

## **Ordinance No. 05-2018-03**

Town of Simmesport

### **MOBLE HOME REGULATIONS**

The owner of said mobile home or recreational vehicle shall complete an application of request for a permit to be presented to the Mayor and Board of the Town of Simmesport for approval. Said mobile home/trailer/manufactured home and/or modular home shall me the following requirements:

Unit Meaning – Mobile Home, Trailer, Manufactured Home, Modular Home, Recreational Vehicle.

Owner – The individual purchasing the unit

Mover – The company hired by the owner to move/haul the unit

Recreational Vehicle – Any motorized or towable vehicle that combines transportation and temporary living quarters for travel, recreation, and camping. For purposes of this ordinance, a "recreational vehicle" includes new and used motor homes, new and used travel trailers, new and used fifth-wheel travel trailers, new and used folding camper trailers, and slide-in truck campers.

Owner must present a bill of sale to the mayor and board of aldermen of the Town of Simmesport.

Mobile homes, trailers, manufactured homes, recreational vehicles and modular homes must be placed horizontally with the street/road. The unit must be placed horizontally with the official physical address of the property assigned by the Avoyelles Communications (911) Center.

Minimum size of the lot must be the total footage of the single wide unit plus twenty (20) feet on each side and the rear of the unit. All units must have a front and back porch/entrance platform, the size of the front porch/entrance must be at least six (6) feet or 24 square feet. Therefore, the footage at the back of the unit must be at least 20 feet from the beginning of the back porch to the property line. Hand railing must be provided. The front of the unit must be located a minimum of thirty (30) feet from the property line to the beginning of the front porch.

If any addition is added to the unit on the front, on the side or to the rear of the unit, the footage must be increased on the lot size to compensate for the twenty (20) foot clearance on each side of the unit and the thirty (30) foot clearance on the front.

A unit being installed must be 25 to 30 feet from an existing building.

The age of the unit must be 10 years of age or less, if the unit is used, and must present a good appearance. All towing apparatus, wheels and transport lights shall be removed after final set-up. Each unit shall be considered a one (1) single-family unit.

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 or other devices. The unit shall have exterior siding comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction consisting of one or more of the following:

1. Vinyl or aluminum lap siding (whose reflectivity does not exceed that of the flat white paint;

2. Cedar or other wood siding;
3. Wood grain, weather resistant, press board siding;
4. Stucco siding; or
5. Brick or stone.

The unit shall have a minimum storage area eighty (80) square feet, which may be part of garage or separate storage building.

The unit must be connected to the Town of Simmesport Sewer System if sewer is provided by the town at the location of the unit. A sewer tap in fee is to be paid by the owner prior to connecting to the town sewer system. If sewer is not provided by the town in that area, the owner must comply with sewer system regulation requirements established by the Board of Health Sanitation Department for sewer system treatment plants.

Only one residential family dwelling is allowed per lot. Residential family dwelling means, “house, mobile home, trailer, manufactured home and/or modular home”. More than one unit located on a lot is considered a mobile home park and must follow the provisions provided by the Town of Simmesport Mobile Home Park and Recreational Vehicle Park Regulations.

The fee for a permit for a mobile home, trailer, manufactured home, recreational vehicle or modular home is \$200 which shall be paid in increments of \$50.00 and \$150.00 as stated in the procedure below.

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

1. Complete an application at the 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 first (1<sup>st</sup>) inspection; a \$50.00 fee is required for inspection. No permit will be issued until the inspector has made a full inspection at the site and reported findings to the Mobile Home Committee. Owner of the mobile home must attend the council meeting after completion of the inspection.
5. The town requires a copy of the mover/hauler’s general liability insurance which is the owners’ responsibility to provide to the town prior to obtaining the permit.
6. Upon the completion and approval of the inspection, the owner will obtain a permit from the town at a cost of \$150.00 to move the unit into town.

The inspector must be on site at the time of the dwelling/unit delivery by the hauler to insure placement is accurate. Failure to notify the inspector of the dwelling/unit delivery date and time will be a violation of the ordinance and the owner shall be prosecuted under **Ordinance No. 04-2018-01** for non-compliance. Each day the property is in noncompliance shall constitute a separate offense. 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.

If a mobile home, trailer, manufactured home, recreational vehicle and/or modular home is moved into the Town of Simmesport without obtaining a permit from the Simmesport Town

Hall, the owner shall be prosecuted under **Ordinance No. 04-2018-01** for non-compliance. Each day the unit is not in compliance shall constitute a separate offense.

The owner of the newly-installed unit will be given a time period of six (6) weeks from the date of installation of the unit to have porches and skirting in place.

These requirements are effective immediately.