

# Chapter 46 - MOBILE HOMES AND MANUFACTURED HOMES<sup>[1]</sup>

*Cross reference— Buildings and building regulations, ch. 14; environment, ch. 22; floods, ch. 30; planning, ch. 54; solid waste, ch. 58; streets, sidewalks and other public places, ch. 62; subdivisions, ch. 66; design standards for mobile homes in subdivisions, § 66-581 et seq.*

## ARTICLE I. - IN GENERAL

### Sec. 46-1 Definitions

#### ***Accessory building***

*Accessory building* means a subordinate building on a lot, the use of which is customarily incidental, secondary, or minor to that of the main building or principle building. The following restrictions apply to accessory buildings:

(1) *Metal structure.* Corrugated metal siding, aluminum siding or vinyl siding is prohibited on street front only.

(2) *Building colors.* Building and roof colors shall consist of natural earth tones, white or shades of gray. Primary colors shall be limited to trim and signage.

*\* Definition found in 46-7 now moved to Section 46-1*

#### **Accessory structure**

*Accessory structure* means a detached subordinate building or structure located on the same site as the mobile home, house trailer, or manufactured home which it serves, including, without limitations, awnings, cabanas, porches, storage cabinets, or similar appurtenant structures.

*\*Term in 46-1 defined differently than in Section 46-8. Removed 46-8 definition.*

#### **City of Carencro**

*City of Carencro* means the political subdivision of the City of Carencro, and without limitations, the mayor or the mayor's designee.

*\*Definition from 46-8*

## **Commercial**

*Commercial use* means use for business or other governmental entity purposes, such as, without limitation, first responders, or for uses other than permanent or temporary residential purposes.

*\*Definition from 46-8*

## **Doublewide mobile home**

*Doublewide mobile home* means a mobile home with two or more units separately towable but designed to be joined onto an integral unit at the site.

*\*Definition found in 46-7 and 46-8. Definition is not necessary*

## **Expandable mobile home – from 46-7 and 46-8**

*Expandable mobile home* means a mobile home with two or more room sections that fold, collapse, or telescope into the principle unit when being transported and which can be expanded at the site to provide additional living area.

*\*Definition found in 46-7 and 46-8*

*Manufactured home/mobile home* means a moveable detached single family dwelling unit with all the following characteristics:

- (a) Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems;
- (b) Designed and constructed on a chassis that is capable of being transported after fabrication on its own wheels or detachable wheels bearing a label certifying it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974 (42 U.S.C.—501), which became effective June 15, 1976;
- (c) Arrive at a site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor incidental unpacking and assembly operations, installed by a licensed installer, connections to utilities; and
- (d) Not required to be placed on a foundation. (Does not refer to travel trailers, truck campers, camping trailers, or similar units designed for recreation or other short term use.) Each manufactured home must meet the National Manufactured Home Construction and Safety standards and must display a seal certifying that it was built in accordance with the standards and must have been built within the last 15 years. The home owner must provide proof of age of the home before the permit may be issued and before the home may be moved into the City of Carencro. All manufactured homes must be found, upon city inspection, to be safe and fit for occupancy.

*\*Redundant definition as seen in 46-7*

*Manufactured home lot* means a parcel of land for the placement of a manufactured home and the exclusive use of its occupants.

**Manufactured home park** means any tract of land of not less than ten acres developed or used 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.

*\*Same as Manufactured Home subdivision/Manufactured Home Subdivision/Mobile Home subdivision/Mobile Home park*

*Manufactured home stand* means that part of an individual manufactured home lot which has been reserved for the placement of a manufactured home.

**Manufactured home subdivision** means any tract of land of not less than ten acres developed or used for the purpose of accommodating manufactured homes occupied for dwelling or sleeping purposes, whether a charge is made for such accommodations and whether a space is sold, rented, leased and/or occupied.

*\*Same definition as Manufactured Home subdivision/Manufactured Home Subdivision/Mobile Home subdivision/Mobile Home park*

### **Movable Home**

*Movable home* means a factory-built home that is:

- (1) Built before June 15, 1976; and
- (2) Not built to a uniform construction code.

*\* Same definition of moveable home in 46-1*

*\* Found in 46-8*

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

**Mobile home park** means any tract of land of not less than ten acres used for the purpose of accommodating 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.

*\*Same as Manufactured Home subdivision/Manufactured Home Subdivision/Mobile Home subdivision/Mobile Home park*

*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 of not less than ten acres developed or used for the purpose of accommodating 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.

*\*Same as Manufactured Home subdivision/Manufactured Home Subdivision/Mobile Home subdivision/Mobile Home park*

## **Modular Home**

*Modular home* means any home factory-built to local state code. In some cases, a state may have adopted one of the uniform construction codes (i.e. UBC, IRC, etc.). Modular homes will not have the red certification label but will have a label attached to the home identifying the code with which it complies. The appropriate state modular code agency will be able to assist in locating the modular label. A modular home can be as an "on-frame" or "off-frame" modular. On-frame will be built on a permanent chassis, whereas, the off-frame modular will be built with the removal of the chassis frames in mind. An off-frame modular will usually require additional cranes to assist with home placement. Modular homes are, more often than not, attached to private land.

*\*From 46-8*

## **Park Trailer**

*Park trailer* means recreating vehicles primarily designed as temporary living quarters for recreating, camping, or seasonal use. They are built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set-up mode. Each park trailer is certified by the RPTIA member manufacturer as complying with ANSI A119.5. Two different types of park trailers are offered. One type is less than eight feet, six inches in width and is designed for frequent travel on the highways, while the other is wider than eight feet, six inches (usually 12 feet in width), and must be transported with special movement permits from the state highway department. The eight feet, six inch unit typically is expandable when it reaches its destination, utilizing slide-outs or tip-outs. The wider units, being less mobile, are usually sited in a resort or RV park location for an extended term, typically several years.

*\*Found in 46-7*

**Permit**

*Permit* means a written permit issued by the City of Carencro permitting the placement of a mobile home, or other structure regulated by this article and with the operation of the same pursuant to applicable law.

*\*Found in 46-8*

**Portable Building**

*Portable building* means a building fabricated off site then placed on the site in a way that the building is still towable.

*\*Found in 46-7*

**Recreational Vehicle**

*Recreational vehicle* means, without limitations, a camping trailer, motor home, travel trailer, or truck camper.

*\*Found in 46-7*

**Truck Camper**

*Truck camper* means a portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a truck.

*\*Found in 46-7*

## **Sec. 46-5. - Identification of units within parks and subdivisions.**

Parks and/or subdivisions shall contain at their main entrance and other means of egress 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.

**[Underlined terms added]**

## **Sec. 46-7. - [Placement of mobile homes, manufactured homes, etc.]**

- (a) *Prohibited.* The placement of mobile homes, manufactured homes, independent mobile home units, portable buildings or accessory buildings are prohibited on property fronting on Church Street from St. Anne Street to Veterans Drive, on Veterans Drive, beginning at I-49 to North University Ave. and on St. Peter Street from Church Street to N. University Ave., on N. University Avenue From St. Anne Street to Veterans Drive, with an additional 50 feet North of Veterans Drive, and on Albright Street; St. Anne Street; N. St. John Street; South St. John Street; St. Louis Street; St. Charles Street; Jack Street; East St. Peter Street; West St. Peter Street; Church Street; Veterans Drive; N. University Ave.; Armand Street; S. Belizare Street and S. Crochet Street, all as is illustrated on that map Exhibit A, which said map illustrates that area of the City of Carencro at issue herein and is on file in the office of the city clerk.
- (b) *Purpose.* The purpose of this section is to establish an area for the placement of permanent residential dwellings and permanent commercial buildings in order to enhance the overall development of the city.

**[46-7 (c) Definitions is deleted as definitions in 46-1 define all terms in Section 46]**

## **Sec. 46-8. - Mobile homes, house trailers, and manufactured houses.**

**[Section 46-8(a) Definitions is now deleted and are contained in definitions of 46-1; underlined terms manufactured home added]**

### *(2) Enforcement/penalties. [Now referred to as (a)]*

a. The city, through the appropriate building official and/or the city attorney, is empowered to enforce the provisions of this article, and to institute any necessary legal actions or proceedings to enforce the provisions thereof, or to prevent any violation of any of its provisions, including injunctive process to compel compliance and prevent the 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 article.

b. Any person who violates any provision of this section, upon conviction, shall be fined not less than \$100.00 per day nor more than \$500.00 per day of violation, where each and every day that the violation persists.

### *(3) Conflicting regulations. [Now referred to as (b)]*

In any case where a provision of this section is found to conflict with a provision of any other ordinance or code of the City of Carencro or the State of Louisiana existing on the effective date of the ordinance from which this section is derived, the provisions 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 article is found to conflict with a provision of any other ordinance or code of the city existing on the effective date of the ordinance from which this section is derived which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this section shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent they may be found in conflict with this article.

### *(4) Mayor's authority. [Now referred to as (c)]*

a. Except as otherwise provided in this article, the Mayor of Carencro and/or the mayor's designee "head of" or other suitable designation (planning department), shall be the permit issuance officer for all permits required under this article. The mayor shall prescribe forms, therefore, including all information reasonably and necessarily required for the enforcement of the provisions of this section.

b. The mayor or the mayor's designee shall also be authorized to perform all inspections or delegate another person to conduct such inspections necessary for the enforcement of this section.

*(b) Permit and inspection. [Now referred to as (d)]*

(1) *Permit required.* It shall be unlawful for any person to move a manufactured home or mobile home in the City of Carencro without first securing a building permit from the city at the current permit rate. The home is required to be moved by movers, licensed in the State of Louisiana. The permit shall be displayed in a front window of the home while in transit and until such time utilities are permanently connected such that said permit shall be visible from the outside of the home.

*(2) Application.*

a. All applications for approval and permit shall include a color photo of all four sides of said mobile home; the said photograph is to be a minimum size of 3" x 5". No approval or permit shall be granted unless the said photograph is supplied to the City of Carencro. The application fee shall be charged for the approval process and the resulting permit shall be charged at the then-current permit rate and shall be due regardless of whether approval and the resulting permit is issued.

b. Application for a permit under this article shall be filed with the City of Carencro. Such an application shall be by a written letter of request or on a form furnished by the city and shall be signed by the owner. Before issuing any such permit, the mayor or his designee shall approve the application indicating compliance with the applicable requirements of this article or shall indicate in writing the conditions under which such permit may be approved, the town official shall provide a checklist to the applicant.

1. All manufactured home/mobile homes proposed to be located within the city limits of the City of Carencro shall be approved by the Mayor of the City of Carencro and/or his designee. Should the mayor or his designee withhold approval, the owner of the said mobile home shall be allowed to appeal to the Carencro City Council at a regular meeting by being place on the agenda of the same.

2. The mayor, or the mayor's designee, shall issue all necessary notices or orders to remove or abate illegal or unsafe conditions and to ensure compliance with all the requirements of the section for the safety, health, and general welfare of the public.

3. The application fee for inspection of the mobile home before moved into Carencro City Limits will be as follows: Located within Lafayette Parish \$50.00; located outside of Lafayette Parish \$150.00; must be paid for in advance before inspection will take place.

(c) Manufactured Home/Mobile home standards. [Now referred to as (e)]

(1) Each manufactured home/mobile home must meet the National Manufactured Home Construction and Safety standards and must display a seal certifying that it was built per the standards and built within the last 15 years. The manufactured home/mobile home owner must provide proof of age of the manufactured home/mobile home before the permit may be issued or the home moved into the City of Carencro. All mobile homes must be found, upon city inspection, to be safe and fit for occupancy.

(2) One manufactured home/mobile home can be placed on property without meeting manufactured home/mobile home park development standards, provided that each mobile home is located at least 50 feet from the nearest existing structure, building, another mobile home, or property line.

a. Certain emergency conditions exist where illness or physical incapacity of an individual necessitates the proximity of a relative or other person to care for said individual, and the person providing such care shall be designated as the caretaker. A statement signed by a physician, stating the nature of the existing emergency conditions and the reasons which necessitate such use of a mobile home or single-family dwelling as prescribed herein must be presented to the City of Carencro Planning Administrator at least 14 days before the submission of a request for a variance from the requirements of the Code of Ordinances relative to the location of manufactured homes/mobile homes. The statement from a physician must be renewed annually with the planning administrator. Upon the death or relocation away from the manufactured homes/mobile home or single-family dwelling of the person with the illness or physical incapacity, such that said person is no longer residing on the property at issue, the caretaker shall secure removal of the manufactured homes/mobile home from the property at issue within six months from the date the person with the illness or physical incapacity vacates the mobile home.

(3) All manufactured homes/mobile homes must be provided with manufacturer-approved, vented skirting from the bottom of the manufactured home/mobile home floor to ground. Skirting must be suitable for outdoor exposure and contact to the ground. The area enclosed by skirting may not be used for storage and must be kept free of debris at all times. The skirting must be installed within 30 days following approval of the inspection of the said unit by the City of Carencro or its designated representative. Failure to so install said skirting will result in city utilities to the home being disconnected. City utilities will remain disconnected until the City of Carencro is notified that the home has been brought into compliance by the installation of the skirting as required, and the same has been verified by a representative of the City of Carencro.

(4) All entrances to a manufactured home/mobile home shall be provided with permanent steps of precast concrete; properly laid and/or cemented bricks or treated lumber. The entrance to an attached deck or similar extension shall be considered as an entrance to a mobile home.

(5) All manufactured home/mobile homes must be provided with anchors and tie-downs to meet the requirements of the Department of Housing and Urban Development.

(6) Additions to a manufactured home/mobile home may not use the manufactured home/mobile home for structural support. Additions must meet the current provisions of the local building code.

(7) The said lot should have a parking area for at least two vehicles.

(8) All manufactured home/mobile homes located in a special flood hazard area must comply with all federal, state, and local requirements of the National Flood Insurance Program, even if flood insurance is not purchased.

(9) Base flood elevation: Lowest floor. The lowest floor shall mean the bottom of the longitudinal chassis frame beam in "A" and "AE" zones. The lowest level shall be 12 inches or more above the base flood elevation height.

(d) *Restrictions.*

(1) No tents, travel trailers, camper trailers, park trailers, nor motor homes shall be used for permanent dwelling within the corporate limits of the City of Carencro. This also includes the large number of park trailers formerly owned by FEMA that are being sold and purchased with the intent of being used as permanent housing.

(2) Recreational vehicles, truck campers, camping trailers, travel trailers, or other types of vehicles used for recreational purposes may not be used for residential purposes, regardless of whether permanent or temporary.

**[Underlined terms added]**

## ARTICLE II. - PERMIT AND INSPECTIONS

### Sec. 46-31. - Permit required; display.

It shall be unlawful for any person to operate and maintain a manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision in the city without first securing a permit from the building official and renewing such permit annually. The permit shall be displayed at all times in the office of the pertinent manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision.

[Underlined terms added]

### Sec. 46-33. - Permit for existing parks.

Applications for initial permitting of all manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivisions in existence at the time of the effective date of the ordinance from which this chapter is derived shall be accompanied by a plot plan showing property boundaries, entrances and exits to the manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision, interior drives, individual mobile home lots and/or manufactured home lots or spaces and any other structures or improvements located thereon.

[Underlined terms added]

### Sec. 46-34. - Inspection required.

Application for the initial permit for existing manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision and thereafter the annual renewal of such permit for all manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision shall be conditioned on an inspection of the premises by the building official or his designated representative, to permit endorsement of such application as required in [section 46-32](#).

[Underlined terms added]

## ARTICLE III. - PARK PLANNING REQUIREMENTS

### Sec. 46-61. - Applicability.

- (a) All manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivisions as they exist on the effective date of the ordinance from which this chapter is derived shall not be affected by any of the requirements contained in this chapter, except those requirements affecting sanitation, tiedowns, foundation, inspections and permit requirements; however, any additions or expansions of existing parks and/or subdivisions and any new manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivisions shall be subject to the full provisions of this chapter.
- (b) All of the provisions of this chapter shall apply to all manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivisions situated within the corporate limits of the city.

### Sec. 46-62. - Nonresidential uses prohibited.

No part of any manufactured home park, mobile home park and/or manufactured home subdivision or mobile home 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 and connected to pertinent utilities.

[Underlined terms added]

## ARTICLE IV. - DEVELOPMENT AND IMPROVEMENT STANDARDS

### Sec. 46-91. - Review of site plans.

Site plans for new manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision or the expansion of or additions to existing manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision shall be reviewed by the department of planning, zoning, and codes of Lafayette Consolidated Government, which shall consider the minimum standards for improvement and development as set forth in this article.

### Sec. 46-92. - Minimum area.

Any proposed manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision shall not be less than ten acres in size or area.

### Sec. 46-95. - 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 city engineer.
- (c) *Circulation.* The manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision 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 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 draining of all streets shall be in accordance with the requirements of the city 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.

[Underlined terms added]

## **Sec. 46-96. - Pedestrian access walks.**

- (a) *General requirements.* All manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision 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 manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision.
- (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.

[Underlined terms added]

## **Sec. 46-98. - Setbacks and open areas; driveways; parking areas.**

- (a) *Distance between units and permanent buildings.* There shall be a minimum of 30 feet of distance 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 five feet to any property line.
- (b) *Setback from property lines.* Units shall be located at least 20 feet from any side or rear property line of the manufactured home park, mobile home park and/or manufactured home subdivision or mobile home subdivision boundary and front property line provided, however, that at any intersection of public streets bounding a manufactured home park, mobile home park and/or manufactured home subdivision or mobile home 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 or strips not less than two feet six inches in width each.
- (g) *Parking areas.* The design criteria for automobile parking shall be based upon two parking slots for each space. Parking may be in tandem.
- (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.

[Underlined terms added]