

STATE OF LOUISIANA

PARISH OF WASHINGTON

WASHINGTON PARISH COUNCIL

ORDINANCE No. 10-512

Introduced on December 28, 2009

Introduced by Councilman Randy Thomas

Public hearing held on January 11, 2010

AN ORDINANCE ADOPTING A REVISION TO  
THE PREFACE AND ARTICLES 1, 2 and 3  
OF THE COMPREHENSIVE DEVELOPMENT PLAN OF  
WASHINGTON PARISH, LOUISIANA (Ordinance No. 08-465)

**BE IT ORDAINED**, that those portions of the Comprehensive Development Plan of Washington Parish, Louisiana, being the PREFACE; ARTICLE 1, entitled LEGAL STATUS, ADMINISTRATION AND ENFORCEMENT; ARTICLE 2, entitled DEFINITIONS; AND ARTICLE 3, entitled MANUFACTURED HOUSING AND MOBILE HOME/RV PARKS, adopted by Ordinance No. 08-465 are hereby revised in accordance with the revision attached hereto and made a part hereof, and are hereby made the law of this Parish.

**BE IT FURTHER ORDAINED**, that to the extent that any prior ordinances may be contradictory to the provisions of this ordinance, the such prior ordinances are repealed.

**BE IT FURTHER ORDAINED**, that as authorized by Sections 2-13(C) of the Washington Parish Home Rule Charter that this ordinance shall be published in summary by title.

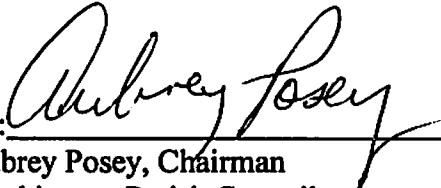
The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

YEAS: (7) Nassauer, Johnson, Thomas, Route, Posey, Wheat and Fussell


NAYS: (0)

ABSENT: (0)

The ordinance was declared adopted on the 11<sup>th</sup> day of January, 2010.

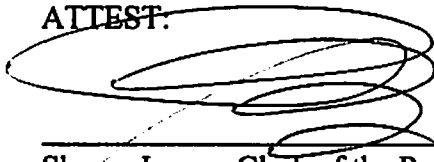
By:   
Aubrey Posey, Chairman  
Washington Parish Council

Delivered to the Parish President on the 12th day of January,  
2010.

By:   
Richard N. Thomas, Jr., President  
Washington Parish Government

Returned to the Clerk of the Parish Council on the 12TH day of  
JANUARY, 2010.

ATTEST:

  
\_\_\_\_\_  
Sharon Lyons, Clerk of the Parish Council

- (a) **Applicability.** This subsection shall apply in all areas within the Parish.
- (b) **Foundation.** Foundations have to comply with state minimum standards LMHC (LA Manufacturing Housing Commission) Revised Statute Title 51 or the Parish standard (which is a step above state minimum standards) is a 4" clay pad with a 2" pea gravel cap or concrete slab for mobile home/manufactured home installation.
- (c) **Skirting.** The optional method of installation is that the entire perimeter area between the bottom of the structure and the ground of each manufactured home should be skirted or underpinned with brick, masonry, finished concrete or siding (of like or similar character to the manufactured home) that completely encloses the perimeter of the undercarriage except for proper ventilation and access openings.
- (d) **Exterior Finish.** The exterior siding of the manufactured home should consist of wood, hardboard, vinyl, galvalume, metal or other material approved by HUD.
- (e) **Roof Pitch and Materials.** It is optional that the manufactured home have a pitched roof with a slope of at least two feet in height for each 12 feet in width. Roof materials shall be wood shake, tile, asphalt shingle, coated metal, or similar material.
- (f) **Manufactured Home Age:** No type 1 home manufactured prior to 1988 shall be brought into/entered into the parish. Grandfathered manufactured homes already located in the Parish that comply with the 1976 HUD manufactured home specifications may be moved within the parish while still following installation and moving guidelines specified by the LMHC (LA Manufactured Housing Commission) Revised Statute 51 and by the above sections.

**§3-1-5 Type 2 & 3 Compatibility Standards.**

- (a) **Applicability.** This subsection shall apply to all manufactured homes sited on lots located within 210 feet of the property line where there are one or more existing site-built single family residences without approval of the adjacent property owner(s).
- (b) **Foundation.** Foundations have to comply with the Parish standard a 4" clay pad with a 2" pea gravel cap or concrete slab for mobile home/manufactured home installation or a concrete slab is acceptable
- (c) **Masonry or Skirting.** The entire perimeter area between the bottom of the structure of each manufactured home and the ground (skirting), including stairways, shall be of vinyl, masonry or material manufactured for the purpose of skirting for manufactured homes and installed in such a manner as to be attractive by matching the home and providing proper ventilation.
- (d) **Exterior Finish.** The exterior siding of the manufactured home shall consist of wood, hardboard siding material, metal, galvalume, vinyl siding or additional materials approved by HUD.
- (e) **Manufactured Home Age:** No Type 2 or Type 3 homes manufactured prior to 1988 shall be brought into/entered into the Parish. Grandfathered manufactured homes that comply with the 1976 HUD manufactured home specifications may be moved within the parish while still following installation and moving guidelines specified by the LMHC (LA manufactured Housing Commission) Revised Statute 51 and by the above sections.
- (f) **Porch or Deck.** A porch (no roof required), deck, or entry area at least 6 feet by 6 feet must exist for front entrance and to the manufactured home prior to occupancy.