



## MOBILE HOME PARK PERMIT/APPLICATION

*Effective March 9, 2021*

*This application/permit for the construction of a new mobile home park or expansion of an existing mobile home park as required by the Pointe Coupee Parish Code of Ordinances Chapter 25. No applications will be considered without the complete required documentation. **Additional permits may apply including a mobile home permit for each mobile home placed in the mobile home park.***

**Applicant's Name:** \_\_\_\_\_

**Applicant's Mailing Address:** \_\_\_\_\_

**Applicant's Phone Number:** \_\_\_\_\_

**Applicant's Email Address:** \_\_\_\_\_

**Location of Proposed Mobile Home Park:** \_\_\_\_\_

\_\_\_\_\_

**Number of Proposed Mobile Home Sites:** \_\_\_\_\_

### **New Construction or Expansion (circle one)**

- 1) A mobile home park is defined as a property upon which 4 or more mobile homes on a single tract or lot of land have been placed for the purpose of residential habitation.
- 2) Additionally, the placement of one or more mobile homes for residential habitation on adjacent tracts or lots of land with common ownership, regardless of density of mobile homes on the aggregate acreage, shall also be regulated as a mobile home park;
- 3) Prior to establishment of a mobile home park, a permit must be obtained by the developer from the Parish of Pointe Coupee.
- 4) Permits will only be issued after approval by the Parish Planning and Zoning Administrator and the Parish Sanitarian have approved the plans, including sewer treatment and disposal.

5) Minimum Standards:

- a. All parks shall have a minimum area of 3 acres fronting on a public roadway, with a minimum frontage of 200 feet and a maximum density of 6 sites per acre;
  - b. Private roads in a mobile home park shall be a 35-foot servitude with the actual roadway to be not less than 20 feet in width consisting of concrete, asphalt, gravel, limestone or other similar aggregate material with a "T" turnaround being required.
- 6) Each site shall have 2-foot-wide concrete runners 6 inches thick for the mobile home location. The parking pad shall be 4 inches thick, 10 feet by 26 feet and be composed of either concrete, asphalt, or aggregate.
- 7) No mobile home shall occupy an area less than 40 x 100 feet;
- 8) Individual mobile home site may be leased or rented but shall not be subdivided or sold.
- 9) All mobile homes are required to have skirting;
- 10) Mobile home parks established adjacent to existing residential property shall have a privacy fence of at least 6 feet in height and comprised of 70% solid material along the rear and side property lines.
- 11) In lieu of a privacy fence, a landowner may utilize a non-privacy fence in addition to providing a landscaping barrier consisting of plants, trees and/or shrubs which are planted not less than 6 feet apart. Any such landscaping barrier shall be maintained at not less than 6 feet in height and such density or thickness as to provide a sufficient and aesthetic buffer between the mobile home park and adjacent property.
- 12) Any mobile home added to an existing mobile home park including the replacement of an existing mobile home in the mobile home park must comply with the following as certified by the Parish Building Code Inspector:
- a. Mobile homes shall not be older than 10 years old, unless refurbished in the last 3 years and is subject to approval by the Parish Building Code Inspector.
  - b. Mobile homes must have been issued electrical permits;
  - c. Mobile homes must have sewerage lines connected to a permitted sewerage system.

**Office Use Only:**

Date of Application: \_\_\_\_\_

Required Fee: \_\_\_\_\_

Inspection Check List and Required Documents Attached: \_\_\_\_\_

This application is hereby:

\_\_\_\_\_ Approved

\_\_\_\_\_ Denied (Reasons must be stated below)

*Reasons for denial:*

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\_\_\_\_\_ Date  
Parish Building Official

\_\_\_\_\_ Date  
Parish Planning and Zoning Administrator