

I hereby certify that the within and foregoing is a true and correct copy of the original now on file in my office together, with all of the endorsements thereon.

Witness my official signature and seal of office on this 16 day of Oct A.D., 2017

Janyla Nance
Clerk of Court, Jackson Parish, Louisiana

413118

Conveyance
2017 OCT 16 PM 1:41
BY Janyla Nance

The following ordinance having been introduced at the regularly called meeting held on October 10, 2017, notice of its introduction having been published in the official journal and a public hearing having been held in connection therewith on this date, was offered for final adoption by Frank Horrell and seconded by Toni Malone.

ORDINANCE 12 – 164

AN ORDINANCE AMENDING SECTION 5(b) OF ORDINANCE 12 – 126, AN ORDINANCE PROVIDING FOR THE REGULATION OF MOBILE HOMES AND MOBILE HOME PARKS WITHIN THE TOWN OF CHATHAM, JACKSON PARISH LOUISIANA.

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Chatham, Jackson Parish Louisiana that Ordinance 12 -126 Section 5(b) shall be amended to the following:

Section 5

(b) It shall be unlawful for any person to place, occupy or connect to town utilities, a manufactured home or mobile home outside a manufactured home park without conforming to the following provisions:

1. Application: An application must be submitted to the Town Council containing the following information:
 - a. The name and address of applicant.
 - b. 911 Address. Applicant must provide a verification form completed by the 911 office.
 - c. Assessment form from the Tax assessor's office stating the legal description of where the mobile/manufactured home is to be installed.
 - d. Approximate dimensions of the property.
 - e. Name and address of property owner if other than applicant.
 - f. Make, model, year and size of mobile home.
 - g. Pay application and permit fee.
2. 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 Committee must be placed on the rear of the home registering setup.
3. 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 statues which are expressly incorporated herein and made part hereof by reference as though copied *in extenso*.
 - a. Foundations and piers. See LA R.S. 51:912.23 and/or any subsequent Act by the Louisiana Legislature amending, replacing or re-designating said statues which are expressly incorporated herein and made part hereof by reference as though copied *in extenso*.
 - b. anchors and tie downs. See LA R.S. 51:912.24 and/or any subsequent Act by the Louisiana Legislature amending, replacing or re-designating said statues which are expressly incorporated herein and made part hereof by reference as though copied *in extenso*.
4. Requirements for the Installation of Manufactured Homes or Mobile Homes on Individual Lots. The installation of manufactured homes or mobile homes on individual lots not within a manufactured home park shall comply with the following standards:
 - a. Only mobile/manufactured homes that are fifteen (15) years old or less will be allowed to be brought into the Town.
 - b. Manufactured homes that do not meet current parish, state and federal standards will not be allowed.
 - c. No mobile home will be allowed on any residential lot if said lot contains less than 5,000 square feet, and if the mobile home is placed in conjunction with a pre-existing single family structure, a minimum of 7,500 square feet shall be required.

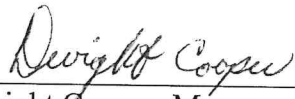
- d. Manufactured home setbacks from the property will be five (5) feet from any side property line, ten (10) feet from the rear property line and twenty (20) feet from the front property line
 - e. The manufactured home must be skirted from the bottom of the trailer to the ground and must be applied around the entire trailer. The skirting must be made of non-degradable materials compatible in color, style and texture with the exterior of the home if the concrete foundation does not already enclose the space. The skirting must be affixed to the manufactured/mobile home no later than thirty (30) days after completed inspection. The area enclosed by the skirting shall not be used for storage and must be kept free of debris at all times.
 - f. Site-built attached additions, and detached structures in the front or side yards, must be compatible in color, style and materials with the exterior of the manufactured structure. Detached structures that are not compatible in color, style and materials must be located in the rear yard.
 - g. The owner/occupier shall also subscribe to the town water, sewer and solid waste collection service, if available.
 - h. All rules and regulations of the Town of Chatham regarding water, gas and sewer service and the installation and maintenance thereof shall be complied with. Utilities will not be turned on until the manufactured home passes building inspection.
5. Review of the Application by the Town Council.
- a. The Town Council shall review the application to insure that all Town of Chatham's regulations are complied with. The Town Council, or their designee, shall also insure that all utilities are readily available.
 - b. In the event that the application does not comply with the provisions of this code, the Town Clerk or designee shall send a written notice to the applicant indicating the deficiencies and requirements for curing same. The applicant shall have a period of thirty (30) days in which to cure the deficiencies noted. After 30 days, a new application will be required.
 - c. If the application meets all of the Town of Chatham regulations, the permit shall be issued to allow the placement of the manufactured home. Once a permit is issued, the Town Clerk or designee will send a copy of approved application and building permit to building inspector.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon its adoption by the Town Council.

This ordinance having been read section by section, was then submitted to an official vote as a whole and adopted by the following vote:

Yeas	5
Nays	0
Absent	0

And said ordinance was declared legally adopted on this 10th day of October, 2017.


 Dwight Cooper, Mayor


 Lynette Roberts, Clerk