

SECTION 2.17 MH - MOBILE HOME DISTRICT

2.1701 Purpose

_____The purpose of this district and the regulations and standards contained herein are to establish a zoning category which will permit mobile homes to be located in mobile home parks and subdivisions specifically designed and set aside therefore and to insure that mobile home parks and subdivisions develop in locations and in accordance with specified design criteria to assure harmonious development both within the mobile home park and subdivision and with other zoning districts.

2.1702 Permitted Uses

_____Only the following permitted uses shall be allowed in the MH Mobile Home District and no structure or land shall be devoted to any use other than a use permitted hereunder with the exception of (a) uses lawfully established prior to the effective date of the ordinance; (b) conditional uses in compliance with the provisions of Section 2.1703; or (c) accessory uses in compliance with the provisions of Section 5.

A. Residential Single Family Uses

- _____
1. Mobile Home Park
 2. Mobile Home Subdivision
 3. Modular Home Subdivision

B. Commercial Uses

- _____
1. Convenience Store
 2. Laundromat

C. Miscellaneous Uses

1. Water Treatment, Well and Storage Facilities
2. Garage Sales (See Section 3.03 Minimum Standards) (Amended 1/29/04 ZC03-11-074 OCS#04-0809)

D. Similar & Compatible Uses

Other uses which are similar and compatible with the allowed uses of the MH Mobile Home District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1703 Conditional Uses

Conditional Uses are prohibited unless application for the use has been processed by the Department of Development and such use has been favorably approved by the Zoning Commission. See Section 3.02 - Conditional Uses for the procedures and requirements

that apply to Conditional Uses and Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

A. Residential Uses

1. Two-Family Mobile or Modular Homes
2. Stick built homes

B. Religious Uses

1. Churches, Temples, and Synagogues
2. Convents and Monasteries
3. Any Secondary Building or Structure necessary for a Religious Use

C. Educational Uses

1. Day-Care Centers
2. Nursery Schools

D. Public Utility Uses

1. Electrical Substations
2. Telephone Relay Facilities
3. Utility Substations
4. Waste Water Treatment Facilities

E. Public Cultural and Recreational Uses

1. Horse Riding and Training Stables
2. Kennels
3. Golf Courses and Practice Ranges

F. Similar and Compatible Uses

Other uses which are similar and compatible with the MH Mobile Home District's Conditional Uses as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1704 Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review of certain uses as set forth below:

- A. Pumping Stations
- B. Other administrative uses which are similar and compatible with the MH

Mobile Home District as determined by the Director of Development acting in the capacity of Zoning Administrator.

C. Private Cultural and Recreational Uses

1. Parks
2. Botanical Gardens
3. Playgrounds
4. Nature Preserves and Sanctuaries
5. Stables
6. Tennis Courts
7. Swimming Pools
8. Golf Courses and Related Uses

Fees are as set forth in Section 9.0106.

2.1705 Performance Standards

A. Design

1. A subdivision plan and approved in accordance with the provisions of the Subdivision Regulations shall be required prior to the issuance of any building permits for the development of a mobile or modular home subdivision or park.
2. The site must provide direct access to arterial or collector streets.
3. The site must be served by central water and sewer systems.
4. Each mobile home lot and mobile home shall comply with the following requirements:
 - a. Each mobile home shall have a concrete mobile home pad measuring at least nine (9) by sixty (60) feet.
 - b. Each mobile home shall be provided with anchors and tie-downs such as cast-in place concrete "deadman" eyelets imbedded in concrete slabs, screw augers, arrowhead anchors or other devices to be used to stabilize the mobile home.
 - c. Skirting shall be provided around the perimeter of each mobile home. Any commercial use shall be of a size and orientation to serve only the residents of a single parcel within this district.

B. Flood Plains

Any mobile home proposed to be located in the Flood Plain District shall be subject to the following specific requirements:

1. All mobile homes shall be anchored to resist flotation, collapse or lateral movement by providing over-the-top frame ties to ground anchors.
2. Over-the-top ties shall be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations on mobile

homes fifty feet or greater in length (a total of eight ties are required) and one additional tie per side on mobile homes less than fifty feet in length (a total of six ties are required).

3. Frame ties shall be provided at each of the four corners of the mobile homes, with five additional ties per side at intermediate locations on mobile homes fifty feet or greater in length (a total of fourteen ties are required) and four additional ties per side on mobile homes less than fifty feet in length (a total of twelve ties are required).
4. All components of the anchoring system shall be capable of carrying a force of 4800 pounds.
5. Any additions to a mobile home shall be similarly anchored.

C. Commercial Uses

Permitted commercial uses in Section 2.1702 may be constructed to a maximum square footage in any district equal to fifteen (15) square feet for each dwelling unit in said district.

2.1706 Site and Structure Provisions

A. Minimum Lot Area

The site for a mobile home park or subdivision shall be a minimum of ten (10) acres.

B. Minimum Area Regulations

These shall be set in the Subdivision Regulations.

C. Open Space Requirements

A minimum of twenty-five (25) percent of the gross area of each park or subdivision in the MH District must be reserved and dedicated for public or common use. Retention basins, lakes, streets and other impermeable surfaced areas and any other unusable land may not be included in determining the required open space for the District.

D. Height Regulations

No building or structure shall exceed thirty-five (35) feet in height above Base Flood Elevation as set forth in Flood Hazard Ordinance 791.

E. Environmental Quality

_____ Tree Preservation, Landscaping and Screening - All uses shall apply to the requirements as set forth in Section 5.16.

F. Signs, Lighting and Landscaping (Amended 2/13/03 ZC02-06-040 OCS#03-0607)

1. Signs shall be subject to the provisions of Section 5.03.
2. Lighting shall be subject to the provisions of Section 5.05.
3. Landscaping shall be subject to the provisions of Section 5.16.

2.1707 District Standards

A. Impact on Natural and Scenic Rivers (Amended 4/16/04 ZC03-0-062 OCS#04-0848)

Whenever application is made for rezoning of property, to be granted a conditional use of property, or for a building permit for property that is situated along a waterway included in the Natural and Scenic Rivers System, or for the rezoning of property, conditional use of property or for a building permit application for property which has been determined to have the potential for an adverse impact on such waterways, or on any property situated thereon, in addition to complying with all other applicable provisions of the St. Tammany Parish Land Use Ordinance, the following provisions and requirements shall apply:

- 1) The applicant for rezoning shall comply with all rules and regulations governing the applicable zoning district.
- 2) The applicant for a conditional use permit shall comply with the minimum standards for conditional uses in Section 3.02.
- 3) The applicant for a building permit shall comply with all rules and regulations governing the permitted use.
- 4) All applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- 5) Prior to any final decision on any application for a rezoning or for a permit for those activities that may have the potential for significant impact on such waterways or property, an evaluation shall be made of the impact that the activities may have on the unique character and value of such waterways and properties.
- 6) The evaluation and final determination on any such application by the reviewing authority should insure compatible uses and development of such property, so as to maintain the natural and physical features of the waterways that are included in the Natural and Scenic Rivers system and the aesthetic values of the property situated along and accessible to the natural and scenic rivers in St. Tammany Parish.