

Ordinance No. 05-2018-04

TOWN OF SIMMESPORT

MOBILE HOME PARKS AND RECREATIONAL VEHICLE REGULATIONS

More than one trailer, mobile home, manufactured home, modular home or recreational vehicle on a site is considered a mobile home/recreational vehicle park.

Unit meaning-mobile home, trailer, manufactured home, modular home or recreational vehicle

Park owner owner and/or manager of the park.

Unit Owner individual purchasing unit.

Landlord Park owner renting unit.

Prior to setting up a mobile home park or a recreational vehicle park, the owner of said park must address the mayor and board of the Town of SIMMESPORT presenting a set of plans and specifications for the park prepared by an engineer and approval from the Board of Health for approval. The plans/specifications shall be in detail as follows:

1. A scaled plot plan of the park, indicating the space area or portion of the park for the units.
2. Size, location and specification of the park drainage system.
3. Size, location and specification of the water supply lines.
4. Size, location and layout of service building.
5. Applications/submittals shall bare the approval of the local enforcement agencies as to compliance with city or parish plumbing and health ordinances and regulation.
6. Plumbing required by the article shall comply with all city, parish, and state plumbing ordinances and regulations.
7. An approved set of plans and specifications and a copy of the permit shall be kept on the park premise until the final inspection has been made.

All piping fixtures or devices used in the installation of drainage and water supply systems for mobile home parks and recreational vehicle parks shall conform to the quality and weights of materials required by the Louisiana State Plumbing Code.

All plumbing fixtures, piping, drains, appurtenances and appliances designed and used in a park drainage, water supply system and service connections shall be installed in conformance with the Louisiana State Plumbing Code. No sewage, waste water or any other effluent shall be allowed to be deposited on the surface of the ground.

Every mobile home site shall be provided with an individual branch service line delivering safe, pure and potable water. The outlet of the branch service line shall terminate on the left side of the site of the mobile home. A separate service shutoff valve shall be installed in each branch line.

When it is evident that there exists, or may exist, a violation of these rules, the owner, operator, lease, person in charge of the park or any other person causing a violation shall cause it to be corrected immediately or disconnect the service line and sewer lateral.

It is mandatory that all units have skirting and a front and back porch entrance platform at the time of installation. The size of the front porch entrance platform must be at least six (6) feet by four (4) feet or 24 square feet and the size of the back porch entrance must be at least six (6) feet by four (4) feet or 24 square feet.

All towing apparatus, wheels and transport lights shall be removed after final set-up. The unit shall have exterior siding comparable in composition, appearance, and durability to the exterior siding commonly used in the standard residential construction consisting of one or more of the following:

1. Vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint);
2. Wood grain, weather resistant, press board siding;
3. Stucco siding; or
4. Brick or stone

The age of the unit is to be 10 years of age or less and must present a good appearance. Each unit of the park shall have a storage shed. Each unit of the park shall have at least 12-foot driveway.

There shall be at least a twenty (20) foot distance between the exterior walls of each unit, but at all times a distance of at least sixteen (16) feet shall be maintained between any and all external structures located between the units. The park shall have at least a thirty-five (35) foot wide street to enter and exit the park with at least a limestone finish. All parts of any unit and any attachments thereto (for example: porches, carports, covered parking or overhangs) shall be located a minimum of 25 feet from the nearest road and a minimum of 5 feet from the nearest property line.

No parking on the shoulder of the street shall be allowed.

The units shall be connected to the Town of SIMMESPORT Sewer System if sewer is provided by the town at the location of the units. A sewer fee is required prior to connecting to the town system. If sewer is not provided by the town in the area, the owner must comply with the sewer system regulation requirements established by the Board of Health Sanitation Department. Each unit shall be permanently sited (non-mobile unit must be secured in place with mobile home stands which shall provide an adequate and stable foundation for the placement of anchors and tie-downs such as screw augers, arrowhead anchors and other devices).

The entire mobile home, recreational vehicle park shall be surrounded by a six (6) foot solid privacy fence.

Procedure required by the owner of the unit to obtain a permit from the Town of SIMMESPORT:

1. Complete an application at SIMMESPORT Town Hall
2. Provide documentation of year, make, model and size of the unit
3. Take the application to the Avoyelles Communication (911) Center for official addressing of the property
4. Return completed application with the official address to the town hall requesting the first inspection and the fifty-dollar (\$50) fee required for the inspection.

No permit shall be issued until the inspector has made a full inspection of the site and reported findings to the Mobile Home Committee.

Upon the completion and approval of the inspection, the owner will obtain a permit from the town in the amount of one hundred fifty dollars (\$150) to move the unit into town. The town requires a copy of the mover/haulers general liability insurance which is the owner's responsibility to provide to the town.

The inspector must be on site at the time the dwelling unit is delivered by the mover/hauler to insure accurate placement of the unit. Failure to notify the town of the date and time of delivery of the unit will be a violation of the ordinance. The inspector will flag the property indicating the placement of the unit. If the unit is not placed in the specified location made by the inspector the owner of the unit will have to relocate the unit at their own expense.

Upon meeting all requirements, the mobile home park owner must obtain an occupational license.

Violations of any provisions of this ordinance shall render the trailer park in non-compliance. For violations for non-compliance the owner shall be prosecuted under **Ordinance No. 04-2018-01** for. Each day the trailer park is in non-compliance with this ordinance shall constitute a separate offense.