable paved street construction requirements for an asphalt pavement section are eight inches (8") of soil cement based plus two inches (2") of asphalt wearing course. All pavement sections shall be based on the design/construction requirements of the site-specific soil conditions.

Person: Any individual, firm, trust partnership public or private association or corporation and/or other artificial entity.

Private Street: A private way, which affords principal means of access to abutting individual sites, common areas, other private ways and/or parts of the park and/or subdivision.

Service Building: A building housing a toilet, lavatory and such other facilities as may be required by this regulation.

Single Family Dwelling: 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.

Space: A plot of ground within a park and/or subdivision designed for accommodation of one mobile home or manufactured home. This term shall also include the term "lot", "stand", and "stall".

Section 3 Mobile/Manufactured Home Parks – Requirements.

- A. Placement of more than one (1) Mobile Home or Manufactured Home on a lot shall be considered as a Mobile Home Park or a Mobile Home Subdivision.

Section 4 Submittal Requirements.

A. In order to ensure compliance with this Ordinance, Town Engineer approval of the proposed site plan shall be required concurrent with the subdivision plat approval. In addition to the plat submittal requirements, the following minimum information shall be submitted to the Town Engineer in the form of a site plan (24x36 inches minimum size).

1. All existing and/or proposed features such as streets, mobile home location on each lot, watercourses easements, parking spaces, sidewalks and location of recreation areas.
2. The proposed setbacks for any building, mobile home or other structure.
3. Rendering of proposed mobile home to be placed on lot indicating required skirting.
4. Rendering of required fencing around Mobile Home Park.

Section 5 Minimum Park and/or Subdivision Area.

- A. Any proposed new park and/or subdivision shall not be less than five (5) acres in size or area.

Section 6 Density.

A. Each individual mobile home lot or manufactured home lot area shall measure at least 5,000 square feet.

B. No mobile home or manufactured home shall be located closer than thirty feet (30') from any other mobile home or manufactured home or permanent building within the park and/or subdivision.

Section 7 Recreation Area.

A. No less than ten percent (10%) of the total land area shall be devoted to recreation 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, parks and/or subdivision office and service buildings. Neither drainage, detention/retention facilities, nor setback areas may be included as recreation areas.

Section 8 Streets

A. All parks shall be provided with safe and convenient vehicular access from abutting public or private streets to each lot. All streets within the mobile home park/subdivision shall be paved streets.

B. Entrance streets to park shall have a direct connection to a public street and shall be designed to allow free movement of traffic on such adjacent public street. The entrance street must be approved by the Town Engineer.

C. The park and/or subdivision'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 turn-around (minimum 77 foot diameter cul-de-sac).

D. Pavement Width. No Street shall be less than twenty-four feet (24') in width. On street parking is prohibited.

E. Street Grades. Grading and draining of all streets shall be in accordance with the requirements of the Town Engineer.

F. Street Lights. Street lighting is required in accordance with local standards.

Section 9 Sidewalks.

A. Sidewalks are required in mobile home parks. Sidewalks shall be constructed of concrete or asphalt at a width of four feet (4') and a minimum of four inches (4") thick, or other such requirements as specified by the Americans with Disabilities Act (ADA), and shall be separated from the paving surface of a street by a four-foot (4') green area. Individual sidewalks shall be provided for all mobile home stands and manufactured home stands to streets, driveways or other sidewalks. Such individual sidewalks shall have a minimum width of three feet (3').

Section 10 Setbacks and Open Areas.

A. There shall be a minimum of thirty feet (30') of distance in all directions 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 three feet (3') to any lot line.

B. On all property lines, a twenty-foot (20') setback from the property line shall be provided which shall be planted with grasses, shrubs or trees. Plantings in this area shall be maintained in a manner not to obstruct sight distances for vehicles entering and leaving the mobile home park. In addition, no buildings, mobile homes or parking will be permitted in the required twenty-foot (20') setback.

C. The front setback for a mobile home from a public street shall be a minimum of forty (40') feet. A setback of fifteen feet (15') is required on a private street.

D. At any intersection of public streets bounding a park and/or subdivision, 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 measure thirty (30) feet along the property lines of each of the street corner intersections.

E. Units together with accessory structures such as storage buildings and roofed-over patios or carports shall not cover more than seventy-five (75%) of a space.

F. Driveways: Paved driveways shall be provided on spaces for convenient access to living units. The minimum width shall be twenty feet (20').

G. Parking Area: The design criteria for automobile parking shall be based upon two parking slots for each space.

H. The boundary line of any park and/or subdivision shall be no less than three hundred feet (300') from any residential subdivision of five (5) lots or more which has been subdivided and approved by the Planning Commission and which a final plat of the subdivision shall be recorded in the records of the Parish.

I. Fence Required: Each park and/or subdivision shall be enclosed on all boundary lines of such park or subdivision with a fence no less than six feet (6') high constructed of masonry or other durable solid material, including low maintenance wood, completely screening said park and/or subdivision from public view. Along public or private streets a combination of any one of the following may be provided:

1. A six feet (6') high fence constructed of masonry or other durable solid material, including low maintenance wood.
2. A row of evergreen trees a minimum of eight feet (8') tall (planted height) and a maximum of ten feet (10') apart.

Type and combination of fencing material shall be subject to the approval by the Town Engineer.

Section 11 Water and Sewage Requirements.

- A. Each Mobile/Manufactured Home park/subdivision shall meet the requirements of the Town Water Department and the requirements of the Louisiana Department of Health and Hospitals.
- B. Each Mobile/Manufactured Home park/subdivision shall provide a community sewer collection system in compliance with the requirements of the Louisiana Department of health and Hospitals and the Town Sewer Department.

Section 12 Electrical Requirements.

- A. Each Mobile/Manufactured Home park/subdivision shall meet the requirements of the respective utility provider.

Section 13 Skirting Required.

- A. Skirting shall be installed around the perimeter of each unit. Skirting shall be made of a durable solid material.

Section 14 Effective Date

This ordinance shall become effective at 12:01 a.m. September 1, 2014.

Section 15 Repeal of Ordinances

Be it further ordained, etc., that any and all ordinances in conflict herewith shall be abolished.

Section 16 Severability Clause

If any provision of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, or applications of this ordinance, which can be given effect without the invalid provisions or applications of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED, etc., that any and all ordinances in conflict herewith shall be abolished.

Said ordinance having been introduced on July 3, 2014, by Council Member Butler-Hutchinson, notice of public hearing having been published on the Wednesday, the 23rd day of July, 2014, in the Town Talk, Official Journal of the Town of Woodworth, Louisiana, said public hearing having been held, the title having been read and the ordinance considered, on motion by Council Member Doiron, seconded by Council Member Butler, to adopt the ordinance, a record vote was taken and the following result was had:

YEAS: Reich, Doiron, Cranford, Butler-Hutchinson

APPROVED:

NAYS: None

ABSTAINED: None

ABSENT: None


David C. Butler, II - Mayor

Whereupon, the Municipal clerk delivered said ordinance to the Mayor on the 8th day of August, 2014, and on the same day, the Mayor returned said ordinance to the Municipal clerk, declaring the above ordinance duly adopted.

I, David C. Butler, II, do hereby certify that the above is a true and correct copy of the ORDINANCE, duly passed and adopted by the Town of Woodworth, Parish of Rapides, State of Louisiana on the 7th day of August, 2014.

ATTEST: Mable P. Scarbrock
Clerk, Town of Woodworth

