NOTICE OF INTRODUCTION OF ORDINANCE

NOTICE IS HEREBY GIVEN that the following entitled ordinance was introduced in writing in the form required for adoption at a meeting of the Parish Council of the Parish of Livingston, State of Louisiana, on June 11, 2020, and laid over for publication of notice:

**L. P. ORDINANCE NO. 20-12**

AN ORDINANCE RESCINDING AND REENACTING CHAPTER 125 “SUBDIVISION REGULATIONS”, ARTICLE II. MOBILE HOME PARKS, SECTION 125-51 “PROCEDURES FOR DEVELOPMENT,” OF THE CODE OF ORDINANCES OF THE PARISH OF LIVINGSTON SET OUT MORE FULLY HEREIN.

NOTICE IS HEREBY FURTHER GIVEN that the Parish Council opened the public hearing on the proposed ordinance on Thursday, June 25, 2020 at six o’clock (6:00) p.m., at the Parish Council Chambers, 20355 Government Boulevard, Livingston, Louisiana, at which time the public hearing on the adoption of the aforesaid ordinance will be reconvened.

**/s/ Sandy C. Teal**  **/s/ Shane Mack**

Sandy C. Teal, Council Clerk Shane Mack, Council Chairman

(As per rules of the Council, copies of the proposed ordinance shall be made available for public inspection in the Office of the Livingston Parish Council.)

The following ordinance, which was previously introduced in written form required for adoption at a regular meeting of the Parish Council on June 11, 2020, a summary thereof having been published in the official journal together with a notice of public hearing which was held in accordance with said public notice was brought up for final passage June 25, 2020, on Motion of \_\_\_\_\_\_\_\_\_\_\_ and seconded by \_\_\_\_\_\_\_\_:

**L. P. ORDINANCE NO. 20-12**

AN ORDINANCE RESCINDING AND REENACTING CHAPTER 125 “SUBDIVISION REGULATIONS”, ARTICLE II. MOBILE HOME PARKS, SECTION 125-51 “PROCEDURES FOR DEVELOPMENT,” OF THE CODE OF ORDINANCES OF THE PARISH OF LIVINGSTON SET OUT MORE FULLY HEREIN.

WHEREAS, Chapter 125 “Subdivision regulations,”, Article II. Mobile Home Parks, Section 125-51 “Procedures for Development,” establishes procedures for the development of mobile home parks in Livingston Parish; and

WHEREAS, the Livingston Parish Council has adopted numerous amendments to Chapter 125 of the Code of Ordinances and now desires to rescind and amend certain provisions of Section 125-51;

THEREFORE, BE IT ORDAINED by the governing authority of the Parish of Livingston, State of Louisiana: The Code of Ordinances of Livingston Parish, Chapter 125 “Subdivision Regulations”, Article II, “Mobile Home Parks, Section 125-51, “Procedures for development,” are hereby read as follows:

***Sec. 125-51. - Procedures for development.***

(a) All developers of mobile home or trailer parks shall submit a preliminary site plan to the Planning Commission and Parish Council for approval. The Planning Commission or Council may request a traffic impact study. The drainage impact study and construction plans will be submitted to the review engineer for review and approval. A waiver of the drainage impact study may be considered upon request. Upon receipt of the preliminary site plan, the development will be placed on the Planning Commission agenda for a public hearing. After the Planning Commission has held a public hearing, it will make a recommendation to the Parish Council and forward the development to the Parish Council for approval. Upon approval of the preliminary site plan, the drainage impact study and construction plans may be submitted to the planning department and review engineer for review and approval. When the drainage impact study, construction plans and final site plan are approved, the site construction may begin. Certificate of occupancy may not be given unless an on-site inspection of the site has been made by representatives of the Parish and approval by the planning department. Approval to construct the project shall expire after twelve (12) months unless extended by the Parish Council.

(b) Prior to the filing of an application for approval of the preliminary plat, a representative is required to have an informal discussion with the Planning Commission's review engineer and other Parish staff and officials deemed appropriate in an effort to resolve technical matters regarding the proposed subdivision prior to consideration by the Planning Commission.

(c) No mobile home parks shall be developed until owners or developers secure approval from the Parish health unit or the state department of health and hospitals of the method of sewage treatment and disposal and of the public water supply. Each shall be constructed in accordance with the following minimum standards:

(1) Individual mobile home or trailer sites may be leased or rented, but not subdivided or sold. No mobile home shall be moved into a mobile home park until all construction and related road, drainage and utility work are complete, and the final site plan is approved by the Planning Commission and Parish Council.

(2) A minimum of three (3) acres is required for each trailer or mobile home park, with a minimum frontage of two hundred (200') feet, located on a publicly-maintained street or road.

(3) Maximum density would be seven point five (7.5) mobile home sites per acre.

(4)  Access to each mobile home site shall be provided by twenty-four (24') foot wide private drives located within private servitudes of access having a minimum width of fifty (50') feet. Minimum improvement requirements for private drives within the mobile home park shall be thirty (30') feet roadway with an eight and one-half (8 1/2) inch base as specified by the Parish Council and a twenty-four (24') foot wide, two (2") inch thick hot asphaltic concrete, **crushed concrete, or limestone** surface. **A protective apron shall be required at the entrance to any site equal to the radius of the driveway or equal to the depth of the servitude, whichever is greater.**

(5) Where only one (1) drive is to be provided, each mobile home park shall include **Cul-de**-**sacs (turnarounds)shall have a minimum outside turningradius of fifty-five (55') feet, with a minimum inside turning radius of thirty-five (35') feet**. **Width in the turnarounds shall have a minimum width of twenty (20') feet.** **Permanent T-turnarounds may be** **used**. **The T-turnaround shall have a minimum width of twenty (20') feet and a minimum** **length** **of eighty (80') feet**. ~~adequate circular turnaround at the rear of the property with a minimum inside pavement radius of thirty-five (35') feet for garbage trucks and other vehicles.~~

~~(6) Minimum lot size would be forty (40') foot front by one hundred forty-five (145') foot depth.~~

~~(7)~~ **(6)** Each trailer or mobile home shall be set on **solid** concrete**, crushed concrete, or limestone** footings of a minimum of four (4") inches thick and have a four (4") inch thick, eighteen (18') foot by twenty-four (24') foot **solid** concrete, **crushed concrete, or** **limestone** parking ~~pad~~ **area**, to be measured from the back of the curb or edge of surface at the front of the site.

~~(8)~~ **(7)** Garbage hoppers with a minimum capacity of point five (0.5) cubic yards per family per week must be provided and must be enclosed with a six (6') foot solid fence.

~~(9)~~ **(8)** Each mobile home site shall be provided with a sanitary sewer connection, and each mobile home park shall be provided with a collection and treatment system and public water supply in compliance with the standards of the state health department.

~~(10)~~ **(9)** Any mobile home park developed under these standards shall provide a solid wood or metal fence at least eight (8') feet high along all side and rear property lines of said mobile home park.

~~(11) Side and rear yards: Any mobile home park developed under these standards shall provide a twenty-five (25') foot side and rear yard buffer.~~

~~(12)~~ **(10)** All mobile homes shall be required to have, on all sides at the base of the unit, a skirting or a rigid-type material specific to trailers.

~~(13)~~ ~~Each mobile home park shall be landscaped in accordance with a landscape plan approved by the Planning Commission staff. Trees are required to be planted along the interior access drives and within the recreational area. Landscaping is required across the front of the mobile home park. All plant material shall be labeled with the name and size of each plant indicated on the plan which has been drawn to scale.~~

~~(14)~~ **(11)** Utilities. Refer to Section 125-26(b).

~~(15)~~ **(12)** **A minimum of one (1)** streetlight **for every three (3) lots** shall be provided along the private drives within the mobile home park, as dictated by the illumination design.

~~(16)~~ **(13)** Before the site plan is submitted to the Planning Commission for review and approval, the developer and his consulting engineer must meet with the Parish engineer, a representative of the Department of Public Works and the Planning Director and staff for a pre-application meeting. Prior to the issuance of a permit for a mobile home park, the site plan shall be subject to a public hearing held by the Planning Commission with the Planning Commission staff mailing notices by certified mail to the adjacent property owners. The site plan shall be reviewed by the Department of Public Works, the chief of the fire department responsible for providing fire protection services and the Parish engineer prior to the Planning Commission public hearing. After approval of the site plan by the Planning Commission, the construction plans shall be reviewed and approved by the Department of Public Works and the Parish engineer. With the submittal of the construction plans, the wetlands determination, delineation and permit shall also be submitted. Construction of the improvements shall be reviewed and inspected by the Parish engineer and the Department of Public Works.

~~(17)~~**(14)** Prior to issuance of a permit for a mobile home park, the plan of the proposed development shall be placed on the Planning Commission's agenda. After consideration by the Planning Commission, the Planning Commission's recommendation will be submitted to the Parish Council for approval. Plans shall be reviewed by the review engineer prior to said hearing.

~~(18)~~ **(15)** Sewer treatment plant has been completed, and written approval from the Department of Health and Human Resources of the state has been obtained.

~~(19)~~ **(16)** FEMA elevation requirements for a trailer on each rental site shall be of a permanent material and attached to a service pole or concrete monument.

~~(20)~~ **(17)** Form 20-D. This form shall only be used as a checklist. For further details on the items addressed in the checklist, refer to the requirements of the subdivision regulations. This form must accompany the preliminary site plan submittal.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith are hereby repealed. If any provision of this ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this ordinance are hereby declared to be severable.

This ordinance having been submitted to a vote; the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

And the ordinance was declared adopted on the 25th day of June 2020.

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Shane Mack, Council Chairman

ATTEST:

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Sandy C. Teal, Council Clerk

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INTRODUCED\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ADOPTED\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DELIVERED TO PRESIDENT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_o’clock \_\_\_. M.

APPROVED BY PRESIDENT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Layton Ricks Date

VETOED BY PRESIDENT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Layton Ricks Date

RECEIVED FROM PRESIDENT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_o’clock \_\_\_. M.