

AMENDMENT AND REENACTION OF REGULATIONS ON MOBILE HOMES, TRAILERS, AND MANUFACTURED HOMES, HEREINAFTER ORDINANCE NO.

2026-1

THE TOWN OF COTTONPORT SHALL ESTABLISH A COMMITTEE TO ISSUE PERMITS AND REGULATE THE PLACEMENT, CONDITIONS, SITE APPROVAL MOBILE HOMES, TRAILERS AND MANUFACTURED HOMES. THE COMMITTEE WILL BE MADE UP OF THE MAYOR AND TWO COUNCIL MEMBERS.

PRIOR TO THE INSTALLATION OF ANY MOBILE HOME/TRAILER/MANUFACTURED HOME THE OWNER OF SAID MOBILE HOME SHALL COMPLETE AN APPLICATION OF REQUEST FOR A PERMIT TO BE PRESENTED TO THE MAYOR AND COUNCIL OF THE TOWN OF COTTONPORT FOR APPROVAL. SAID MOBILE HOME/TRAILER/MANUFACTURED HOME SHALL MEET THE FOLLOWING REQUIREMENTS:

UNIT MEANING - MOBILE HOME, TRAILER, MANUFACTURED HOME OWNER - THE INDIVIDUAL PURCHASING THE UNIT.
MOVER - THE COMPANY HIRED BY THE OWNER TO MOVE/HHAUL THE UNIT.

OWNER MUST PRESENT A BILL OF SALE TO THE MAYOR AND COUNCIL OF THE TOWN OF COTTONPORT.

MOBILE HOMES, TRAILERS AND MANUFACTURED HOMES MUST BE PLACED HORIZONTALLY WITH THE STREET/ROAD.

MINIMUM SIZE OF A LOT MUST BE THE TOTAL FOOTAGE OF THE SINGLE UNIT PLUS 25 FEET ON EACH SIDE OF THE UNIT. MINIMUM SIZE OF THE LOT WITH A DOUBLE WIDE UNIT SHALL BE THE TOTAL FOOTAGE OF THE DOUBLE WIDE PLUS 25 FEET ON EACH SIDE OF THE UNIT.

ALL UNITS MUST HAVE A FRONT AND BACK PORCH/ENTRANCE PLATFORM 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 BACK PORCH MUST BE AT LEAST SIX (6) FEET BY FOUR (4) FEET OR 24 SQUARE FEET. HAND RAILINGS MUST BE PROVIDED.

THE FRONT OF THE UNIT MUST BE LOCATED A MINIMUM OF THIRTY (30) FEET FROM THE PROPERTY LINE. IF ANY ADDITION IS ADDED TO THE UNIT ON THE FRONT, ON THE SIDE OR TO THE REAR, THE FRONTAGE MUST BE INCREASED ON THE LOT SIZE TO COMPENSATE FOR THE 25 FOOT CLEARANCE ON EACH SIDE OF THE UNIT AND THE 30 FOOT CLEARANCE APPLIES ON THE FRONT.

IF THERE ARE ANY RESIDENCES ADJACENT TO THE TRAILER/MOBILE HOME, THE FRONT MUST BE IN LINE WITH THE EXISTING PROPERTY OWNER.

IF THE UNIT IS USED IT SHALL PRESENT A GOOD APPEARANCE.
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. CEDAR OR OTHER WOOD SIDING
3. WOOD GRAIN, WEATHER RESISTANT, PRESS BOARD SIDING;
4. STUCCO SIDING; OR
5. BRICK OR STONE.

THE USE OF RECREATIONAL VEHICLES AS RESIDENCES ARE STRICTLY PROHIBITED. RECREATIONAL VEHICLES, MEANING, THOSE VEHICLES PRIMARILY DESIGNED AS TEMPORARY LIVING QUARTERS FOR RECREATIONAL, CAMPING, OR TRAVEL USE HAVING EITHER ITS OWN MODE OF POWER, MOUNTED ON, OR DRAWN BY ANOTHER VEHICLE. RECREATIONAL VEHICLES INCLUDE, BUT ARE NOT LIMITED TO:

TRAVEL TRAILERS/FIFTH WHEELS/CAMPING TRAILERS: A VEHICLE PORTABLE UNIT, MOUNTED ON WHEELS, OF SUCH SIZE AND WEIGHT NOT TO REQUIRE SPECIAL HIGHWAY MOVEMENT PERMITS WHEN DRAWN BY A MOTORIZED VEHICLE. IT IS PRIMARILY DESIGNED AND CONSTRUCTED TO PROVIDE TEMPORARY LIVING QUARTERS FOR RECREATIONAL, CAMPING, OR TRAVEL USE.

MOTOR HOME: A SELF-PROPELLED MOTOR VEHICLE PRIMARILY DESIGNED TO PROVIDE TEMPORARY LIVING QUARTERS FOR RECREATIONAL, CAMPING, OR TRAVEL USE.

THE UNIT MUST BE CONNECTED TO THE TOWN OF COTTONPORT SEWER SYSTEM IF SEWER IS PROVIDED BY THE TOWN AT THE LOCATION OF THE UNIT. 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.

A MEMBER OF THE COMMITTEE WILL ACCOMPANY THE MOBILE HOME/TRAILER/MANUFACTURED HOMEOWNER AND ASSIST IN LOCATING THE CORRECT SITE FOR THE UNIT.

ONLY ONE UNIT IS PERMITTED PER LOT, MORE THAN ONE UNIT LOCATED ON A LOT IS CONSIDERED A MOBILE HOME PARK AND MUST FOLLOW THE PROVISIONS PROVIDED BY THE TOWN OF COTTONPORT MOBILE HOME PARK AND RECREATIONAL PARK REGULATIONS AND THE DEPARTMENT OF HEALTH AND HOSPITAL SANITARY CODE BY CONTACTING THE BOARD OF HEALTH. 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 THE TIE-DOWNS SUCH AS SCREW AUGERS, ARROWHEAD ANCHORS, OR OTHER DEVICES.

THE OWNER OF THE UNIT MUST OBTAIN A PERMIT AND THE MOVER OF THE UNIT MUST OBTAIN A PERMIT:

THE FEE FOR AN INDIVIDUAL/OWNER TO OBTAIN A MOBILE HOME/TRAILER/MANUFACTURED HOME PERMIT FROM THE TOWN OF COTTONPORT TO MOVE A ONE FAMILY UNIT INTO THE CORPORATE LIMITS WILL BE \$100.00.

THE MOVER OF THE UNIT MUST OBTAIN A PERMIT FROM THE TOWN OF COTTONPORT PRIOR TO MOVING THE UNIT FOR AN INDIVIDUAL INTO THE CORPORATION LIMITS. ONCE THE OWNER OF THE UNIT HAS OBTAINED THEIR PERMIT FROM THE TOWN THE MOVER SHALL BE ALLOWED TO OBTAIN THE MOVING PERMIT.

THE FEE FOR A PERMIT FROM THE TOWN OF COTTONPORT FOR A MOVER/Hauler TO MOVE A UNIT ONTO AN INDIVIDUALS PROPERTY WILL BE \$100.00 WITH A GENERAL LIABILITY CERTIFICATE OF INSURANCE PRESENTED AT THE TIME OF PERMIT REQUEST.

MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS REGULATIONS

MORE THAN ONE TRAILER/MOBILE HOME/MANUFACTURED HOME ON A SITE IS CONSIDERED A MOBILE HOME PARK. MORE THAN ONE TRAVEL TRAILER/RECREATIONAL VEHICLE ON A SITE IS CONSIDERED A RECREATIONAL VEHICLE PARK.

UNIT MEANING-MOBILE HOME, TRAILER, MANUFACTURED HOME, TRAVEL TRAILER. UNIT OWNER - THE INDIVIDUAL PURCHASING THE UNIT. PARK OWNER - OWNER AND MANAGER OF THE PARK. MOVER/Hauler -THE COMPANY HIRED BY THE UNIT OWNER OR PARK

OWNER TO MOVE/HAUL THE UNIT INTO COTTONPORT.

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 ALDERMEN OF THE TOWN OF COTTONPORT PRESENTING A PLAN FOR THE PARK PREPARED BY AN ENGINEER AND APPROVAL FROM THE BOARD OF HEALTH. THE OWNER SHALL ALSO PROVIDE TO THE MAYOR AND COUNCIL A COPY OF THE SUBDIVISION RULES GOVERNING THE SAID PARK.

THE PARK OWNER SHALL PROVIDE A SET OF PLANS AND SPECIFICATIONS TO THE TOWN FOR REVIEW AND APPROVAL. THE PLANS AND SPECIFICATIONS SHALL BE IN DETAIL AS FOLLOWS:

1. A SCALED PLOT PLAN OF THE PARK, INDICATING THE SPACES AREA OR PORTION OF THE PARK FOR THE UNITS.
2. SIZE, LOCATION, AND SPECIFICATION OF PARK DRAINAGE SYSTEM.
3. SIZE, LOCATION AND SPECIFICATION OF WATER SUPPLY LINES.
4. SIZE, LOCATION AND LAYOUT OF SERVICE BUILDING.
5. APPLICATIONS/SUBMITTALS SHALL BEAR THE APPROVAL OF THE LOCAL ENFORCEMENT AGENCIES AS TO COMPLIANCE WITH CITY OR PARISH PLUMBING AND HEALTH ORDINANCES AND REGULATIONS.
6. PLUMBING REQUIRED BY THIS 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 PREMISES 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, OR PART THEREOF, 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 FLOW OF LIQUID SHALL BE ALLOWED TO BE DEPOSITED ON THE SURFACE OF THE GROUND.

EVERY MOBILE HOME SITE THAT COMPLIES WITH ALL THE REGULATIONS CONTAINED HEREIN SHALL BE PROVIDED AN INDIVIDUAL BRANCH SERVICE LINE DELIVERING SAFE, PURE AND POTABLE WATER.

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, LEASEE, PERSON IN CHARGE OF THE PARK OR ANY OTHER PERSON CAUSING A VIOLATION SHALL CAUSE IT TO BE CORRECTED IMMEDIATELY OR DISCONNECT THE SERVICE CONNECTIONS AND MOBILE HOME DRAIN CONNECTION FROM THE RESPECTIVE PARK BRANCH SERVICE LINE AND SEWER LATERAL.

IT IS A 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 (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. CEDAR OR OTHER WOOD SIDING
3. WOOD GRAIN, WEATHER RESISTANT, PRESS BOARD SIDING;
4. STUCCO SIDING; OR
5. BRICK OR STONE.

IF THE UNIT IS USED THE AGE OF THE UNIT MUST PRESENT A GOOD APPEARANCE.

THERE SHALL BE A TWENTY (20) FOOT DISTANCE FROM THE BACK PORCH OF ONE UNIT TO THE DRIVEWAY OF THE NEXT UNIT.

THE PARK SHALL HAVE AT LEAST A FORTY (40) FOOT WIDE STREET TO ENTER AND EXIT THE PARK WITH AT LEAST A UMESTONE FINISH.

NO PARKING ON THE SHOULDER OF THE STREET SHALL BE ALLOWED.

THE UNIT MUST BE CONNECTED TO THE TOWN OF COTTONPORT SEWER SYSTEM IF SEWER IS PROVIDED BY THE TOWN AT THE LOCATION OF THE UNITS. 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.

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 THE TIE-DOWNS SUCH AS SCREW AUGER, ARROWHEAD ANCHORS AND OTHER DEVICES.

THE ENTIRE MOBILE HOME PARK SHALL BE SURROUNDED BY A SIX (6) FOOT SOLID PRIVACY FENCE.

THE PERMIT FEE TO BE OBTAINED BY THE OWNER OF THE MOBILE HOME PARK SHALL BE \$1,000.00

IT IS MANDATORY THAT THE MOVER/Hauler OBTAIN A PERMIT PRIOR TO MOVING ANY MOBILE HOME INTO THE PARK SITUATED IN THE CORPORATION LIMITS OF COTTONPORT. THE MOVER/Hauler WILL BE ALLOWED TO OBTAIN THE MOVING PERMIT ONCE THE OWNER OF THE MOBILE HOME HAS BEEN ISSUED HIS/HER PERMIT AND GENERAL LIABILITY CERTIFICATE OF INSURANCE HAS BEEN ISSUED TO THE TOWN OF COTTONPORT.

THE PERMIT FEE TO BE OBTAINED BY THE MOVER/Hauler OF THE MOBILE HOME INTO A PARK SHALL BE \$1,000.00.

UPON MEETING ALL REQUIREMENTS MOBILE HOME PARK OWNER MUST OBTAIN AN OCCUPATIONAL LICENSE.

DEVELOPMENT AND IMPROVEMENT STANDARDS.

- (1) MINIMUM STANDARDS. SITE PLANS FOR NEW MOBILE HOME OR TRAILER PARKS OR THE EXPANSION OF OR ADDITION TO EXISTING PARKS SHALL BE REVIEWED JOINTLY BY THE COMMITTEE AND CITY ENGINEER, WHO SHALL CONSIDER THE FOLLOWING MINIMUM STANDARDS FOR IMPROVEMENT AND DEVELOPMENT.
- (2) MINIMUM PARK AREAS. ANY PROPOSED NEW PARK SHALL NOT BE LESS THAN SIX AND ONE-HALF (6.5) ACRES IN SIZE OR AREA FOR MOBILE HOME PARKS AND TWO (2) ACRES FOR TRAVEL TRAILER PARKS.
- (3) DENSITY.
 - (A) EACH INDIVIDUAL MOBILE HOME LOT AREA SHALL MEASURE AT LEAST SIX THOUSAND (6,000) SQUARE FEET. UNDER NO CIRCUMSTANCES SHALL THE DENSITY OF MOBILE HOMES EXCEED TEN (10) TRAILERS PER ACRE. EACH INDIVIDUAL TRAVEL TRAILER LOT AREA SHALL MEASURE AT LEAST THREE THOUSAND (3,000) SQUARE FEET.
 - (B) NO MOBILE HOME OR TRAVEL TRAILER SHALL BE LOCATED CLOSER THAN FIFTEEN (15) FEET FROM ANY OTHER MOBILE HOME, TRAILER OR PERMANENT BUILDING WITHIN THE MOBILE HOME OR TRAILER PARK DEVELOPMENT.
 - (C) WHERE A MOBILE HOME OR TRAVEL TRAILER PARK IS DEVELOPED ADJACENT TO A RESIDENTIAL DISTRICT OR A RECOGNIZED RESIDENTIAL SUBDIVISION, A REAR AND SIDE YARD BUFFER SHALL BE PROVIDED WITH A WIDTH OF TWENTY (20) FEET.
 - (D) MOBILE HOME OR TRAVEL TRAILER 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 TRAVEL TRAILER AND ITS ACCESSORY STRUCTURES ON A LOT SHALL NOT EXCEED SEVENTY-FIVE (75) PERCENT OF THE RESPECTIVE LOT AREA.
- (4) STREETS.
 - (A) GENERAL. ALL MOBILE HOME AND TRAVEL TRAILER DEVELOPMENTS SHALL BE PROVIDED WITH A SAFE AND CONVENIENT VEHICULAR ACCESS FROM ABUTTING PUBLIC STREETS OR ROADS TO EACH MOBILE HOME LOT. SUCH ACCESS SHALL BE PROVIDED BY ASPHALT OR CONCRETE STREETS OR DRIVEWAY.
 - (B) ENTRANCE STREETS. ENTRANCE TO MOBILE HOME DEVELOPMENTS 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 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 SIX HUNDRED (600) FEET AND THEIR CLOSED END SHALL BE PROVIDED WITH AN ADEQUATE VEHICLE TURN-AROUND (MINIMUM SEVENTY-FOOT

DIAMETER CUL-DE-SAC). ACCESSIBILITY TO THE MOBILE HOME SITES FOR FIRE PROTECTION SHALL BE APPROVED BY THE FIRE DEPARTMENT.

- (D) PAVEMENT WIDTH. PAVEMENTS SHOULD BE ADEQUATE WIDTHS TO ACCOMMODATE THE CONTEMPLATED PARKING AND TRAFFIC LOAD. NO STREET SHALL BE LESS THAN TWENTY-TWO (22) FEET IN WIDTH, BACK TO BACK OF CURB, WITH NO LESS THAN EIGHTEEN (18) FEET ROLLING SURFACES.
- (E) STREET GRADES. GRADES AND DRAIN OF ALL STREETS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN ENGINEER.
- (F) INTERSECTIONS. STREET INTERSECTIONS SHOULD GENERALLY BE AT RIGHT ANGLES. INTERSECTIONS OF MORE THAN TWO (2) STREETS AT ONE POINT SHALL BE PROHIBITED. STREET JOGS WITH CENTERLINE OFFSETS OF LESS THAN ONE HUNDRED TWENTY-FIVE (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.

(5) WALKS.

- (A) GENERAL REQUIREMENTS. ALL MOBILE HOME DEVELOPMENTS SHALL BE PROVIDED WITH SAFE, CONVENIENT CONCRETE OR ASPHALT PEDESTRIAN ACCESS WALKS OR ADEQUATE WIDTH FOR INTENDED USE BETWEEN INDIVIDUAL LOTS OR SPACES, THE PARK STREETS AND ALL COMMUNITY FACILITIES PROVIDED FOR PARK RESIDENTS.
- (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 (4) FEET.
- (C) INDIVIDUAL WALKS. ALL MOBILE HOME STANDS SHALL BE CONNECTED TO COMMON WALKS OR TO STREETS OR TO DRIVEWAYS OR TO PARKING SPACES. SUCH INDIVIDUAL WALKS SHALL HAVE A MINIMUM WIDTH OF THREE (3) FEET.

(6) THE MOBILE HOME AND/OR TRAVEL TRAILER LOT.

- (A) GENERAL. THE LIMITS OF EACH MOBILE HOME OR TRAVEL TRAILER LOT SHALL BE PERMANENTLY MARKED ON THE GROUND BY SUITABLE MEANS. LOCATION OF LOT LIMITS ON THE GROUND SHOULD BE THE SAME AS SHOWN ON APPROVED PLANS.

(7) SETBACK AND OPEN SPACES.

- {A) THERE SHALL BE A MINIMUM OF FIFTEEN (15) FEET OF SPACE IN ALL DIRECTIONS BETWEEN A MOBILE UNIT AND ANY PERMANENT BUILDING. FOR THE PURPOSE OF THE 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 (3) FEET TO ANY MOBILE OR TRAVEL TRAILER UNIT LOT LINE.
- (B) MOBILE OR TRAVEL TRAILER UNITS SHALL BE LOCATED AT LEAST TEN (10) FEET FROM ANY SIDE OR REAR PROPERTY LINE OF THE PARK BOUNDARY AND AT LEAST TWENTY (20) FEET FROM ANY FRONT PROPERTY LINE; PROVIDED, HOWEVER, THAT AT ANY INTERSECTION OF ANY KIND SHALL BE LOCATED WITHIN A TRIANGLE FORMED BY A DIAGONAL LINE

CONNECTING POINTS ON THE TWO (2) STREET PROPERTY LINES MEASURED THIRTY (30) FEET ALONG THE PROPERTY LINES OF EACH OF THE STREETS FROM THE STREET CORNER INTERSECTION (SEE ARTICLE 8-1.05(3)(c) FOR SETBACK OF BUFFERS ADJACENT TO RESIDENTIAL AREAS).

- (C) MOBILE OR TRAVEL TRAILER UNITS SHALL BE LOCATED AT LEAST FIFTEEN (15) FEET FROM ANY PARK, INTERIOR, STREET OR GUEST PARKING AREAS.
- (D) INDIVIDUAL MOBILE HOME OR TRAVEL TRAILER LOTS 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 HEREIN.
- (E) MOBILE OR TRAVEL TRAILER UNITS TOGETHER WITH ACCESSORY STRUCTURES SUCH AS STORAGE BUILDINGS AND ROOFED-OVER PATIOS OR CARPORTS SHALL NOT COVER MORE THAN SEVENTY-FIVE (75) PERCENT OF A MOBILE UNIT LOT. DRIVEWAYS. PAVED DRIVEWAYS SHALL BE PROVIDED ON LOTS FOR CONVENIENT ACCESS TO LIVING UNITS. THE MINIMUM WIDTH SHALL BE TEN (10) FEET.
- (G) PARKING SPACES. THE DESIGN CRITERIA FOR AUTOMOBILE PARKING SHALL BE BASED UPON TOW 92) PARKING SPACES FOR EACH MOBILE OR TRAVEL TRAILER HOME OR TRAVEL TRAILER LOT. PARKING MAY BE IN TANDEM.
- (H} OUTDOOR LIVING AREA. EACH MOBILE HOME OR TRAVEL TRAILER LOT 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 NOT BE LESS THAN THREE HUNDRED (300) SQUARE FEET WITH A LEAST DIMENSION OF FIFTEEN (15) FEET.

(8) FOUNDATION AND TIE-DOWN REQUIREMENTS.

- (A) EVERY MOBILE HOME STAND SHALL BE IMPROVED TO PROVIDE ADEQUATE SUPPORTS FOR THE PLACEMENT AND TIE-DOWN OF ALL MOBILE UNITS. THE MINIMUM REQUIREMENTS FOR FOUNDATION FOOTINGS, SUPPORTS, PIERS OR BLOCKING AND TIE-DOWNS SHALL BE AS FOLLOWS:
 - 1. WHEN CONCRETE SLABS, RUNNERS OR STRIPS ARE PROVIDED AND REQUIRE BELOW, PIERS OR BLOCKING MAY BE PLACED THEREON PROVIDED:
 - (A) SUCH STRIPS OR RUNNERS ARE A MINIMUM OF FOUR (4) INCHES IN THICKNESS AND REINFORCED WITH NOT LESS THAN 20-GAUGE WIRE MESH.
 - (B) SUCH SLABS, RUNNERS OR STRIPS MAY BE A MINIMUM OF SIX (6) INCHES COMPACTED GRAVEL WITH A ONE-INCH MINIMUM ASPHALT SURFACE. IN SUCH EVEN, FOUNDATION FOOTINGS AND TIE-DOWN ANCHORAGE REQUIREMENTS SHALL APPLY AS BELOW:
 - STRIPS OR RUNNERS SHALL BE NOT LESS THAN THIRTY (30) INCHES SIDE.
 - SLABS, STRIPS OR RUNNER SHALL BE NOT LESS THAN THE LENGTH OF THE MOBILE UNIT TO BE PLACED THEREON.
 - EYEBOLTS FOR TIE-DOWN EQUIPMENT MAY BE SET IN THE CONCRETE SLAB, STRIPS OR RUNNERS AS REQUIRED BELOW.
 - (C) WHEN INDIVIDUAL OR SPOT FOOTINGS ARE USED

FOR PIERS OR BLOCKING, SUCH FOOTINGS SHALL BE A MINIMUM 18"X 18" X 4 " CONCRETE SPACED AS REQUIRED BELOW:

- ALL PIERS OR BLOCKING SHALL PROVIDE A MINIMUM SPACING OF TEN (10) FEET, CENTER TO CENTER, MEASURED ALONG THE FRAME RAIL OF THE UNIT INSTALLED THEREON.
- ALL SUCH PIERS OR BLOCKING SHALL BE NOT LESS THAN 8" X 8" X 16" SOLID OR HOLLOW LOAD BEARING CONCRETE OR HAYDITE UNITS. WHERE HOLLOW UNITS ARE USED, ALL VOIDS SHALL BE PLACED IN A VERTICAL POSITION.
- SHIMS, IF REQUIRED, SHALL BE PLACED BETWEEN THE BEAM FRAME AND THE PIER TO PROVIDE A LEVEL AND RIGID UNIT INSTALLATION.

(C) MINIMUM TIE-DOWNS.

1. ALL MOBILE HOME STANDS SHALL BE PROVIDED WITH FRAME TO GROUND TIE-DOWNS AS FOLLOWS:

LENGTH OF FRAME	NUMBER OF TIES
UP TO 30 FEET	2 PER SIDE
30 FEET TO 50 FEET	3 PER SIDE
50 FEET TO 70 FEET	4 PER SIDE
OVER 70 FEET	5 PER SIDE

2. GROUND ANCHOR. EXCEPT AS PROVIDED IN SECTION (ARTICLE) 1-A-4(SIC.) ABOVE, ALL GROUND ANCHORS SHALL BE AS FOLLOWS.

- TYPES. ANCHORS SHALL BE BOLTED IN CONCRETE, SCREW AUGER OR ANCHOR DRIVER OR ANY OTHER TYPE MANUFACTURED AND APPROVED FOR SUCH USE.
- SIZE. ALL ANCHORS SHALL BE GALVANIZED, HIGH TENSILE STEEL, NOT LESS THAN 5/8," DIAMETER, WITH A DROP FORGED CLOSED EYE. ALL ANCHORS EXCEPT AS REQUIRED IN SECTION (ARTICLE) 1-A-4-(SIC) SHALL BE NOT LESS THAN FOUR (4) FEET IN LENGTH, INSTALLED TO FULL DEPTH, ACCORDING TO MANUFACTURES RECOMMENDATION, WITH ONLY THE EYE PROTRUDING ABOVE GRADE FOR CONNECTING THE TIE-DOWN SYSTEM.
- CONNECTIONS. CONNECTIONS TO THE MOBILE HOME I-BEAM FRAMED SHALL BE A 5/8" OR LARGER DROP FORGED CLOSED EYE BOLTED THROUGH A HOLE DRILLED THROUGH THE FRAME OR BY ANY OTHER APPROVED AND ADEQUATE WRAP-AROUND OR CLAMP METHOD.
- ACCESSORIES. NOT LESS THAN 5/8" DROP FORGED TURNBUCKLES WITH CLOSED EYES AND SCRE PINS SHALL BE ATTACHED TO THE FRAME ABOVE AND GROUND ANCHOR BELOW AND SECURELY TIGHTENED IN PLACE. STEEL STRAPS OR CABLES MAY ABE USED IN LIEU OF TURNBUCKLES IF THEY ARE OF EQUAL OR GREATER STRENGTH AND ARE SECURELY

TIGHTENED IN PLACE WITH A TENSIONING TOOL AND CLAMPED.

10. NO SPACE BENEATH ANY MOBILE HOME SHALL BE USED FOR ANY STORAGE UNLESS THE STORAGE AREA OF SUCH UNIT IS SURFACED WITH CONCRETE OR ASPHALT. IN SUCH EVENT, NON-COMBUSTIBLE SKIRTING SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF SUCH UNIT WITH ADEQUATE ACCESS PROVIDED FOR INSPECTIONS.

WATER SEWERAGE AND GAS UTILITIES.

- (1) GENERAL. EVERY MOBILE HOME AND TRAVEL TRAILER PARK SHALL CONTAIN A WATER, SEWAGE AND GAS PIPING ITEMS CONSISTING OF PIPING, EQUIPMENT AND APPURTENANCES WHICH SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATORY CODES AND CITY ENGINEER.
- (2) PROHIBITED SYSTEMS. ANY MOBILEHOME UNIT EQUIPPED FOR THE USE OF LPG GAS MAY CONTINUE THE USE OF SUCH SYSTEM. HOWEVER, THE FILLING OF SUCH FUEL BOTTLES, TANKS OR CONTAINERS ON SITE OR IN THE PARK IS STRICTLY PROHIBITED.

ELECTRICAL SYSTEMS.

- (1) GENERAL. EVERY MOBILE HOME AND TRAVEL TRAILER PARK 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 CLECO.
- (2) POWER DISTRIBUTION LINES. ALL ELECTRICAL SYSTEMS INSTALLED IN EVER MOBILE HOME AND TRAVEL TRAILER PARK SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE.

FIRE PROTECTION.

- (1) GENERAL
 - (A) MOBILE AND TRAVEL TRAILER PARKS SHALL BE KEPT FREE OF UTTER, RUBBISH AND OTHER FLAMMABLE MATERIALS.
 - (B) 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) NO OPEN FIRES OR BURNING SHALL BE PERMITTED.
 1. FIRE HYDRANTS SHALL BE INSTALLED WHERE REQUIRED BY THE CITY ENGINEER OR THE FIRE CHIEF.
 2. FIRE HYDRANTS, WHERE REQUIRED, SHALL BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF ANY MOBILE HOME, SERVICE BUILDING OR OTHER STRUCTURE IN THE PARK AND FIRE APPARATUS SHALL BE ABLE TO APPROACH WITHIN ONE HUNDRED (100) FEET OF ANY UNIT OR STRUCTURE.
 3. 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 PROPERTY ON WHICH USED AND ON

NEIGHBORING PROPERTY.

REFUSE HANDLING

- (1) THE STORAGE, COLLECTION AND DISPOSAL OF REFUSE IN MOBILE HOME AND TRAVEL TRAILER PARKS SHALL BE CONDUCTED IN A MANNER TO CREATE NO HEALTH HAZARDS, RODENT HARBORAGE, INSECT BREEDING AREAS, FIRE HAZARD OR WATER OR AIR POLLUTION.
- (2) IT SHALL BE THE JOINT RESPONSIBILITY OF EACH OCCUPANT AND THE MANAGEMENT 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. WHERE CENTRAL COLLECTION FACILITIES ARE ESTABLISHED FOR THE COLLECTION OF REFUSE, GARBAGE OR TRASH, PENDING REMOVAL BY THE HAULER, SAID FACILITIES SHALL BE PROVIDED WITH CLOSURES OR LIDS WHICH FIT TIGHTLY TO EXCLUDE FLIES AND RAINWATER. THE SAID FACILITY AND ADJACENT AREAS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION AT ALL TIMES.
- (4) EVERY TRANSIENT OR TRAVEL TRAILER PARK SHALL PROVIDE ITS OWN GARBAGE AND TRASH DISPOSAL SERVICE.

INSECT AND RODENT CONTROL

- (1) 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.
- (2) PARKS SHALL BE MAINTAINED FREE OF ACCUMULATIONS OF DEBRIS AND STAGNANT WATER WHICH MAY PROVIDE RODENT HARBORAGE OR BREEDING PLACES FOR FLIES, MOSQUITOES AND OTHER PESTS.
- (3) STORAGE AREAS SHALL BE SO MAINTAINED AS TO PREVENT RODENT HARBORAGE; LUMBER, PIPE AND OTHER BUILDING MATERIAL SHALL BE STORES AT LEAST ONE FOOT ABOVE THE GROUND.
- (4) WHERE THE POTENTIAL FOR INSECT AND RODENT INFESTATION EXISTS, ALL EXTERIOR OPENINGS IN OR BENEATH ANY STRUCTURE SHALL BE APPROPRIATELY SCREENED WITH WIRE MESH OR OTHER SUITABLE MATERIALS.
- (5) THE GROWTH OF BRUSH, WEEDS AND GRASS SHALL BE CONTROLLED TO PREVENT HARBORAGE OF TICKS, CHIGGERS AND OTHER NOXIOUS INSECTS. PARKS SHALL BE SO MAINTAINED AS TO PREVENT THE GROWTH OF RAGWEED, POISON IVY, POISON OAK, POISON SUMAC AND OTHER NOXIOUS WEEDS CONSIDERED DETRIMENTAL TO HEATH. OPEN AREAS SHALL BE MAINTAINED FREE OF HEAVY UNDERGROWTH OF ANY DESCRIPTION.

MISCELLANEOUS REQUIREMENTS.

- (1) RESPONSIBILITIES OF THE PARK MANAGEMENT.
 - (A) THE PERSON TO WHOM A PERMIT FOR A MOBILE HOME PARK IS ISSUED SHALL OPERATE THE PARK IN COMPLIANCE WITH THE ORDINANCE (SECTION) AND SHALL PROVIDE ADEQUATE SUPERVISION TO MAINTAIN THE PARK, ITS FACILITIES AND

EQUIPMENT IN GOOD REPAIR AND IN A CLEAN AND SANITARY CONDITION.

- (B) THE PARK MANAGEMENT SHALL NOTIFY PARK OCCUPANTS OF ALL APPLICABLE PROVISIONS OF THIS ORDINANCE (SECTION) AND INFORM THEM OF THEIR DUTIES AND RESPONSIBILITIES UNDER THIS ORDINANCE (SECTION).
- (C) THE PARK MANAGEMENT SHALL SUPERVISE THE PLACEMENT OF EACH MOBILE HOME STAND WHICH INCLUDED SECURING ITS STABILITY AND INSTALLING ALL UTILITY CONNECTIONS.
- (D) THE PARK MANAGEMENT SHALL MAINTAIN A REGISTER CONTAINING THE NAMES OF ALL PARK OCCUPANTS IDENTIFIED BY LOT NUMBER OR STREET ADDRESS. SUCH REGISTER SHALL BE AVAILABLE TO ANY AUTHORIZED PERSON INSPECTING THE PARK.
- (2) RESPONSIBILITIES OF PARK OCCUPANTS.
 - (E) THE PARK OCCUPANT SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THIS ORDINANCE (SECTION) AND SHALL MAINTAIN HIS MOBILE HOME LOT, ITS FACILITIES AND EQUIPMENT IN GOOD, REPAIR AND IN A CLEAN AND SANITARY CONDITION
 - (F) THE PARK OCCUPANT SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF HIS MOBILE HOME ON IS MOBILE HOME STAND AND PROPER INSTALLATION OF ALL UTILITY CONNECTIONS IN ACCORDANCE WITH THE INSTRUCTIONS OF THE PARK MANAGEMENT.
 - (G) PETS, IF PERMITTED IN PARK, SHALL BE PROHIBITED TO RUN AT LARGE OR TO COMMIT ANY NUISANCE WITHIN THE LIMITS OF ANY MOBILE HOME LOT.
- (3) SCREENING. A SIX (6) FOOT HIGH WOOD OR MASONRY FENCE, OF PERMANENT QUALITY SHALL BE INSTALLED ALONG THE BOUNDARY LINES OF THE MOBILE HOME OR TRAVEL TRAILER PARK EXCEPT WHERE A PUBLIC DEDICATED STREET PROVIDES ACCESS TO THE PARK. THE FENCE WHICH IS TO SERVE AS A SCREEN SHALL BE MAINTAINED IN SOLID CONDITION.
- (4) RENTAL OF SPACES. INDIVIDUAL MOBILE HOME OR TRAVEL TRAILER SPACES MAY BE LEASED OR RENTED, BUT SHALL BE SUBDIVIDED OR SOLD.

CONFLICT OF ORDINANCES; EFFECT OF PARTIAL INVALIDITY.

- (1) IN ANY CASE WHERE A PROVISION OF THIS ORDINANCE (SECTION) IS FOUND TO BE IN CONFLICT WITH A PROVISION OF ANY OTHER ORDINANCE OR CODE OF THE TOWN OF COTTONPORT EXISTING ON THE EFFECTIVE DATE OF THIS ORDINANCE (SECTION), THE PROVISION WHICH IN THE JUDGMENT OF THE COMMITTEE 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 (SECTION) IS FOUND TO BE IN CONFLICT WITH A PROVISION OF ANY OTHER ORDINANCE OR CODE OF THE TOWN OF COTTONPORT EXISTING ON THE EFFECTIVE DATE OF THIS ORDINANCE (SECTION) WHICH ESTABLISHES A LOWER STANDARD FOR THE PROMOTION AND PROTECTION OF THE HEALTH AND SAFETY OF THE PEOPLE, THE PROVISIONS OF THIS ORDINANCE (SECTION) 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 (SECTION).

(2) IF ANY SECTION, SUBSECTION, PARAGRAPH, SENTENCE, CLAUSE OR PHRASE OF THIS ORDINANCE (SECTION) SHOULD BE DECLARED INVALID FOR ANY REASON WHATSOEVER, SUCH DECISION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE (SECTION) WHICH SHALL REMAIN IN FULL FORCE AND EFFECT; AND TO THIS END THE PROVISIONS OF THIS ORDINANCE (SECTION) ARE HEREBY DECLARED TO BE SEVERABLE.