

MOBILE HOMES/TRAILERS
Ordinance # 01-03-A

WHEREAS, MOBILE HOMES (OR HOUSE TRAILERS) ARE A POPULAR CHOICE OF RESIDENCE BY MANY CITIZENS OF PEARL RIVER, AND

WHEREAS, IT IS THE DUTY OF THE MAYOR AND BOARD OF ALDERMEN TO EFFECTIVELY REGULATE LAND USAGE WITHIN THE TOWN OF PEARL RIVER,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF PEARL RIVER, LA:

SECTION 1: A.) MOBILE HOMES ARE ALLOWED IN ZONING DISTRICTS R1,R2, AND R3 BY SPECIAL PERMIT.

B.) MOBILE HOMES ARE NOT PERMITTED IN ZONE R1-A. CURRENTLY NON-CONFORMING TRAILERS MUST BE MOVED UPON SALE.

C.) THIS ORDINANCE DOES APPLY TO TRAILERS LOCATED IN LICENSED MOBILE HOME PARK.

SECTION 2: PERMITTED TRAILERS MUST CONFORM TO THE FOLLOWING REQUIREMENTS:

A.) BY PROOF OF TITLE, ANY SUCH MOBILE HOME MUST NOT EXCEED FIFTEEN (15) YEARS OF AGE.

B.) ALL TRAILERS MUST HAVE MINIMUM STANDARD TRAILER SKIRTING. THIS SKIRTING MUST COVER FROM BOTTOM OF TRAILER TO THE GROUND AND MUST BE APPLIED AROUND THE ENTIRE TRAILER.

C.) MOBILE HOME PLACEMENT SHALL COMPLY WITH ZONING DISTRICT SETBACK REQUIREMENTS. (RESIDENTIAL ONLY) SETBACKS WILL NOT APPLY IN TRAILER PARKS.

D.) THE MOBILE HOME MUST BE SECURELY ANCHORED.

E.) MOBILE HOMES MUST COMPLY WITH ALL TOWN BUILDING CODES AND MUST PASS INSPECTION BY BUILDING INSPECTOR PRIOR TO ISSUANCE OF FINAL PERMIT.

F.) ALL MOBILE HOMES MUST HAVE STANDARD STEPS

AT ALL ENTRANCES.

G.) SECTION "G" DELETED ON DECEMBER 9, 2008

H.) EXTREME EMERGENCIES NEED TO BE REVIEWED BY THE BOARD OF ALDERMEN.

I.) CAMPER TRAILERS ARE PERMITTED AS A RESIDENCE; BUT MUST MEET WITH REQUIREMENTS IN SECTION 1, A THRU C AND SECTION 2, A THRU H.

SECTION 3: TEMPORARY PERMITS

ON APPLICATION, TRAILERS WILL BE ISSUED A TEMPORARY PERMIT FOR NINETY (90) DAYS AT THAT TIME IF ALL REQUIREMENTS ARE MET, A FINAL PERMIT WILL BE ISSUED. A PLOT PLAN IS REQUIRED AT APPLICATION SHOWING PLACEMENT, SETBACKS, OUT BUILDINGS AND WATER AND SEWER HOOKUPS.

SECTION 4: THE PENALTIES FOR NON-COMPLIANCE OF THIS ORDINANCE WILL BE AS FOLLOWS:

FIRST OFFENSE WILL BE NOT MORE THAN \$100.00; SECOND WILL NOT BE MORE THAN \$250.00; THIRD OFFENSE WILL NOT BE MORE THAN \$500.00. THESE FINES WILL COMMENCE AT THE END OF THE NINETY (90) DAY TEMPORARY PERMIT AND EVERY TEN (10) DAYS THEREAFTER FOR THIRTY (30) DAYS UNTIL REQUIREMENTS ARE MET; IF REQUIREMENTS ARE NOT MET BY THE END OF THE 30-DAY GRACE PERIOD, THE OWNER WILL BE ORDERED TO MOVE THE TRAILER FROM THE SITE AT THE OWNERS EXPENSE.

BE IT FURTHER ORDAINED THAT THIS ORDINANCE WILL BECOME EFFECTIVE IMMEDIATELY UPON ADOPTION.

MOTION WAS MADE BY ALDERWOMAN RUBY GAULEY AND SECONDED BY ALDERMAN MCQUEEN.

VOTING:	ALDERMAN WALSH	ABSENT
	ALDERMAN MCQUEEN	YEA
	ALDERWOMAN CROWE	YEA
	ALDERWOMAN GAULEY	YEA
	ALDERWOMAN ZECHENELLY	YEA

ON THIS 11TH DAY OF MARCH, 2003. THIS ORDINANCE HAS BEEN ADOPTED BY THE TOWN OF PEARL RIVER.

E. ALLEN
TOWN CLERK

JAMES LAVIGNE
MAYOR

THE TOWN OF PEARL RIVER BOARD OF ALDERMEN HELD A PUBLIC HEARING, AT THE PEARL RIVER TOWN HALL , 39460 WILLIS ALLEY , PEARL RIVER, LA ON DECEMBER 9, 2008 AT 6:30 PM FOR THE PURPOSE OF GETTING THE PUBLIC'S INPUT TO AMEND MOBILE HOME ORDINANCE #01- 03A.

SECTION 2: (G) STATES THAT IN ZONING DISTRICT R-I MOBILE HOMES MUST BE OCCUPIED BY OWNER ONLY AND CAN NOT BE RENTED OUT. THIS SECTION WILL BE REMOVED FROM THE ORIGINAL ORDINANCE ADOPTED ON MARCH 11, 2003.

ALDERMAN MCQUEEN SO MOVED TO REMOVE SECTION 2 (G) FROM MOBILE HOME ORDINANCE #01-03A AND ALDERMAN SCROGGINS SECONDED THE MOTION.

ON THE 9TH DAY OF DECEMBER, 2008, MOBILE HOME ORDINANCE #01-03A WAS AMENDED AT THE REGULAR SCHEDULED COUNCIL MEETING AND SHALL BECOME EFFECTIVE IMMEDIATELY UPON ADOPTION.

THE AMENDED ORDINANCE WAS PASSED BY UNANIMOUS CONSENT:

VOTING: 4 YEAS, 0 NAYS, 1 ABSENT MOTION CARRIED

JAMES LAVIGNE, MAYOR

ELIZABETH ALLEN, TOWN CLERK