

STATE OF LOUISIANA
VILLAGE OF CHOUDRANT

ORDINANCE NO. 64

MOTION BY: REGAN ASWELL
SECOND BY: WAYNE BROOKS

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE VILLAGE OF CHOUDRANT TO ESTABLISH SPECIFIC STANDARDS FOR THE DEVELOPMENT OF MOBILE HOME PARKS IN THE VILLAGE, TO DEFINE TO ESTABLISH STANDARDS AND PROCEDURES FOR APPROVALS, TO DELINEATE THE RESPONSIBILITIES OF VILLAGE OFFICIALS IN THE ADMINISTRATION OF THE MOBILE HOME PARK REGULATIONS, TO SPECIFY THE TERMS, CRITERIA, AND PROCEDURES FOR VARIANCES, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the Board of Aldermen of the Village of Choudrant has determined that the best interests of the residents of the village will be served by the application of specific codes and regulations to all development including the development of Mobile Home Parks; and

WHEREAS, the Board of Aldermen established and empowered according to Law the Planning Commission of the Village of Choudrant, and

WHEREAS, the Choudrant Planning Commission has studied and adopted specific regulations for the future use and development of all land within the village, including provisions for the design and density of Mobile Home Parks type subdivisions,

Now therefore,

Section 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the Village of Choudrant, Louisiana, in regular and legal session convened, that the following be incorporated as “Chapter V. Mobile Home Park Regulations” into the Code of Ordinances of the Village of Choudrant, to wit:

VILLAGE OF CHOUDRANT
MOBILE HOME PARK REGULATIONS

Section 1. Intent and Application

A. Statement of Authority and Intent

1. These mobile home park regulations are adopted under authority of the police power of the Village of Choudrant, Louisiana.
2. It is the intent of this ordinance to provide for the harmonious design of parks for mobile homes; for the convenient and attractive arrangement of mobile home sites; for adequate vehicular and pedestrian circulation and parking; for recreation and other common open spaces and facilities; and in general for the creation of conditions favorable to health, safety and convenience of mobile home parks in residential areas.
3. This ordinance supplements other codes that have been adopted by the Mayor and Board of Aldermen of the Village of Choudrant, Louisiana, such as, but not limited to, housing codes, building codes, electrical codes and plumbing codes, etc., as such regulations may be amended from time to time.
4. This ordinance does not govern the construction, plumbing, wiring or other characteristics of mobile homes as structures, nor does it govern the location of a single mobile home located outside mobile parks as are hereinafter defined.

B. Area of Jurisdiction

These regulations shall govern all mobile home parks within the territorial boundary of the Village of Choudrant, Louisiana, as same now exists or may be extended from time to time.

C. Application of Regulations

From and after the effective date of this ordinance, every mobile home park, as herein defined, shall be designed and constructed in conformance with these regulations.

Section 2. Definitions

For the purpose of this ordinance certain words and phrases used herein are defined as follows:

BLOCK: A parcel of land entirely surrounded by park streets, streams, railroad rights-of-way, parks or other public spaces or by a combination thereof or by the boundaries of the mobile home park.

BOARD OF ALDERMEN: The chief legislative body of the Village of Choudrant, Louisiana.

DEVELOPER: Any person, group or corporation acting as a unit, or any agent thereof, developing or proposing to develop land so as to constitute a mobile home park as defined herein.

EASEMENT: A grant by the owner of the use of a strip of land by others for specific purposes.

ENGINEERING PLANS: The drawings on which the proposed improvements are shown and which, if approved, will be used for construction of the improvements.

FINAL PLAN: The final map or drawing on which the mobile home park plan is submitted for approval and which, if approved, will be used to lay out and construct the mobile home park.

HEALTH OFFICER: The Health Officer of Lincoln Parish or his authorized representative; the term may jointly mean the State Health Officer or his authorized representative.

IMPROVEMENTS: Street surfacing, with curb and gutter, walkways and walks, water mains and service lines, sanitary sewers and service lines, storm sewers and other drainage structures and utilities installations.

COMPREHENSIVE PLAN: A comprehensive plan made and adopted by the Village of Choudrant for the physical development of the Village of Choudrant, Louisiana, and surrounding area; the term includes any unit or component of such plan separately adopted and any amendment to such plan or part thereof.

MOBILE HOME: A vehicular, portable structure built on a chassis and designed to be used without a permanent foundation as a dwelling when connected to indicated utilities. A travel trailer, designed to be used as a temporary dwelling for travel, recreations and vacation use, is not to be considered as a mobile home.

MOBILE HOME LOT: A parcel of land rented for the exclusive use of the occupants of a single mobile home.

MOBILE HOME PARK: A parcel of land, whether publicly or privately owned, which has been planned and improved for the placement of mobile homes for non-transient use. The definition of a mobile home park shall include any parcel of land upon which two or more mobile homes are located regardless of whether or not a charge is made for such accommodation.

MOBILE HOME STAND: That part of a mobile home lot which has been reserved for the placement of a mobile home, appurtenant structures, or additions.

PLANNING COMMISSION: The Choudrant Planning Commission, pursuant to La. R.S. 33:118.

SKETCH PLAN: The sketch map or drawing showing the general design of a proposed mobile home park.

PARK STREET: A private roadway which provides vehicular access to adjacent properties.

PUBLIC STREET: A public right of way which provides vehicular and pedestrian access to adjacent properties.

WALK: A pedestrian way. A "Common Walk" is one intended for general pedestrian traffic and a "Private Walk" is one serving only an individual mobile home stand.

Section 3. Procedures

A. General Procedure.

The procedure for review and approval of a mobile home park plan by the Planning Commission consists of two consecutive steps as follows:

1. Preparation and submission of a Sketch Plan of the proposed mobile home park, together with the Attendant Items specified herein. Submission of a Sketch Plan is not mandatory, but this step is recommended as a means of identifying and solving design and other problems.
2. Preparation and submission of a Final Plat, together with the Attendant Items required herein.

B. Sketch Plan.

1. *Purpose.* The purpose of the Sketch Plan is to develop a general design on which to base the Final Plan, and thus to avoid having to revise such design to make it conform to the Comprehensive Plan, to the provisions of this ordinance and to other regulations, and to relate it to surrounding development. To this end, the Developer should consult informally with the appropriate officials of the Village of Choudrant, Louisiana, the technical staff of the Planning Commission, the Village Engineer, the Lincoln Parish Health Officer, the utility agencies, companies, or departments concerned and other appropriate officials.
2. *Submission and Review.* Prior to the filing of an application for approval of the Final Plan, the Developer shall submit to the appropriate official of the Village of Choudrant, Louisiana, two (2) copies of the sketch Plan of the proposed mobile home park, together with the Attendant Items specified herein. This step does not require formal application or fee. The Sketch Plan shall be reviewed by the Planning Commission or its staff. The review shall take into consideration, in addition to the requirements set out in this ordinance, the relation of the proposed mobile home park to the Comprehensive Plan and to other plans, programs of regulations that might affect the design and development of the mobile home park.

3. *Action on Sketch Plan.* With fifteen (15) days, the Planning Commission or its staff shall inform the Developer and the officials of the Village of Choudrant, Louisiana, that the Sketch Plan as submitted or as modified does or does not meet the objectives of this ordinance. When the Planning Commission or its staff finds that the Sketch Plan does not meet the objectives of this ordinance, the reasons therefore shall be given, together with any changes recommended to be made. In the event the Developer does not agree to changes recommended by the staff of the Planning Commission or their officials, he may request and shall receive review and approval or disapproval by the Planning Commission at its next regular meeting.

C. Final Plan

1. *Purpose.* The purpose of the Final Plan, together with the Attendant Items required herein, is to provide plans for the design and construction of the mobile home park and its improvements. To this end, during the preparation of the Final Plan the Developer should consult with the appropriate official of the Village of Choudrant, Louisiana, the Choudrant Planning Commission, the Village Engineer, the Lincoln Parish Health Officer, the utility agencies, companies or departments concerned and other appropriate officials.
2. *Submission and Review.* The Developer shall submit to the appropriate official of the Village of Choudrant, Louisiana, four (4) copies of the Final Plan together with the Attendant Items required herein, with written application for final approval at least ten (10) days prior to the Planning Commission meeting at which it is to be considered. The Final Plan, together with the Attendant Items required herein, shall be reviewed by the Planning Commission and will be referred for review and report to the Village Engineer, the Lincoln Parish Health Officer, the utility agencies, companies, or departments concerned and other appropriate officials. The review shall take into consideration conformance to the approved Sketch Plan and fulfillment of any conditions of such approval.
3. *Action on Final Plan.* The Planning Commission shall act upon the Final Plan within forty-five (45) days after its submission, taking into consideration the reports from the officials and agencies named above, and shall communicate in writing to the Developer its approval or disapproval. In the case of approval, the commission shall enter such approval upon the Final Plan by the appropriate certificate. In the case of disapproval, the Planning Commission shall state the ground for disapproval.
4. *Effect of Approval.* Approval of a Final Plan shall not constitute acceptance of the mobile home park but shall be deemed only as an expression of approval of the plan submitted as a guide to construction. Final acceptance of the mobile home park for occupancy shall be by action of the appropriate official of the Village of Choudrant.
5. *Street Acceptance.* Approval of a Final Plan shall not constitute acceptance by the public of the dedication of a street or other public way, park or space.

Section 4. Documents.

A. Specifications for Sketch Plan.

1. *General Form.* The Sketch Plan shall show in simple outline the general design of the proposed mobile home park in relation to existing conditions and to its surrounds. It may be either a mechanical drawing or a free-hand sketch, made at any convenient scale and size.
2. *Information to be Shown.* The Sketch Plan shall contain the following information:
 - a. Location. A diagram showing the relation of the proposed mobile home park to main traffic arteries, schools, recreation areas, business and industrial areas and other important features.
 - b. Survey Data. Contours or spot elevations required for the Final Plan or a sufficiently close approximation of such contours or spot elevations to determine necessary drainage.
 - c. Miscellaneous Data. The scale of the Sketch Plan, north arrow and date, and the name and address of the Developer, the Owner (if a person other than the developer) and the Professional Engineer or Land Surveyor.
 - d. Park Streets and Walks. The park street pattern in relation to existing public streets, including those shown on the plan for circulation (Major Street Plan) or on a Neighborhood Plan, and the pattern of common walks and parking areas.
 - e. Lots and Blocks. The general arrangement of mobile home lots and blocks, with dimensions of typical lot width and depths.
 - f. Mobile Home Stands. The location and grouping of mobile home stands
 - g. Non-residential Sites. Identification of proposed recreation areas, service buildings and their sites, and any other non-residential uses or sites; the general locations of non-residential buildings.
 - h. Easements. The approximate locations, widths and purposes of existing easements.
 - i. Utilities.
 - The approximate locations and sizes of existing utility lines to which connections are proposed to be made.
 - A statement of the utilities, street, and other improvements proposed to be made.

- Water and sewerage service will be that of the Village of Choudrant.

B. Specifications for Final Plan

1. *General Form.* The Final Plan shall show accurately and in sufficient detail for construction of the mobile home park and its improvements the design of the park in relation to existing conditions and the surroundings. It shall be drawn to a scale of one (1) inch equals one hundred (100) feet, or larger, and the sheet size shall not be larger than 32 inches by 32 inches. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire mobile home park.
2. *Information to be Shown.* The Final Plan shall contain the following information:
 - a. Location: A diagram showing the location of the proposed mobile home park.
 - b. Survey Data: The boundary line of the mobile home park with length and bearing of lines; section and corporation lines, if any; mobile home lot lines; contours at intervals of two (2) feet, based on a datum plane that is Mean Sea Level; where contours will not provide adequate information for drainage determinations, spot elevations in sufficient number to show drainage conditions, shall be given.
 - c. Miscellaneous Data: The title or name by which the proposed mobile home park is to be known, with name and address of the Developer, the Owner (if a person other than the Developer); notations giving scale, (true) north arrow, and date of Final Plan.
 - d. Park Streets and Walks. The locations of part streets, common walks and other walkways.
 - e. Lots and Blocks. Identification by letter of each block and by number of each mobile home lot in each block.
 - f. Mobile Home Stands. The location of each mobile home stand on its lot.
 - g. Non residential Sites: The purpose for which sites, other than mobile home lots, are to be used.
 - h. Utilities: The locations and dimensions of any utility rights-of-way or easements.
 - i. Easements: The locations, dimensions of any utility rights-of-way or easements.
 - j. Building Setback Lines: Minimum building setback lines on all mobile home lots and other sites.
 - k. Adjoining Land: The names of recorded subdivision plats of adjoining platted land; the names of record owners of adjoining unsubdivided land.
 - l. Certificate of Owner. Notarized certification by the land owner of the adoption of the mobile home park plan.
 - m. Certificate of Survey. Certification by the registered Professional Engineer or Land Surveyor that the plan represents a survey made by him and that all dimensional and other data are correct.
 - n. Approvals: Space for certification of approval of the Planning Commission, the Village Engineer, the appropriate official of the Village of Choudrant, Louisiana, and the Lincoln Parish Health Officer.

C. Attendant Items.

1. Engineering Plans. The cross sections and profiles of streets showing grades approved by the Village standard scales, and elevations shall be based on a datum plane that is Mean Sea Level. Plans for water supply and sanitary sewerage.
2. Plan Review Fee. A check payable to the Village of Choudrant, Louisiana, for the payment of the fee of \$25.00 for review of the Final Plan.

C. Development of Site.

1. Non-residential Use. Any non-residential use shall be subordinate to the residential use and character of the property and shall be such as not to adversely affect the desirability of the park or adjacent or neighboring properties for residential use for family occupancy.
2. Natural Features. Natural scenic features of the land, such as streams, shall be considered to be community assets, and the design of the park shall protect and utilize such scenic feature. Because of their value in soil conservation, health and community appearance, large trees shall be preserved where ever possible.
3. Buffer Park Strips. Where a mobile home park site adjoins land used for a railroad right-of-way, an industrial area, a commercial area or other land use which would have a depreciating effect on the residential use of the land, a buffer park strip of not less than thirty (30) feet in width shall be provided. Buffer park strips shall comply with the following regulations:
 - a. Landscaping. Screen planting shall be provided in sufficient density and of sufficient height (but in no case less than eight (8) feet two (2) years after planting) to afford protection to the mobile home park site from glare of lights, from blowing paper, dust and debris, from visual encroachment, and to effectively reduce the transmission of noise. Screen planting shall be maintained in a clean and neat condition.
 - b. Use of Land. No part of a buffer park strip shall be used for any purpose other than screen planting unless such screen planting is provided adjacent to the non-residential use or district in sufficient depth and density to accomplish the purpose of

protection, in which case as much as twenty (20) feet of the required thirty (30) feet may be used for parking or other open space uses or service uses not in conflict with the purpose of protection nor in violation of any other provisions of this ordinance.

Section 5. General Design Criteria.

A. Selection of Site.

1. Minimum Area of Site. The minimum area of a tract to be developed as a mobile home park shall be six (6) acres, and the minimum frontage on a public street shall be fifty (50) feet. The minimum number of mobile home lots completed and ready for occupancy, together with all required improvements and services, before the first occupancy is permitted shall be thirty-five (35).
2. General Location. The location of the mobile home park shall be convenient to community facilities and services such as employment centers, shopping centers, schools and recreation areas. Police and fire protection shall be reasonably accessible or provisions shall be made assuring those facilities and services.
3. Access to the Site. Direct vehicular access to the park shall be provided by means of an abutting improved street of such width and construction as to be adequate for vehicular traffic requirements of the park as well as the other properties served by the access street.
4. Character of the Site. The mobile home park site shall be selected with consideration of the proximity and possible effect of environmental factors which exist or may result from the change in land use with regard to the health and safety or comfort of persons who are to reside in the park or persons using land in the vicinity of the park. No site shall be used which does not either have municipal water supply, and which does not have municipal sanitary sewerage. No site shall be used which is subject to undue pooling of water, or air pollution by smoke, dust or fumes.

Section 6. Site Planning.

A. General Considerations.

1. Objective. Site planning and improvements shall provide for the facilities and amenities appropriate to the needs of the occupants, for safe, comfortable and sanitary use by the occupants under all weather conditions, and for practical and efficient operation and maintenance of all facilities. The site, including mobile home lots, structures and all site improvements shall be harmoniously and efficiently organized in relation to topography, the shape of the site, and the shape, size and position of structures and common facilities and with full regard to use, appearance and livability.
2. Protection from Adverse influences. Adequate protection shall be provided against any undesirable off-site views or any adverse influence from adjoining and access.

B. Park Street, Walks and Parking.

1. Park Street Layout. The park street layout shall be devised for the most advantageous development of the land. Park street shall provide access to the mobile home lots or other sites. The street system shall provide convenient circulation by means of properly located streets. Closed-end streets (cul-de-sacs) shall be no longer than six hundred (600) feet and shall be provided at the closed end with a vehicular turn-a-round.
2. Alignment and Gradient. Park streets shall be adopted to the topography and shall have suitable alignment and gradient for safety of traffic, satisfactory surface and ground water drainage, and proper functioning of sanitary and storm sewer systems.
3. Intersections. Park street intersections shall be at right angles or nearly so. Where, for topographic or other reasons, an intersection cannot be at right angles, the intersection shall be so designed as to insure safety. Street jogs with centerline offsets less than one hundred twenty-five (125) feet shall be avoided.
4. Pavement Widths. Pavements shall be of adequate widths to accommodate the contemplated traffic load. The minimum widths of pavements shall be:

Street: 22 feet, back of curb to back of curb, at least eighteen (18) feet of rolling surface.

Street Cul-de-sac: eighty (80) feet in diameter.

Walk: 3 feet

5. Common Walks. Common walks shall be provided where pedestrian traffic is concentrated and where necessary for convenient access to recreation areas, service buildings and other community use facilities. They should be located preferably through interior areas removed from the vicinity of streets. Walks shall be at least three (3) feet wide.
6. Individual Walks. Individual walks to each mobile home stand shall be provided from a common walk or paved street or from a paved drive-way or parking space or area connecting to a paved street. Individual walks shall be at least 1 ½ feet wide.

7. Car Parking. Off-street parking shall be provided. Provided, however, that required off-street parking may be located either on the mobile home lot or within two hundred (200) feet of such lot. The park streets of the mobile home park shall not be considered to answer the requirement for off-street spaces.

C. Blocks and Mobile Home Lots.

1. Sign and Shape of Blocks. The lengths, widths and shapes of blocks shall be determined with consideration of the limitations and opportunities of topography, the provision of the mobile home lots and the need for convenient access, circulation, control of and safety from traffic. In general, block lengths shall not exceed eight hundred (800) feet and block lengths shall not be less than three hundred (300) feet. Common walks shall be provided across blocks longer than three hundred (300) feet.
2. Size and Shape of Mobile Home Lots. The size, depth, shape and orientation of mobile home lots and the minimum building setback lines shall be appropriate to the location of the mobile home park and to the type of development and use contemplated. Mobile home lots shall be laid out at such angle with the street as to provide for placing of mobile homes to the best advantage.
3. Minimum Width and Area. Mobile home lots shall be at least forty (40) feet wide or the building setback line and shall contain at least four thousand (4,000) square feet.
4. Setbacks. (Yards). Mobile homes shall be placed no closer than ten (10) feet to any park street or to any park property line and no closer than five (5) feet to any mobile home lot line.
5. Spacing of Mobile Homes. Mobile homes shall be placed not less than twenty (20) feet from any other mobile home. Mobile homes or their appendages shall not be placed over sewer main lines.
6. Lot Coverage. The minimum lot coverage by the mobile home shall be thirty-five percent (35%). An unenclosed patio shall not be considered a part of the structure for the purpose of calculating lot coverage.

D. Public Spaces and Facilities.

1. Recreation Areas. Not less than eight percent (8%) of the gross site area shall be devoted to recreational facilities, generally provided in a central location or, in the larger parks, decentralized. Recreation area includes space for community building and community use facilities, such as guest parking, adult recreation and child play areas, swimming pools, utilities and drying yards.
2. Utility Easements. Where easements are required for public utilities, they shall be at least twelve (12) feet wide. The width of easements shall be increased, or they shall be extended, where necessary, to provide for utility pole bracing or other construction. No new easement for utilities shall be platted.
3. Drainage Easements. Easements for water courses, drainage ways or streams shall conform essentially with the lines of such water courses and shall have such further width or construction, or both, as will be adequate for maintenance.
4. Service Buildings. One or more service buildings shall be provided at such locations as to be reasonably accessible to residents of the park. Service buildings shall include space and separation for a park manager's office, storage of maintenance equipment and supplies, recreation management, and adequate individual storage compartments for each lot in the mobile home park.

E. Types of Mobile Homes Permitted.

1. Only Class "A" or "B" Mobile Homes are permitted in Mobile Home Parks as these structures are defined in the Zoning Ordinance of the Village of Choudrant, Louisiana.
2. Within existing Mobile Home Parks, a mobile home of a lower classification may be replaced by a mobile home of a higher classification, provided all other requirements of this Chapter are met.

Section 7. Improvements.

A. General Requirements.

Street, utility and other improvements shall be installed in each mobile home park in accordance with the standards and requirements specified herein.

B. Engineering Requirements.

Improvements required by these regulations shall be made in accordance with the specifications and under the supervision of the Village Engineer, Health Officer, the utility agencies, companies or departments concerned and other appropriate authorities.

C. Required Improvements.

1. Park Streets. Park streets shall be surfaced for their entire width and shall have roll-top or valley-type gutter at each edge. The minimum acceptable all-weather

- surfacing shall be two and one-half (2 ½) inches of hot asphalt on six (6) inches of compacted gravel or equivalent base to provide adequate subsurface drainage.
2. Walks. Common walks shall be concrete at least four (4) inches thick. Individual walks shall be concrete at least three (3) inches thick.
 3. Car Parking Areas. Car parking areas shall have all-weather surfacing on compacted base the same as park streets.
 4. Water Supply. The Developer shall install a water supply system connected to the public water supply of the Village of Choudrant. An individual water connection shall be provided for each mobile home stand. The connection shall consist of a riser terminating at least eight (8) inches under the ground surface with one (1) one-half (1/2) inch valved outlet.
 5. Sanitary Sewerage. The Developer shall install a sanitary sewerage system connected to the public sanitary sewer of the Village of Choudrant. A four (4) inch sewer connection suitably located for connection to the mobile home shall be provided for each mobile home stand in accordance with the Sanitary Code for Mobile Homes of the Village of Choudrant.
 6. Surface Drainage. The mobile home park shall be so designed that surface water will be drained into natural water courses or into the municipal storm water drainage system. Necessary facilities for drainage of roadways and for drainage of surface water in the park shall be installed. All streets shall be designed with curb and under ground drainage. No valley drains will be allowed.
 7. Utilities. Above-ground utilities shall be placed along streets or on rear or side line of mobile home lots in easements provided for this purpose. Installations shall be constructed in accordance with the requirements and under the supervision of the utility agencies, companies or department concerned.
 8. Illumination. Adequate lights shall be provided to illuminate streets, driveways and walkways for the safe movement of vehicles and pedestrians at night.
 9. Street Signs. Each intersection shall have signs on diagonally opposite corners identifying the streets which form the intersection. Construction and installation of street signs shall be accordance with the requirements of the Village Engineer.
 10. Landscaping. Lawn and ground cover shall be provided for all exposed ground surfaces not paved or covered with other solid material or in such areas as woods and ravines which are to be preserved in their natural state. Screen planting shall be provided as necessary to screen objectionable views such as laundry drying yards, garbage and trash collection stations and rear yards of adjacent properties.

D. Guarantees of Performance.

The appropriate official of the Village of Choudrant, Louisiana, shall not issue a Certificate of Compliance with the provisions of this ordinance for any mobile home park unless the improvements required by this ordinance have been installed in accordance with the standards and specifications of the appropriate officials and agencies and their approval has been certified. A Certificate of Compliance must have been issued prior to the occupancy of the park.

Section 8. Enlargement or Extension

- A. No mobile home park and no extension or enlargement of a mobile home park shall be constructed without prior approval of the Planning commission and the appropriate official and any and all extensions and enlargements must be made in conformance with the provisions and specifications herein defined.
- B. Increasing the number of mobile homes in a mobile home park and/or enlarging the land area devoted to this use shall both be considered an enlargement or extension.

Section 9. Administration.

This ordinance shall be administered by the Zoning Administrator of the Village of Choudrant, Louisiana, with the advice of the Planning Commission and Mayor and Board of Aldermen.

C. Modifications.

1. Hardship. Where the Board of Adjustments finds that extraordinary hardships may result from strict compliance with these regulations, it may modify the regulations so that substantial justice may be done and the public interest secured, provided that such modifications will not have the effect of nullifying the intent and purpose of the Comprehensive Plan or these regulations.
2. Conditions. In granting modifications, the Board of Adjustments may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.

D. Enforcement

No mobile home park and no extension or enlargement of a mobile home park shall be constructed without having been issued a permit by the Village of Choudrant, Louisiana. No such permit shall be issued until the plans for such mobile home park or extension or enlargement thereof have been submitted to and approved by the Planning Commission.

E. Penalties.

1. Violation of the provisions of this ordinance or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$100.00 or imprisoned for not more than ten (10) days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered separate offense.
2. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.
3. Nothing herein contained shall prevent the Village from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 10. Amendments.

- A. The regulations contained in this ordinance are based on comprehensive planning studies and on the need for uniform standards of design and construction for mobile home parks and improvements to carry out the objective of a sound, stable and desirable development. It is recognized that casual change or amendment to the regulations would be detrimental to the achievement of that objective. And it is therefore declared to be the policy of the Mayor and Board of Aldermen of the Village of Choudrant, Louisiana, to amend these regulations only where there is manifest error in the regulations or where changed or changing conditions make a change in the regulations necessary and desirable.
- B. Amendments to this ordinance may be requested by any person concerned with or affected by the application of the regulations. A request for amendment shall state the name, address and interest of the person requesting the amendment, the nature and purpose of the amendment requested and the need therefore.

Section 11. Interpretation, Validity and Effective Date.

A. Interpretation.

In Interpreting and applying these regulations, they shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. Whenever these regulations require higher standards than are required in any other applicable statute, ordinance, or regulation, these regulations shall govern; whenever other applicable statutes, ordinances, or regulations require higher standards than these regulations, such other applicable statutes, ordinances, or regulations shall govern.

B. Validity.

Should any section or provision of this ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

C. Effective Date.

This ordinance shall be published according to law and shall take effect immediately.

Section 2. The above ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular session convened, voted on by yea or nay vote, passed and adopted this 5th day of March, 2001, the final vote being as follows:

YEA: -S- WAYNE BROOKS, -S- REGAN ASWELL, -S- BOB HOGAN

NAY: NONE

NOT VOTING: NONE

ABSENT: NONE

ATTEST:

APPROVED THIS 5TH DAY OF MARCH, 2001.

-S-
WAYNE BROOKS, CLERK
Village of Choudrant
STATE OF LOUISIANA

-S-
BILL SANDERSON, MAYOR
Village of Choudrant
STATE OF LOUISIANA