

2010-0094

INTRODUCED BY: PAUL J. HOGAN, PE, COUNCILMAN, DISTRICT IV

An ordinance to amend the Code of Ordinances Appendix A, St. Charles Parish Zoning Ordinance of 1981, Section VI. Zoning district criteria and regulations., B. Residential districts, [II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes-Medium density., 3. Special Provisions, by amending c. and adding e. and f.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Code of Ordinances, Appendix A, St. Charles Parish Zoning Ordinance of 1981, Section VI. Zoning district criteria and regulations., B. Residential districts, [II.] R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes–Medium density., 3. Special Provisions, by amending c. and adding e. and f. as follows:

AS WRITTEN:

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.

REVISED:

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. **There shall be no provisions or allowances for temporary power relative to structures requiring skirting. The required skirting and all items noted on the Inspection Checklist (setback compliance, skirting completed, proper tie-downs, final FEMA or grade certificate, final sewer inspection and approval by the Department of Wastewater, plumbing inspection and approval by the building code inspector, culvert (when required) inspected and approved by the Department of Public Works, driveway with two (2) parking spaces, and posted municipal address number) shall be met and/or in place as the case may be prior to the Parish releasing power with the exception of cases where the applicant indicates that 1) the installation of the skirting needs to be delayed so as to not hinder the installation and the checking of the AC system, and/or 2) the skirting has been purchased, is to be installed by a contractor, and its installation is the only outstanding item on the Inspection Checklist. In either of these cases, the power shall only be released upon the applicant providing to the Administrator a copy of the installation contract and a notarized statement noting the applicant agrees to have the skirting installed within six (6) months following the release of power and that the applicant shall enter a plea of no contest should the matter go to trial to force compliance with the skirting provisions. A notice shall be sent to the property owner via certified mail at least thirty (30) days prior to the end of the six (6) month period advising the owner of the upcoming deadline date. Within five (5) working days following the deadline date, a formal violation letter shall be sent to the property owner via certified mail should an inspection show that the skirting is not complete. The violation letter shall indicate that the Parish will initiate the legal process required to force compliance with the skirting provisions should the skirting be found incomplete through an inspection immediately following the fourteenth (14th) day following the applicant's receipt of the violation letter. The legal process shall commence within twenty-one (21) days of the applicant's receipt of the violation letter. The entire under floor of the home shall be completely enclosed, except for the required openings. **The skirting shall be required to be in place and kept in good repair at all times following its initial installation. Skirting affected and/or destroyed by an act of God must be repaired and/or reinstalled within one (1) year following the act of God.****

ADD:

e. Driveway(s) and driveway culvert(s) where required shall be installed in order to provide adequate off-street parking.

f. All code requirements relating to mobile homes, all items noted on the Inspection Checklist, and the final electrical inspection by the building code inspector shall be completed prior to issuance of the Final Certificate of Compliance.

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

YEAS: HOGAN

NAYS: SCHEXNAYDRE, LEWIS, WILSON, WOODRUFF, BENEDETTO,
COCHRAN, FLETCHER, FISHER-PERRIER

ABSENT: NONE

PROPOSED ORDINANCE FAILED FOR LACK OF A FAVORABLE MAJORITY ON JULY 7, 2014.