

NOTICE OF ADOPTION OF ORDINANCE

NOTICE IS HEREBY GIVEN that the following ordinances were adopted at a meeting of the City Council of the City of Youngsville, Louisiana, held on February 13, 2014.

ORDINANCE NO. 273.1-2014

AN ORDINANCE REGULATING THE CONSTRUCTION, INSTALLATION, MAINTENANCE, IMPROVEMENTS, ALTERATIONS, AND OPERATION OF ALL MOBILE HOMES WITHIN THE MUNICIPAL LIMITS OF THE CITY OF YOUNSVILLE

WHEREAS, it is clearly evident that conditions in some mobile home and manufactured home subdivisions are not conducive to the general well-being, and the protection of health, life, and property of the residents therein; and,

WHEREAS, mobile homes and manufactured homes are vulnerable to high winds generated by hurricanes, tornados, and severe thunderstorms, resulting in the significant fact that many deaths from such storms, on the Gulf Coast States occur in mobile home and manufactured home parks and subdivisions; and,

WHEREAS tested safety developments prove the fact that such losses of life and property can be greatly reduced, and in a measure, eliminated by the enforcement of certain safety measures; to upgrade these conditions to provide for the overall enhancement of the general welfare, health and safety of the people of the City of Youngsville; and,

WHEREAS the general condition of structures for residential use affect the overall fire protection abilities of the City of Youngsville; and,

WHEREAS because of the nature of their construction, mobile homes and manufactured homes are particularly vulnerable to destruction by fire or acts of nature;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Youngsville, Louisiana, that all mobile homes, **mobile home parks**, and manufactured home subdivisions and parks located within the City of Youngsville, whether said spaces are sold, rented, leased, and /or occupied, shall comply with the following provisions of this ordinance, **TO WIT:**

ARTICLE I: GENERAL

A. Definitions.

The following words, terms and phrases, when used in this ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory structure means any structural additions to the mobile home or manufactured home, which includes awnings, cabanas, carports, Florida rooms, porches, ramadas, storage cabinets and similar appurtenant structures.

Agent means any person authorized by the licensee of a mobile home or manufactured home park and/or subdivision to operate, develop and/or maintain such park and/or subdivision under the provisions of this ordinance.

Building means a roofed structure created for permanent use.

Building official means the officer or other person charged with the administration and enforcement of the building code ordinances, or his duly authorized representative.

City or Town, as used in this ordinance, shall mean the City of Youngsville.

Common area means any area or space designed for joint use of occupants of parks and/or subdivisions.

Density means the number of mobile home or manufactured home stands per gross acre.

Driveway means a minor private path used by vehicles and pedestrians on a space or for common access to a small group of spaces or common facilities.

Independent mobile unit means a mobile home and/or manufactured home equipped with a self-contained water closet and a bathtub or shower and a kitchen sink.

Living unit means a residential unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Lot area means the total area of a space reserved for exclusive use of the occupants of a mobile home or manufactured home.

Lot line means a line bounding the lot as shown on the accepted plat plan.

Manufactured home, mobile unit, or mobile home shall be used in this ordinance to describe a home that is constructed almost entirely in a factory and is placed on a steel chassis for transport to the mobile home stand, where the wheels can be removed but the chassis stays in place. See mobile home, manufactured home and mobile unit, below, for further definition.

Mobile home lot means a parcel of land for the placement of a mobile home and the exclusive use of its occupants.

Mobile home, manufactured home and mobile unit mean a moveable or portable dwelling built on a permanent chassis which may or may not be titled through and/or with a state agency, division, department and/or unit designed without a permanent foundation for year round living. 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 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 means any tract of land developed or used for the purpose of accommodating three or more mobile homes occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodations and whether the space is sold, rented, leased and/or occupied.

Mobile home stand means that part of an individual mobile home lot which has been reserved for the placement of a mobile home.

Mobile home subdivision means any tract of land developed or used for the purpose of accommodating three or more mobile homes occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodations and whether a space is sold, rented, leased and/or occupied.

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

Occupied area means that area of an individual mobile home lot or manufactured home lot which has been covered by a mobile home or manufactured home and its accessory structures.

Operator means a person who manages a park and/or subdivision for another or who operates such a park and/or subdivision that he leases from an owner.

Park means mobile home parks and/or subdivisions and/or manufactured home parks and/or subdivisions.

Park management means the person who owns or has charge, care, or control of the mobile home park or manufactured home park.

Parking area means the off-street area available within the space for the parking of one motor vehicle and having an area of not less than 200 square feet and not less than nine feet in width and not less than 20 feet in depth exclusive of passageways and driveways appurtenant thereto and giving access to a street or alley.

Paved street means a street composed of impervious homogenous material capable of supporting applied traffic and shall include, but not be limited to, concrete, asphalt, and macadam. Gravel or shell surfaced roadways are not to be considered paved.

Permanent building means any building on the space except an accessory structure to a mobile home or manufactured home.

Permit means a written permit or certification issued by the building official permitting the construction, alteration, extension, and operation of a park and/or subdivision under the provisions of this ordinance and other ordinances and regulations pertinent thereto.

Plat means any map, plan or chart of land, section or subdivision, indicating the location and boundaries of individual properties.

Plot means a parcel of land consisting of one or more sites or portions thereof which is described by reference to a recorded plat or metes and bounds.

Private Street means 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.

Property line means a recorded boundary of a plot.

Public street means a public way which affords principal means of access to abutting properties, the park and/or subdivision.

Public system (water or sewer) means a system which is owned and operated by the Town or by an established public utility company which is adequately controlled by the Town.

Right-of-way means the area, either public or private, over which the right of passage exists.

Service building means a building housing toilet, lavatory and such other facilities as may be required by this ordinance.

Sewer connection means a connection consisting of all pipes, fittings and appurtenances from the drain outlet of a unit to the inlet of the corresponding sewer riser pipe of the sewer system serving the park and/or subdivision.

Sewer riser pipe means that portion of a sewer lateral which extends vertically to the ground elevation and terminates at a space.

Should indicates that which is recommended but not required.

Single-family dwelling means 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.

Site means a parcel of land consisting of one or more spaces or portion thereof which is described by reference to a recorded plat or by metes and bounds.

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

Subdivision means a mobile home subdivision and/or manufactured home subdivision.

Subdivision management means the person who owns or has charge, care, or control of the mobile home park or manufactured home park.

Unit means any mobile home, or manufactured home.

B. Enforcement; penalties.

(a) The City, through the appropriate building official and the City Attorney, are empowered to enforce the provisions of this ordinance, and may institute any necessary legal actions or proceedings to enforce the provisions thereof, or to prevent any violation of any of its provisions, including any 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.

(b) The owner or general agent of a **mobile home park or any mobile home or manufactured home**, where a violation of any provision of this ordinance is being or has been committed, or the general agent, architect, builder, contractor, or any other person who commits, takes part in, or assists in any such violation, shall be guilty of a misdemeanor, and upon conviction shall be punished by a fine of not less than \$300.00 and not more than \$500.00, and each day's failure of compliance with any such provisions shall constitute a separate violation.

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 City or State of Louisiana existing on the effective date of the ordinance from which this ordinance is derived, the provision 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 found to be in conflict with a provision of any other ordinance or code of the City 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 that they may be found in conflict with this ordinance.

D. Authority of building official; right of entry.

The building official is hereby authorized, empowered and directed to enforce the provisions of this ordinance. Upon presentation of proper credentials, he or the authorized members of his staff may enter upon the premises of any mobile home or manufactured home park and/or subdivision, or any building or structure thereon, located in the Town, during reasonable hours, to perform any duty imposed upon him by this ordinance.

E. Identification of units within parks and subdivisions.

Parks and/or subdivisions shall contain the proper identification and location of all mobile homes and manufactured homes, as to the location of each within the parks and/or subdivisions. The layout of the identification system shall meet with the approval of the building official.

F. Responsibilities of management and occupants.

(a) Responsibilities of management.

(1) The person to whom a permit for a park and/or subdivision is issued and/or his or her designated representative shall operate the park and/or subdivision in compliance with this ordinance and shall provide adequate supervision to maintain the park and/or subdivision, its facilities and equipment in good repair and in a clean and sanitary condition.

(2) The park and/or subdivision management shall notify occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.

(3) The park and/or subdivision management shall supervise the placement of each unit, which includes securing its stability and installing all utility connections.

(b) Responsibilities of occupants.

(1) The park and/or subdivision occupant shall comply with all applicable requirements of this ordinance and shall maintain his space, its unit facilities and equipment in good repair and in a clean and sanitary condition.

(2) The park and/or subdivision occupant shall be responsible for proper placement of his unit on its mobile home stand or manufactured home stand and proper installation of all utility connections in accordance with the instructions of the park and/or subdivision management.

(3) Pets, if permitted in a park and/or subdivision, shall be prohibited to run at large or to commit any nuisance within the limits of any space.

G. Upon expansion of any mobile home park or mobile home subdivision, as they may exist within the corporate limits of the City of Youngsville on the date of adoption of this ordinance, said mobile home park shall be required to adhere to all requirements of this ordinance.

(a) Expansion of an existing mobile home park or mobile home subdivision shall occur upon the addition of land, the subdivision of existing land within the park, or additional mobile home spaces being added to the original area designated to be the mobile home park or mobile home subdivision.

(b) All mobile home parks that have been expanded per G.(a), above, shall be governed additionally by City of Youngsville Ordinance 357.1, et sec., and shall be designated as "General Business Land Use (GB).

ARTICLE II: PERMIT AND INSPECTIONS

A. Permit required; display.

It shall be unlawful for any person, firm, trust, association, partnership or corporation to move or cause to be moved any mobile home in the City without first securing a building permit from the City at a cost of \$115.00. The permit shall be displayed in the front window of the home while in transit and until such time utilities are permanently connected. Any mobile home shall only be moved by movers who are licensed in the State of Louisiana.

B. Application for permit.

Application for a permit under this article shall be filed with the building official. Such application shall be by a 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 building official 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 building official shall provide a checklist guide to the applicant.

C. Permit for homes.

Only mobile homes or manufactured homes that meet minimum Zone II construction will be issued a permit inside the municipal limits of Youngsville. The permit shall not be issued unless the mobile home proposed to be installed within the corporate limits of the City of Youngsville has first been inspected and approved by the City Inspector.

D. Inspection required.

After the mobile home has been delivered within the City of Youngsville, a plumbing and electrical inspection shall be completed by the City of Youngsville. At the time of this inspection, each mobile home must meet the National Manufactured Home Construction and Safety Standards, and must display a seal certifying that it was built in accordance with said standards.

E. Reserved.

ARTICLE III: PARK PLANNING REQUIREMENTS

A. Applicability.

(a) All parks and/or subdivisions as they exist on the effective date of the ordinance from which this ordinance is derived shall not be affected by any of the requirements contained in this ordinance, except those requirements affecting sanitation, tie downs, and foundation; however, any additions or expansions of existing parks and/or subdivisions and any new parks and/or

subdivisions shall be subject to the full provisions of this ordinance. Compliance with Article I paragraph G. of this ordinance shall be required of all expanded mobile home parks.

(b) All of the provisions of this ordinance shall apply to all parks and/or subdivisions situated within the corporate limits of the Town.

B. Nonresidential uses prohibited.

No part of any park and/or subdivision shall be used primarily for nonresidential purposes. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home or manufactured home located on a mobile home stand or manufactured home stand.

C. Reserved.

ARTICLE IV: DEVELOPMENT AND IMPROVEMENT STANDARDS

A. Review of site plans.

Site plans for new parks and/or subdivisions or the expansion of or additions to existing parks and/or subdivisions shall be reviewed by the City of Youngsville, which shall consider the minimum standards for improvement and development as set forth in this ordinance. No new mobile home park or existing mobile home park expansion shall receive the appropriate mobile home permits without the site plans review and approval by the City of Youngsville.

B. Minimum area.

Any proposed new mobile home park and/or subdivision shall not be less than ten (10) acres in size or area. City of Youngsville Ordinance 357.1, et sec. shall govern the development of all new mobile home parks and all expanded mobile home parks. All mobile home parks shall be designated as General Business Land Use (GB).

Three or more mobile homes on a lot shall be considered a mobile home park and must comply with the regulations set forth for mobile home parks in this ordinance.

The owner of the property shall not subdivide contiguous property into lots in an attempt to place 4 mobile homes on each lot.

C. Size of lots; separation of structures; lot coverage.

(a) Each individual mobile home lot or manufactured home lot area shall measure at least five thousand (5,000) square feet.

(b) No mobile home or manufactured home shall be located closer than thirty (30) feet to any other mobile home or manufactured home or permanent building.

(c) Mobile home stands or manufactured home stands shall not occupy an area in excess of one-third of the respective lot area. The accumulated occupied area of the mobile home or

manufactured home and its accessory structures on a lot shall not exceed 75 percent of the respective lot area.

D. Recreation area.

Not less than ten percent of the gross site area shall be devoted to recreational facilities generally provided in a central location. Recreation areas may include space for community building and community use facilities such as indoor recreation areas, swimming pools, park and/or subdivision office and service buildings.

E. Streets.

(a) **Generally.** All parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each lot. Such access shall be provided by asphalt or concrete streets or driveways.

(b) **Entrance streets.** Entrance to parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. Such entrances from the property line to the public street shall be approved by the Town Engineer.

(c) **Circulation.** The park's 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 turnaround (minimum 77-foot-diameter cul-de-sac). Accessibility to the spaces for fire protection shall be approved by the Youngsville Volunteer Fire Department.

(d) **Pavement width.** Pavements should be of adequate widths to accommodate the contemplated parking and traffic load. No street shall be less than 24 feet in width plus an eight-foot minimum lane for parallel parking (32 feet).

(e) **Street grades.** Grades and drainage of all streets shall be in accordance with the requirements of the Town Engineer.

(f) **Intersections.** Street intersections should generally be at right angles. Intersection of more than two streets at one point shall be prohibited. Street jogs with centerline offsets of less than 125 feet shall be prohibited.

(g) **Streetlights.** Lighting shall be designed to produce a minimum of 0.3 footcandle throughout the street system. Major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.6 footcandle.

(h) **Parking:** A parking area that will accommodate no less than two vehicles shall be provided adjacent to each mobile home lot.

F. Pedestrian access walks.

(a) **General requirements.** All parks and/or subdivisions shall be provided with safe, convenient concrete or asphalt pedestrian access walks for intended use between individual spaces, the streets, and all community facilities provided for residents of the parks and/or subdivisions.

(b) **Common walk system.** A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four feet, and shall be separated from the paving surface of streets by a four-foot green area.

G. Lot limits.

The limits of each mobile home lot or manufactured home lot shall be permanently marked on the ground by suitable means. Location of space limits on the ground should be the same as shown on approved plans.

H. Setbacks and open areas; driveways; parking areas.

(a) **Distance between units and permanent buildings.** There shall be a minimum of thirty feet 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 to any lot line.

(b) **Setback from property lines.** Units shall be located at least five feet from any side or rear property line of the park and/or subdivision boundary and at least 20 feet from any front property line; provided, however, that 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 measured 30 feet along the property lines of each of the street corner intersection.

(c) **Setback from interior streets and guest parking areas.** Units shall be set back at least ten feet from any park and/or subdivision interior street or guest parking areas.

(d) **Patios and carports.** Spaces may have open, unenclosed or roofed patios or carports of metal, fiberglass or other incombustible material, provided such structures follow the setback and spacing requirements established in this section.

(e) **Maximum lot coverage.** Units, together with accessory structures such as storage buildings and roofed-over patios or carports, shall not cover more than 75 percent of a space.

(f) **Driveways.** Paved driveways shall be provided on spaces for convenient access to living units. The minimum width shall be ten feet. Driveways shall be solid.

(g) **Parking areas.** The design criteria for automobile parking shall be based upon two parking slots for each space.

(h) **Outdoor living areas.** Each space shall be provided with an outdoor living and service area. Such area shall be improved as necessary to ensure reasonable privacy and comfort. The minimum area should be not less than 300 square feet with a least dimension of 15 feet.

I. Foundation and tie downs required.

(a) Every unit located within a park and/or subdivision shall be equipped with adequate foundation and tie downs intended to secure such units against movement, settling and overturning for the protection of life and property.

(b) All units moving into a park and/or subdivision after the effective date of the ordinance from which this ordinance is derived shall comply with the requirements of this section within 15 days after arrival.

(c) It shall be the responsibility of the park and/or subdivision owner or operator to notify the occupant of the foundation and tie down requirements of this ordinance. Where the occupant refuses to comply with such requirements, it shall be the responsibility of the owners or operators of the park and/or subdivision to notify the building official. The building official shall take whatever enforcement procedures that he deems necessary to enforce compliance by the occupant.

(d) No owner or operator of a new park shall permit the occupancy of any space before complying with this section and Article IV Section K below.

J. Conflicts with state law or manufacturer's requirements.

Should it be determined that any provisions of this ordinance conflict with state law or manufacturer's setup/installation requirements, such state law or manufacturer's setup/installation requirements shall be controlling over the provisions of this ordinance. A sticker from the Louisiana Manufactured Housing Commission must be placed on rear of the home registering the set-up.

K. Minimum Standards For Installation Of Mobile Homes/Manufactured Homes.

See La. R.S. 51:912.21 *et seq.* and in particular La. R.S. 51:912.22 and/or any subsequent Act by the Louisiana Legislature amending, replacing or re-designating said statutes which are expressly incorporated herein and made a part hereof by reference as though copied *in extenso*.

(a) ***Foundations and piers.***

See La. R.S. 51:912.21 *et seq.* and in particular La. R.S. 51:912.23 and/or any subsequent Act by the Louisiana Legislature amending, replacing or re-designating said statutes which are expressly incorporated herein and made a part hereof by reference as though copied *in extenso*.

(b) ***Anchors and tie downs.***

See La. R.S. 51:912.21 *et seq.* and in particular La. R.S. 51:912.24 and/or any subsequent Act by the Louisiana Legislature amending, replacing or re-designating said statutes which are expressly incorporated herein and made a part hereof by reference as though copied *in extenso*.

L. Skirting

All mobile homes must be provided with manufacturer approved vented skirting from the bottom of the mobile home floor to the ground. The approved skirting shall be permanently affixed to the mobile home no later than sixty (60) days after the inspection described by Article II Paragraph D herein. The area thus enclosed by skirting shall not be used for storage and must be kept free of debris at all time.

ARTICLE V: WATER, SEWER AND GAS UTILITIES

A. Required; standards.

Every park and/or subdivision shall contain a water, sewer and gas piping system consisting of piping, equipment and appurtenances, which shall be installed and maintained in accordance with the requirements of the Town.

B. Liquefied petroleum gas systems.

Any unit equipped for the use of liquefied petroleum gas may continue the use of such system. However, the filling of such fuel bottles, tanks or containers on-site or in the park and/or subdivision is strictly prohibited.

C. Connection to municipal sewer system.

The park's and/or subdivision's sewer system will be tied into the Town municipal sewer system if the Town municipal sewage system services the site of the park.

D. All mobile homes installed in a special flood hazard area must comply with all federal, state and local requirements pertaining to the National Flood Insurance Program, regardless of whether flood insurance is purchased. As regards base flood elevation, the lowest floor shall mean the bottom of the longitudinal chassis frame beam. This lowest level shall be twelve (12) inches or more above the base flood elevation height.

ARTICLE VI: ELECTRICAL SYSTEM

A. Generally.

Every park and/or subdivision shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the requirements of the Town.

B. Power distribution lines.

Main power lines and all service shall be located underground or as recommended and approved by the Town.

C. Installation requirements.

All electrical systems installed in every park and/or subdivision shall be in accordance with the Town's requirements.

D. Reserved.

ARTICLE VII: HEALTH AND SAFETY

A. Fire protection.

(a) *Accumulations of flammable materials.* Parks and/or subdivisions shall be kept free of litter, rubbish, and other flammable materials.

(b) *Fire extinguishers.* Portable fire extinguishers rated for classes A, B and C fires shall be kept in service buildings and at other locations conveniently and readily accessible for use by all

occupants and shall be maintained in good operating condition. Extinguishers shall have not less than a Z-A rating.

(c) **Open burning.** No open fires or burning shall be permitted in, on, and/or around a park and/or subdivision.

(d) **Requirements for fire hydrants.** Fire hydrants, where required by the building official or the Fire Chief, shall be installed in accordance with the following requirements:

(1) The water supply system shall permit the operation of a minimum of two 1 1/2-inch hose streams.

(2) Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 40 pounds per square inch at the highest elevation point of the park and/or subdivision.

(e) **Location of fire hydrants; access by firefighting equipment.** Fire hydrants, where required, shall be located within 500 feet of any unit, service building or other structure in the park and fire apparatus shall be able to approach within 100 feet of any unit or structure.

(f) **Barbecue pits, fireplaces and stoves.** Barbecue pits, fireplaces, and wood burning stoves shall be so located, constructed, maintained, and used as to minimize fire hazards and smoke nuisance both on the space on which used and on neighboring spaces.

B. Refuse handling.

(a) The storage, collection, and disposal of refuse in parks and/or subdivisions shall be conducted in a manner to create no health hazards, rodent harborage, insect breeding areas, fire hazard, or water or air pollution.

(b) It shall be the joint responsibility of each occupant and the management of a park and/or subdivision to ensure that all refuse containing garbage is stored in fly tight, watertight, rodent proof containers in sufficient number and capacity to care for such storage and which shall conform to the Town sanitary code and/or the laws of the state and/or Lafayette City-Parish Consolidated Government.

(c) Where central collection facilities are established for the collection of refuse, garbage or trash, pending removal by the hauler, such facilities shall be provided with closures or lids which fit tightly to exclude flies and rainwater. The facility and adjacent areas shall be maintained in a clean and sanitary condition at all times. The area shall be enclosed by a 6-foot sight proof fence on all 4 sides.

(d) Each unit in every park and/or subdivision shall have its own garbage and trash disposal service performed by the Town of Youngsville, which shall be in accordance with the Town requirements at each unit's expense.

C. Insect and rodent control.

(a) Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the health authority.

(b) Parks and/or subdivisions shall be maintained free of accumulation of debris and stagnant water which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.

(c) Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building material shall be stored at least one foot above the ground.

(d) Where the potential for insect and rodent infestations exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

(e) The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks and/or subdivisions shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

D. Reserved.

ARTICLE 8: INDIVIDUAL MOBILE HOME SITES OUTSIDE OF MOBILE HOME PARKS

A. All Individual Mobile Homes installed outside of any mobile home park shall adhere to the structural, review, permitting, mobile home stand, size of mobile home lot, foundation, tie downs, water, sewage, gas, waste disposal, open burning, barbecue pits, fireplaces, and stoves as further described within this ordinance.

B. Single Mobile Homes placed on vacant property:

(a) All requirements for a mobile home inside a mobile home park shall be required of mobile homes moved onto a vacant lot.

(b) Setbacks from property lines shall be the greater of the City of Youngsville Ordinance 357.1, et sec site requirements for a single mobile home placed on a vacant lot, or five (5) feet from any side property line, (10) feet from the rear property line and twenty (20) feet from the front property line.

(c) Land use type R-2 (Low Density Multi Family Residential Use) shall be used for the Ordinance 357.1 site type.

(d) Any Green Space requirements of City of Youngsville Ordinance 357.1, et sec shall not be a part of the mobile home stand but can be a part of the site setbacks.

C. Mobile Home added to a site which already has another structure installed:

(a) If a mobile home is added where there was previously located another structure, such as a home, another mobile home, or any inhabitable structure, Ordinance 357.1 et sec shall prevail with the land use type being relabeled NB (Neighborhood Business Land Use)}.

(b) All mobile home stand requirements listed for mobile home parks herein shall also be required for mobile homes moved to previously occupied sites.

Article 9: EFFECTIVE DATE

This ordinance to become effective 30 days after being adopted by the City of Youngsville City Council in compliance with L.S.A.R.S. 33:173.

ARTICLE 10: SURVIVABILITY

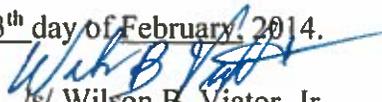
All ordinances or resolutions or parts thereof in conflict are hereby repealed.

This ordinance having been introduced on January 9, 2014, and published by title only was submitted to a vote, and the vote therein was as follows:

YEAS: Ken Ritter, Brenda Burley, A.J. Bernard, Tim Barbier, Dianne McClelland
NAYS: None
ABSENT: None
ABSTAIN: None

This ordinance was declared adopted on this the 13th day of February, 2014.


/s/ Rebecca L. Gondron
Rebecca L. Gondron, City Clerk


/s/ Wilson B. Viator, Jr.
Wilson B. Viator, Jr., Mayor


/s/ Rebecca L. Gondron
Rebecca L. Gondron, City Clerk

Publication Date: February 21, 2014