

INTRODUCED BY: PAUL J. HOGAN, PE, COUNCILMAN-AT-LARGE, DIVISION B

An ordinance to amend Appendix A St. Charles Parish Zoning Ordinance of 1981, Section VI. Zoning district criteria and regulations, B. Residential districts, [II.] R-1A(M)., 3. Special Provisions: by adding c. and Section VII. Supplemental Use and Performance Regulations., 1. *Mobile Homes* by adding a., b. (i.), and c. to provide for mobile home skirting and mobile home skirting exemption.

WHEREAS, the St. Charles Parish Council eliminated the requirement for trailer skirting with Ordinance No. 16-6-4 which existed for over 29 years; and,

WHEREAS, the skirting ordinance served its purpose in making trailers aesthetically pleasing and improved the character of the neighborhoods in which they exist; and,

WHEREAS, many citizens have complied with the skirting requirements and have come to rely on the skirting requirement to keep their neighborhood a beautiful place to live and to maintain their property values; and,

WHEREAS, not all areas of our parish has a need or a demand for trailer skirting; and,

WHEREAS, skirting a mobile home can be a financial hardship on a citizen and has proven to be in some cases; and,

WHEREAS, trailer skirting should not be an absolute requirement in all cases; and,

WHEREAS, citizens who have complied with the skirting requirements and desire that others in their locale have skirting deserve the skirting requirement to be reestablished in order to keep their neighborhood a beautiful place to live and to maintain their property values; and,

WHEREAS, the St. Charles Parish Council wishes to reestablish trailer skirting requirements with a provision to allow for an exemption to the skirting requirements in certain cases.

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. Residential districts, [II.] R-1A(M)., 3. Special Provisions is amended by adding c. as follows:

- c. Skirting or foundation plantings as approved by the Zoning and Regulatory Administrator to ensure aesthetic compatibility with the residential character of the neighborhood. Materials specifically, normally, customarily, and commonly used for skirting, with the choice being that of the property owner provided the proposed skirting or planting receives written approval of its use by the Zoning and Regulatory Administrator, shall be required 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. *Mobile Homes* is amended by adding a., b. (i.), and c. as follows:

- 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.
- c. Skirting shall not be required 1) when a site visit by the Department finds that none of the abutting property owners, that being those immediately adjacent to the address being permitted and those located directly across the street in line with the address being permitted, have skirting, and 2) in cases where the applicant provides the department with affidavits signed by each abutting property owners as defined in 1) above stating that they have no objection to the applicant's request for a skirting exemption. The Department shall prepare and provide the applicant with a standard affidavit form and a list of the property owners from whom signed affidavits would be required. The building permit shall not be issued until it has been determined that skirting will or will not be required.

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

YEAS: HOGAN

NAYS: WILSON, CLULEE, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER

ABSENT: BENEDETTO, GIBBS

PROPOSED ORDINANCE FAILED FOR LACK OF A FAVORABLE MAJORITY ON SEPTEMBER 19, 2016.