

2022-0139

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)

ORDINANCE NO. 22-5-17

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, as amended, Section X. Exceptions and modifications, item H., to include manufactured homes as a temporary emergency housing unit type and revise the standards.

WHEREAS, the exceptions and modifications section of the Zoning Ordinance of 1981 details requirements for Temporary Emergency Housing; and,

WHEREAS, "mobile homes" are currently excluded for use as a Temporary Emergency Housing Unit; and,

WHEREAS, Ordinance No. 17-11-4 was adopted in 2017 because the Federal Manufactured Housing Construction and Safety Standards Act of 1974 created the HUD Code to ensure that mobile homes are safe for all users; and,

WHEREAS, as a result of the HUD Code, the term "Manufactured Home" refers to a dwelling unit, designed and built in a factory, which bears a seal certifying that it was built in compliance with the Federal Manufactured Housing Construction and Safety Standards Law (42 U.S.C. 5401 et seq.) which is designed to be transported by hauling along a highway or public street; and,

WHEREAS, the Federal Emergency Management Agency utilizes manufactured homes in the Temporary Residential Emergency Housing Developments they sponsor; and,

WHEREAS, the St. Charles Parish Council wishes to include manufactured homes for use as a Temporary Emergency Housing Unit.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That Section X. H. of the St. Charles Parish Zoning Ordinance of 1981, as amended, regarding temporary emergency housing is amended as follows, with additional text in underline and deleted text in ~~strikethrough~~:

H. *Exceptions and Modifications to provisions of this Zoning Ordinance for construction, location, and/or operation of Temporary Emergency Housing.* Notwithstanding other provisions of this Ordinance than those referenced, any person, firm, or public entity wishing to construct, locate, and/or operate temporary emergency housing developments in the aftermath of an event federally declared as a disaster shall comply with the following:

1. *Definitions.*

b. *Temporary Emergency Housing Unit:* A manufactured home, recreational vehicle (RV) or travel trailer used to provide transitional housing following a federally-declared disaster, for people who have been displaced because of the disaster and for relief, response, recovery and contract personnel brought in after an occurrence to restore an affected area or workplace to near normalcy. Specifically not included are ~~mobile homes~~, modular homes or tents.

2. *Zoning Districts/Permit Requirements.*

a. Temporary Residential Emergency Housing Developments may be permitted as a Special Permit Use in O-L, R-1A, R-1A(M), R-1B, R-2, R-3, CR-1 and C-1 zoning districts with approval by the Planning and Zoning Commission and a supporting resolution by the Parish Council. An application for a Temporary Residential Emergency Housing Development shall follow the Special Permit Process outlined in Section III. 67. b) of this Ordinance and shall be reviewed using the criteria outlined in Section IV. 9. of this Ordinance. The application shall also be subject to the following requirements and restrictions:

ii. Zoning/Site Restrictions/Density and Spatial Requirements. The developer shall submit a site plan, drawn to scale, that meets the following restrictions:

~~(a) Proposed site shall be a minimum of five (5) acres.~~

(a) For RV units, the following regulations apply:

~~(b)(i)~~ No unit shall be placed in required front, side, or rear yards of its respective zoning district.

~~(c)(ii)~~ A minimum of twenty-five (25) feet of open space shall be maintained between each unit in all directions and delineated explicitly on the site plan.

~~(d)(iii)~~ Each unit site shall be numbered consecutively, shall be a minimum thirty-five (35) wide, shall indicate a parking area for at least one (1) vehicle, and shall abut an access drive. Sites may provide a pad improved with a porous, aggregate-type material; however, pads are not required.

- (e)(iv) Access roads shall be a minimum twenty-four (24) feet in width and shall be constructed with a porous, aggregate-type material.
- (f)(v) Location of street lights.
- (g)(vi) The location of all service, maintenance, utility and security structures shall be clearly indicated.
- (h)(vii) ~~In no case shall a site exceed one hundred (100) units. Laundry and/or shower facilities must be detailed on any site plan and are subject to review by the Departments of Waterworks and Public Works/Wastewater respectively.~~
- (b) For Manufactured Homes, the following regulations apply:
 - (i) Each manufactured home space shall contain a minimum of three thousand one hundred fifty (3,150) square feet, shall be at least thirty-five (35) feet wide and eighty (80) feet long, and shall have its boundaries clearly defined. The space shall abut on an access drive which shall have unobstructed access to a public street or highway.
 - (ii) Twenty-five (25) feet clearance between coaches.
 - (iii) Five (5) feet clearance between each coach and its respective site line.
 - (iv) Ten (10) feet between coaches and any adjoining property lines.
 - (v) Twenty (20) feet between coaches and any public street right-of-way.
 - (vi) Twenty-five (25) feet between coaches and any building or structure not used for accessory purposes.
 - (vii) Accessory buildings must be a minimum of ten (10) feet from any manufactured home.
 - (viii) Each unit site shall be numbered consecutively, shall indicate a parking area for at least one (1) vehicle, and shall abut an access drive. Sites may provide a pad improved with a porous, aggregate-type material; however, pads are not required.
 - (ix) Access roads shall be a minimum twenty-four (24) feet in width and shall be constructed with a porous, aggregate-type material.
 - (x) Location of street lights shall be clearly indicated.
 - (xi) The location of all service, maintenance, utility and security structures shall be clearly indicated.

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

YEAS: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,
 DUFRENE, BELLOCK, FISHER, FISHER-CORMIER
 NAYS: NONE
 ABSENT: NONE

And the ordinance was declared adopted this 16th day of May, 2022, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Fisher
 SECRETARY: Michelle Depotato
 DLVD/PARISH PRESIDENT: May 17, 2022
 APPROVED: DISAPPROVED:

PARISH PRESIDENT: Matt Juice
 RETD/SECRETARY: May 18, 2022
 AT: 2:37pm RECD BY: [Signature]