

## **PZO 2016-10**

### **Introduced by Paul Hogan, PE, Councilman-at-Large, Div. B**

To restore the requirement for skirting or foundation planting around mobile homes in the R-1A(M) zoning district.

#### **Background:**

In the past six years, the Planning and Zoning Commission has considered ten (10) ordinances to revise the requirements for skirting or foundations plantings around mobile homes (Planning Staff have reviewed several more draft versions).

Ordinance 15-7-5, the first part of a comprehensive modernization of the Zoning Ordinance, revised the requirement for foundations plantings for mobile homes in R-1A(M) zoning districts and placed the requirement in a new section of the Zoning Ordinance, Section VII, Supplemental Regulations. After almost a year of working with the regulation, the Planning and Zoning Department recommended repealing the skirting requirement for mobile homes in the R-1A(M) zoning district. The Parish Council agreed and adopted Ordinance 16-6-4 in June 2016.

The Department recommended the repeal of the requirement for skirting or foundation plantings because:

- it is not required by the Louisiana State Uniform Construction Code
- it is not indicated as necessary by mobile home manufacturers
- the Zoning Ordinance required it only for mobile homes—not other types of elevated structures like office trailers or raised houses
- the Zoning Ordinance required it only on mobile homes within the R-1A(M) zoning district (although mobile homes are permitted by right in the OL, R-1A(M), and R-1M zoning district and as a Special Permit Use in the CR-1 zoning district)
- it was an aesthetic standard and the Zoning Ordinance contained confusing caveats and special provisions and required the Zoning Regulatory Administrator's approval with no specific standard or specification.

#### **Planning and Zoning context:**

*Zoning and permitted uses:* The amendment would require skirting or foundation plantings for mobile homes which are permitted in the R-1A(M) zoning district and perhaps also in the CR-1 zoning district—unless the applicant goes through a complex process to request relief. It appears that mobile homes in other districts and other raised structures such as raised site-built houses, sheds, office trailers, and commercial trailers are unaffected.

*Permit process:* The proposed ordinance changes will affect two different parts of the Zoning Ordinance and ultimately will:

- Require people permitting mobile homes in R-1AM zoning districts (and perhaps also those requesting Special Permit Use for a mobile home in the CR-1 zoning district) to
  1. obtain approval of skirting or foundations plantings from the Planning and Zoning **Director** and also the Zoning Regulatory Administrator prior to obtaining a permit
  2. to complete the skirting or foundation plantings in order to obtain certificate of occupancy
- Offer people permitting mobile homes in R-1AM zoning districts (and perhaps also those requesting Special Permit Use for a mobile home in the CR-1 zoning district)
  1. a six month grace period from the requirement if they "sign an affidavit to install skirting or foundation plantings within six (6) months of permit issuance"
  2. an exemption from the requirement if the Department finds that none of the abutting property owners have skirting OR if all the abutting property owners sign an affidavit of no objection to the mobile home NOT being surrounded by skirting or foundation plantings

#### **Potential outcomes:**

The proposed ordinance would complicate the process of permitting a mobile and obtaining occupancy for it and is not certain to maintain the aesthetic standard it seeks to create.