

ORDINANCE NO. 3 OF 2018

AN ORDINANCE REGULATING THE CONSTRUCTION, INSTALLATION, MAINTENANCE, IMPROVEMENTS, ALTERATIONS, AND OPERATION OF ALL MOBILE/MANUFACTURED HOMES WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF PORT BARRE

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

WHEREAS, mobile/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/manufactured home parks and subdivisions and individual sites; 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 **Town of Port Barre**; and,

WHEREAS the general condition of structures for residential use affect the overall fire protection abilities of the **Town of Port Barre**; and,

WHEREAS because of the nature of their construction, mobile/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/Alderwomen of the **Town of Port Barre**, Louisiana, that all **individual mobile/manufactured home sites, mobile/manufactured home parks and subdivisions** located within the **Town of Port Barre**, 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/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.

Town, as used in this ordinance, shall mean the Town of Port Barre.

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

Density means the number of mobile/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/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/manufactured home.