

St. Charles Parish Department of Planning & Zoning

Land Use Report

PZO 2017-09, Introduced by Larry Cochran, Parish President

To revise the terms mobile home and manufactured home throughout the Zoning Ordinance.

Background

The federal government passed the Manufactured Home Construction and Safety Standards Act of 1974 and as a result, adopted the HUD Code on June 15, 1976. The HUD Code supercedes *all* state and local laws to ensure that transportable housing units manufactured in factories all over the United States are built to the same high standard of quality and durability to ensure safety and affordability.

Manufactured homes are inspected and certified in order to receive the HUD Tag which is affixed to the outside.



The term "mobile home" is still widely used to describe these housing units; however, the term does not occur in the HUD Code. Federal legislation regarding things like housing, civil rights, banking and lending, and community development have been amended over the years to replace the term "mobile home" with "manufactured home."

The HUD Code currently defines a manufactured home as follows:

a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this chapter; and except that such term shall not include any self-propelled recreational vehicle (42 U.S.C. Chapter 70 Manufactured home construction and safety standards ref.1974 Act and Manufactured housing Improvement Act of 2000).

Because the long and complicated federal definition supersedes our local definition, and also because it may change, the Zoning Ordinance should define "manufactured home" using a reference to the federal definition.

Planning and Zoning context

The definitions for "manufactured home" and "mobile home" in the Zoning Ordinance have confusing and inaccurate similarities and should be changed.

- The O-L Zoning District permits both "mobile homes" and "manufactured housing."
- The R-1A(M) zoning district permits "mobile homes" and "manufactured homes."
- The R-1M zoning district permits "manufactured housing" and RVs.
- The Paul Maillard Road overlay zone prohibits "mobile homes and trailers."

Potential outcomes

The amendments will clarify the distinction between manufactured homes and mobile homes and clarify where they are permitted and prohibited.