

Ord.

2016-0213

INTRODUCED BY: **LARRY COCHRAN, PARISH PRESIDENT**  
(DEPARTMENT OF PLANNING & ZONING)

ORDINANCE NO. 16-6-4

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, Section VI.B.[II].3.c. and Section VII.1. *Mobile Homes*. a. and b. to eliminate the requirement for skirting or foundation plantings around mobile homes.

**WHEREAS**, Ordinance 15-7-5 was a comprehensive update of the St. Charles Parish Zoning Ordinance of 1981; and,

**WHEREAS**, this update included the requirement for the skirting of mobile homes being denoted as a Supplemental Use and Performance Regulation; and,

**WHEREAS**, skirting is an aesthetic standard required only for mobile homes in the R-1A(M) zoning and not for other raised structures such as raised site-built houses or office trailers or in other zoning districts; and,

**WHEREAS**, skirting a mobile home can be a financial hardship on a citizen; and,

**WHEREAS**, the St. Charles Parish Council wishes to eliminate this financial hardship of mobile home ownership.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That the St. Charles Parish Code of Ordinances, Appendix A, Section VI. - Zoning district criteria and regulations, B [II] 3. Special Provisions is amended as follows:

- ~~c. Skirting or foundation plantings as approved by the Zoning and Regulatory Administrator in accordance with the manufacturer's installation instructions to ensure aesthetic compatibility with the residential character of the neighborhood. The entire underfloor of the home shall be completely enclosed, except for the required openings.~~

**SECTION II.** That the St. Charles Parish Code of Ordinances, Appendix A, Section VII Supplemental Use and Performance Regulations 1. is amended as follows:  
*Mobile Homes*

- ~~a. Skirting or foundation plantings as approved by the Zoning and Regulatory Administrator to ensure aesthetic compatibility with the residential character of the neighborhood are required in the R-1A(M) Zoning District. The underfloor of the home shall be enclosed or screened, except for the required openings. Skirting or foundation plantings are to be kept in place and in good repair at all times following initial installation.~~
- ~~b. A Certificate of Occupancy may be issued by the Zoning and Regulatory Administrator without required skirting or foundation planting being installed provided that the property owner signs an affidavit to install skirting or foundation plantings within six (6) months of permit issuance.~~
- ~~i. Failure to install skirting or foundation plantings within six (6) months shall constitute a violation in accordance with Section XII of this ordinance.~~

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: **BENEDETTO, WILSON, CLULEE, GIBBS, BELLOCK, FLETCHER, FISHER-PERRIER**

NAYS: **HOGAN, WOODRUFF**

ABSENT: **NONE**

And the ordinance was declared adopted this 6th day of June, 2016, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

DLVD/PARISH PRESIDENT: 6/7/16

APPROVED: ☒ DISAPPROVED: ☐

PARISH PRESIDENT: 6/8/16

RETD/SECRETARY: \_\_\_\_\_

AT: 1:30 pm RECD BY: 2A