

Section 6.02 MHO Manufactured Housing Overlay (amended 01/07/10 ZC09-12-048 OCS#10-2185)

6.0201 PURPOSE

The purpose of the Manufactured Housing Overlay (MHO) is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.

6.0202 GENERAL STANDARDS AND CRITERIA (amended 01/07/10 ZC09-12-048 OCS#10-2185)

Any manufactured home proposed to be located within a MHO Manufactured home Overlay shall be permitted by-right provided that:

- A. The manufactured home must meet the minimum standards as a HUD manufactured home unit in accordance with the Manufactured Home Construction and Safety Standards (HUD Code) for location within St. Tammany Parish.
- B. The manufactured home must display a red certification label on the exterior of each transportable section.
- C. The manufactured home is attached to and installed on a permanent foundation and the provisions of the Louisiana Revised Statutes 9.1149.4 are complied with and the structure must meet the minimum standards as established in the most recent building codes adopted by the St. Tammany Parish Government; and
- D. The minimum floor area of the manufactured home is not less than 720 square feet; and
- E. The wheels, tongue and traveling lights must be removed within 15 days after the manufactured home is placed upon the lot.
- F. Appropriate skirting is affixed to the manufactured home; and
- G. The proposal must comply with all other development standards of the underlying zoning district.

6.0203 Permit application

Any request for a manufactured home within a MHO Manufactured home Overlay shall be processed in accordance with the same building permit process as any other home with the exception that the request will be reviewed for compliance with the standards and criteria of this section by the Department of Planning.

6.0204 Establishment of Manufactured Home Overlay (MHO)

A Manufactured Home Overlay (MHO) may be established by the Parish Council after review and approval of area in question in accordance with the procedures for established to consider zoning changes as outlined in these regulations.