

ORDINANCE NO. 12-8

A MOBILE HOME ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF MAURICE, LOUISIANA

Sec. 1. Numbering required.

All residents and building establishments shall have a house or office number, with numbers four (4) inches in height and of a color which contrasts for easy visibility with the color of the residence and building establishment put on their buildings in accordance with the approved numbering system of the United States Postal Service and in accordance with the regulations of the Vermilion Parish Communications District and the E911 System.

Sec. 2. Separation of trailers and mobile homes.

No trailer or mobile home shall be parked closer than five and one-half (5½) feet to the side lot lines of the lot of a trailer or mobile home park if the abutting property is improved property, or closer than twenty (20) feet to any street, alley or building. Each individual trailer site shall abut or face on a driveway or clear unoccupied space not less than thirty (30) feet in width, which space shall have unobstructed access to the public highway or alley. There shall be an open space of at least eleven (11) feet between the sides of every trailer or mobile home and at least eleven (11) feet between the ends of every trailer or mobile home. Each trailer or mobile home shall have an inside floor elevation of at least thirty-six (36) inches from the highest point of elevation of the lot upon which the trailer or mobile home is located.

Sec. 3. Permanent use.

It shall be unlawful to occupy for sleeping or other residence purposes any trailer or mobile home which has been rendered immobile by the removal of wheels, or placing the same on a foundation or on the ground unless such trailer or mobile home in construction and location complies with the ordinances relating to the construction, wiring, plumbing, sewer facilities and other regulations applicable to single-family dwellings.

Sec. 4. Campers.

(a) No mobile unit classified as a camper, including any motor vehicle to which is attached a structure usable for living or sleeping or any structure designed or intended for use as a movable living area may be used as a permanent living area. Such a unit may be used as a temporary residential structure only with the approval of the mayor and board of aldermen of the Village of Maurice granted at open meeting. Said approval shall be for a maximum period of four (4) calendar months. Approval may not be granted unless the unit has at least three hundred (300) square feet of living area and the applicant first supplies the mayor and board of aldermen with a petition signed by all persons who reside in the area surrounding the proposed temporary living structure who also have a physical view of the temporary living structure from their residence.

(b) Following the expiration of the four (4) months temporary period, the applicant must immediately cease habitation of the temporary structure. The applicant may obtain one (1) additional four (4) month extension from the mayor and board of aldermen, which application for extension must also include a new petition.

(c) The provisions of this section shall not apply to an area designated as a trailer park.

Sec. 5. Codes.

Each trailer or mobile home shall comply with all provisions of the technical codes of the town, such as the building, electrical, plumbing, gas and mechanical codes, which may be applicable to trailers or mobile homes.

Sec. 6. Anchoring.

All trailers or mobile homes in the town shall be anchored in accordance with the following standards:

(1) The mobile home is to be anchored with tie-downs over the top or attached to the frame. The use of both is recommended.

(2) Mobile homes up to thirty (30) feet long require two (2) sets of tie-downs with four (4) ground anchors.

(3) Mobile homes between thirty (30) feet and fifty (50) feet long require three (3) sets of tie-downs with six (6) ground anchors.

(4) Mobile homes over sixty (60) feet long require four (4) sets of tie-downs with eight (8) ground anchors.

(5) Anchors shall be as follows:

- a. Minimum diameter, six (6) feet (auger or concrete);
- b. Minimum "arrowhead" size, eight (8) feet;
- c. Minimum depth of anchor, four (4) feet;
- d. Minimum diameter of anchor rod, five-eighths (5/8) inch;
- e. Celled concrete blocks are not approved for dead-man anchors;
- f. Steel rods anchored in concrete dead-man anchors must have the top bent to form an eye and must be welded.

(6) Cables shall be as follows:

- a. Minimum diameter galvanized steel cable, three-eighths (3/8) feet, seven (7) strands of seven (7) strands (7 x 7);
- b. Minimum diameter galvanized "aircraft" cable, one-half (1/2) foot, seven (7) strands of nineteen (19) strands (7 x 19);
- c. Minimum steel strap size, one and one-half (1 1/2) inches by thirty-five one-hundredths (0.035) inch (must be galvanized).

(7) Cable ends must be secured with at least two (2) U-bolt type clamps.

(8) When steel rods are used in place of cables, they must have a minimum, diameter of one-half (1/2) foot, and the bend ends must be closed to form an eye and must be welded.

(9) Turnbuckles (if used) shall be as follows:

- a. Drop forged with minimum shank diameter of one-half (1/2) foot.
- b. Ends should be eyes or jaws (like a clevis).

c. Hook ends must be wrapped with soft galvanized wire to prevent dropout if cable should loosen. (Minute Man patented cable tighteners are approved).

(10) Patio awnings and cabana roofs shall be as follows:

a. Two (2) rows of vertical support posts are required (Maximum twelve (12) feet spacing.) The second row may be either down the middle or on the mobile home edge of the roof, with concrete patio or equivalent footing for hold-down purpose during storm warning periods.

b. Other structures on the lot must be secured.

(11) All mobile homes shall be equipped with skirting that will be installed to all areas surrounding the structure.

(12) All steps used for entry must have appropriate hand rails.

Sec. 7. Definitions.

Manufactured home and *manufactured housing* means a factory built residential dwelling unit constructed to standards and codes, as promulgated by the United States Department of Housing and Urban Development (HUD), under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5401 et seq., as amended. Further, the terms "mobile home," "manufactured home" and "manufactured housing" may be used interchangeably and apply to structures bearing the permanently affixed seal of the United States Department of Housing and Urban Development or to factory-built, residential dwellings that are mounted on a chassis.

Mobile home means a factory-built structure, transportable in one (1) or more sections, designed to be a residential dwelling unit built to voluntary standards prior to the passage of National Manufactured Housing Construction and Safety Standards Act of 1974.

Modular building means a structure, transportable in one (1) or more sections, which is twelve (12) body feet or more in width and thirty (30) body feet or more in length, capable of being connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, designed for business or residential occupancy.

Sec. 8. Compliance.

The owner and/or possessor of any mobile home, manufactured home, or modular building applying for utility services from the town, or bringing said mobile home, manufactured home, or modular building into the town, shall comply with all applicable state laws, federal laws, rules and regulations, building codes, and with all town ordinances which do not conflict with state law, federal law, including but not limited to the Federal Wind Zone Standards applicable for new homes in Louisiana zone II and zone III, as set forth in 24 CFR, chapter XX, section 3280.305, et seq, and thereafter amended. All references to state law, and federal law shall include all subsequent modifications, amendments, re-designations and/or subsequently enacted laws which address the issue referenced in this article, without the necessity of amending the same. The town shall have the right at all reasonable times to conduct inspections of any structure regulated by this chapter to insure compliance. Failure to comply shall result in the denial of utility services and/or a permit to site said mobile home, manufactured home, or modular building. It shall be the owner and/or possessor of said mobile home,

manufactured home, modular home or residential structures to prove compliance with all applicable rules, regulations, standards and laws.

Manufacturing requirements: Notwithstanding any other provisions, no mobile/manufactured home may be transported into or relocated within the Village of Maurice, Louisiana, nor installed within the Village of Maurice, Louisiana, if the mobile/manufactured home is greater than ten (10) years in age, and a mobile/manufactured home blue book value of less than twenty thousand (\$20,000) and does not possess the seal or label issued by the United States Department of Housing and Urban Development.

Sec. 9. Building Codes.

Unless otherwise precluded by state law, mobile homes, manufactured homes, modular buildings, and residential structures manufactured offsite must meet or exceed all building codes in effect within the town.

And this ordinance being submitted to a vote, the vote thereon was as follows:

YEAS: Alderman Darin Desormeaux, Alderwoman Phyllis Johnson and Alderman Gary Villien

NAYS: None

ABSENT OR PRESENT AND NOT VOTING: None

The above Ordinance was declared adopted on this 15th day of August, 2012, at Maurice, Vermilion Parish, Louisiana.

THE VILLAGE OF MAURICE

**BY: _____
MAYOR WAYNE THERIOT**

**BY: _____
MELANIE DENAIS, Clerk**