

10-2-72

ORDINANCE NO. 112 OF 1972

BY: MAYOR L. CALHOUN ALLEN

A COMPREHENSIVE ORDINANCE REGULATING THE CONSTRUCTION, INSTALLATION, MAINTENANCE, IMPROVEMENTS, ALTERATIONS AND OPERATIONS OF MOBILE HOME AND TRAVEL TRAILER PARKS AND PARKING IN THE CITY OF SHREVEPORT; CONTAINING DEFINITIONS, RESTRICTING PARKING OF MOBILE HOMES AND TRAVEL TRAILERS TO APPROVED PARKS; PROVIDING FOR THE LICENSING AND INSPECTIONS OF SUCH PARKS; ESTABLISHING CERTAIN SITE REQUIREMENTS FOR SAID PARKS; ESTABLISHING CERTAIN REQUIREMENTS FOR WATER, SEWERAGE, ELECTRICITY, GAS, TELEPHONES, SANITATION, STREETS, PARKING, STORAGE, STORM PROTECTION AND AREA DRAINAGE; PROVIDING THAT ALL SUCH FACILITIES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE COMPREHENSIVE BUILDING CODE OF THE CITY OF SHREVEPORT AND, IN-SO-FAR AS APPLICABLE, WITH ALL OTHER ORDINANCES AND CODES PERTINENT THERETO; CHARGING THE DIRECTOR OF PERMITS AND INSPECTIONS WITH THE ENFORCEMENT OF SAID ORDINANCE; REPEALING ALL OTHER ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND ESTABLISHING PENALTY FOR VIOLATION; AND

WHEREAS, it is clearly evident that conditions in mobile home and travel trailer parks are not conducive to the general well-being and the protection of health, life and property of the residents therein, and

WHEREAS, mobile homes are vulnerable to high winds generated by tornados and severe thunderstorms, resulting in the significant fact that virtually all deaths from such storms, in the South and Southwest states occur in mobile home parks, and

WHEREAS, tested safety developments prove the fact that such losses of life and property can be greatly reduced and in a measure eliminated by the enforcement of certain safety measures; to upgrade these conditions to provide for the overall enhancement of the general welfare, health and safety of the people of the City of Shreveport.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in legal and regular session convened, that all mobile homes and travel trailers used and occupied in the City of Shreveport shall comply with the following provisions of this ordinance, TO WIT:

SECTION 1 - GENERAL

1.1 Enforcement Authorization

The Building Director is hereby authorized, empowered and directed to enforce the provisions of this ordinance. Upon presentation of proper credentials, he or the authorized members of his staff may enter upon the premises of any mobile home or travel trailer park, or any building or structure thereon, located in the City of Shreveport, during reasonable hours, to perform any duty imposed upon him by this ordinance.

Any owner of a mobile home park shall, if aggrieved by a decision of the Building Director, have the right to the appeal procedure set out in the Shreveport Building Code.

1.2 Prohibited Parking

It shall be unlawful for any person to permanently park or temporarily or otherwise occupy any mobile home or travel trailer unit on any street, alley, highway or other public place, or on any parking lot or on any residential, commercial or industrial property not specifically zoned for the occupancy of such mobile homes and travel trailers.

1.3 Use Restrictions

No person shall use or occupy a mobile home or travel trailer as a place of business on any lot or tract of ground within the corporate limits of the City of Shreveport except as an office for a mobile home or travel trailer park, a mobile home or travel trailer sales site, or a construction project, provided any such unit so used is connected to the public water and sewerage system and to all other utilities, as required herein, except that upon approval of the Building Director all other requirements contained herein may be waived.

1.4 Location Restriction

No person shall use or occupy any mobile unit for living or sleeping purposes on the same lot or parcel of land with a residence building, whether the latter be occupied or unoccupied, nor on any vacant tract of land or lot which is not a part of an approved mobile home or travel trailer park within the City of Shreveport. It shall be unlawful to connect or extend any public utilities to any mobile home or travel trailer unless such unit is located in an approved mobile home or travel trailer park, except as provided for in the zoning ordinance.

1.5 Self-Contained Unit Restrictions

No person shall use or occupy any mobile home or travel trailer unit equipped with self-contained plumbing fixtures unless such fixtures are connected to the City sewer disposal system. Such complete self-contained portable system and connections to the City disposal system shall comply with all City and State plumbing requirements.

SECTION 2 - LICENSE REQUIRED

- 2.1 It shall be unlawful for any person, firm, trust, association, partnership or corporation to operate and maintain a mobile home or travel trailer park in the City of Shreveport without first securing a Occupational License from the City Secretary-Treasurer and renewing such license annually. Said license shall be displayed at all times in the office of the pertinent park.

2.2 License Application and Endorsement

Application for such license shall be filed with the City Secretary-Treasurer. Such application shall be by a written letter of request or on a form furnished by the City and shall be signed by the owner. Before issuing any such license the Secretary-Treasurer shall submit

The application to the Building Director for endorsement indicating compliance with the applicable requirements of this ordinance or the indication in writing of conditions under which such license may be approved.

2.3 Existing Park License

Applications for initial licensing of all parks in existence at the time of the effective date of this ordinance shall be accompanied by a plot plan showing property boundaries, entrances and exits to the park, interior drives, individual mobile unit lots or spaces and any other structures or improvements located thereon.

2.4 Inspection Required

Applications for initial licensing of existing parks and thereafter the annual renewal of said license for all parks shall be conditioned on an inspection of the premises by the Building Director, or his designated representative, to permit endorsement of such application as required in Section 2.2 above.

2.5 Inspection Fee

All applications for initial licenses and all renewals therefor shall be accompanied by an inspection fee calculated on the basis of \$1.00 each per lot or space together with any other structures and improvements located thereon.

2.6 New Park License

- (a) Building permits in accordance with the provisions of the Shreveport Building Code shall be obtained before beginning construction of any new park or alteration or addition thereto. An application for said occupational license shall be initiated at the time of securing such permits. Upon satisfactory completion of construction and final inspections thereof, the Building Director shall endorse said application without additional charge and upon payment of the prescribed fee, the Secretary-Treasurer shall issue the said license. Annually thereafter, the license may be renewed upon compliance with the conditions stipulated herein above.
- (b) A building permit shall be obtained before beginning construction of any alteration or addition, including foundation and tie down work, on all mobile home units located on individual sites and in all existing parks.

SECTION 3 - PARK PLANNING REQUIREMENTS

3.1 General

- (a) All mobile home and travel trailer parks as they exist, including a approved park plan on the effective date of this ordinance shall not be affected by any of the requirements contained herein; except those requirements affecting sanitation, tie downs and foundations; however, any additions or expansions of existing parks and any new parks shall be subject to the full provisions of this ordinance including approval of the Planning Commission as to location and general layout.
- (b) All of the provisions of this ordinance shall apply to all mobile home and travel trailer parks situated beyond the corporate limits of the City of Shreveport when such parks utilize city water or sewerage or both as per Ordinance No. 126 of 1964.

3.2 Nonresidential Uses Forbidden

No part of any park shall be used for nonresidential purposes except such uses that are required for the servicing and well being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.

3.3 Environmental Requirements

The site shall not be exposed to objectionable smoke, dust, noise,

odors or other adverse influences, and no portion subject to predictable sudden flooding, or erosion and shall not be used for any purpose which would expose persons or property to hazards.

3.4 Applications for Zoning

- (a) For Planning Commission review ten (10) copies of the site plan on a scale of not less than one inch equals fifty (1" = 50') shall be submitted not less than ten (10) days prior to the meeting at which it is to be considered for zoning. Such site plan shall clearly set forth the proposed plan of development showing the general park layout and the extent of all physical improvements and facilities to be provided, including the following:
 - (1) The boundaries of the property as indicated by an accurate survey and the location of any existing improvements within three hundred (300) feet of the boundary of the proposed park.
 - (2) A small scale location or vicinity map shall be provided at a scale of not more than one inch equals eight hundred feet (1" = 800') which shall show all existing subdivisions, streets and acreage tracts in the general area.
 - (3) When full construction of a park is planned for development by stages, indicate the stages or units in which the park will be developed.

SECTION 4 - DEVELOPMENT AND IMPROVEMENT STANDARDS

- 4.1 In reviewing site plans for new mobile home or trailer parks or the expansion of or addition to existing parks, the Planning Commission shall consider the following minimum standards for improvement and development, which upon approval of zoning, shall be presented in every pertinent detail with the application for a building permit as required in Section 2.6 (b).

4.2 Minimum Park Areas

Any proposed new park shall not be less than ten (10) acres in size or area for mobile home parks and two (2) acres for travel trailer parks.

4.3 Density

- (a) The maximum density of mobile homes shall be regulated by separation requirements, occupied lot area ratios and recreation area requirements as set forth in this standard. Density will vary considerably in accommodating different sizes of mobile home units with its accessory structures used in the locality and in the type of layout proposed.
- (b) No mobile home shall be located closer than 10 feet from any other mobile home or permanent building within the mobile home development.
- (c) Mobile home stands shall not occupy an area in excess of one third of the respective lot area. The accumulated occupied area of the mobile home and its accessory structures on a mobile home lot shall not exceed 80% of the respective lot area.

4.4 Recreation Area

Not less than 8% of the gross site area shall be devoted to recreational facilities generally provided in a central location. Recreation areas may include space for community buildings and community use facilities such as indoor recreation areas, swimming pools, park office and service buildings.

4.5 Streets

- (a) General: All mobile home developments shall be privately owned and provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall be provided by streets and driveway concrete or asphalt paved.
- (b) Entrance Streets: Entrance to mobile home developments shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. Such entrances from the property line to the public street shall be concrete paved according to City specifications.
- (c) Circulation: The street system shall provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to 1,000 feet and their closed end shall be provided with an adequate vehicular turn-around (60 feet diameter cul-de-sac).
- (d) Pavement Widths: Pavements should be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street with 12 feet minimum moving lanes for collector streets, 10 feet minimum moving lanes for minor streets, 8 feet minimum lane for parallel parking, and in all cases shall meet the following requirements:
 - 1. Collector streets with guest parking allowance 38 feet
 - 2. Collector streets and all other streets except minor streets without parking allowances 24 feet
 - 3. Minor streets serving less than 40 lots (no parking) . 18 feet
 - 4. One-way minor streets serving less than 20 lots (no parking) 14 feet
- (e) Street Grades: Grades of all streets shall be sufficient to insure adequate surface drainage but should not be more than eight percent. Short runs with a maximum grade of 12 percent may be permitted provided traffic safety is assured.
- (f) Intersections: Street intersections should generally be at right angles. Off-sets at intersections and intersections of more than two streets at one point should be avoided.
- (g) Street Lights: Lighting shall be designed to produce a minimum of 0.1 footcandle throughout the street system. Potentially hazardous locations such as major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.6 footcandle.

4.6 Walks

- (a) General Requirements: All mobile home developments shall be provided with safe convenient concrete or asphalt pedestrian access walks of adequate width for intended use between individual lots or spaces, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
- (b) Common Walk System: A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half feet.
- (c) Individual Walks: All mobile home stands shall be connected to common walks or to streets or to driveways or to parking spaces. Such individual walks shall have a minimum width of two feet.

4.7 The Mobile Home Lot

- (a) General: The limits of each mobile home lot shall be permanently marked on the ground by suitable means. Location of lot limits on the ground should be the same as shown on approved plans.

4.8 Setback and Open Space

- (a) There shall be a minimum of ten (10) feet of space in all directions between a mobile unit and any permanent building. For the purpose of this section, covered patios, carports or individual storage buildings shall not be considered as permanent buildings, provided that no such patio roof, carport, or storage building shall be located closer than five (5) feet to any mobile unit lot line.
- (b) Mobile units shall be located at least ten (10) feet from any side or rear property line of the park boundary and at least twenty (20) feet from any front property line; provided, however, that at any intersection of public streets bounding a park, no mobile unit or permanent structure of any kind shall be located within a triangle formed by a diagonal line connecting points on the two street property lines measured twenty-five (25) feet along the property lines of each of the streets from the street corner intersection.
- (c) Mobile units shall be set at least ten (10) feet from any park, interior street or guest parking areas, except that, in the case of cul-de-sac streets, the setback shall be at least twenty-five (25) feet.
- (d) Individual mobile home lots may have open, unenclosed or roofed patios or carports of metal, fiberglass or other incombustible material, provided such structures follow the setback and spacing requirements established herein.
- (e) Mobile units together with accessory structures such as storage buildings and roofed-over patios or carports shall not cover more than eighty (80) percent of a mobile unit lot.
- (f) Driveways: Improved driveways shall be provided on lots where necessary for convenient access to mobile homes. The minimum width shall be 10 feet. Driveways shall be solid or strips not less than 2'-6" in width each.
- (g) Parking Spaces: The design criteria for automobile parking shall be based upon two parking spaces for each mobile home lot. Parking may be in tandem.
- (h) Outdoor Living Area: Each mobile home lot shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area should be not less than 300 square feet with a least dimension of 15 feet.

4.9 Mobile Home Foundation and Tiedown Required

- (a) Every mobile home located within the City of Shreveport except as provided for in Section 1.3 herein shall be equipped with adequate foundations and tiedowns intended to secure such units against movement, settling and overturning for the protection of life and property.
- (b) All mobile homes within the City, other than as provided for in Section 4.9 (a) above shall comply with the requirements of this section within twelve (12) months from the effective date of this ordinance.

- (c) All mobile homes moving into a park after the effective date of this ordinance shall comply with the requirements of this section within forty-five (45) days after arrival.
- (d) It shall be the responsibility of the mobile home park owner or operator to notify their tenants of the foundation and tie down requirements of this ordinance. Where the tenant refuses to comply with said requirements, it shall be the responsibility of the owner or operator to notify the Building Director. The Building Director shall take whatever enforcement procedures that he deems necessary to enforce compliance by the tenant.
- (3) The Building Director shall furnish a copy of this ordinance to each owner or operator of a mobile home park and all owners of mobile homes not located in parks as notification to said owners of their responsibilities herein above.

4.10 Foundation and Tie-down Requirements

- 1. Every mobile home stand shall be improved to provide adequate supports for the placement and tie-down of all mobile units. The minimum requirements for foundation footings, supports, piers or blocking and tie downs shall be as follows:
- 2. Footings or Foundations:
 - (a) When concrete slabs, runners or strips are provided as required below, piers or blocking may be placed thereon provided:
 - (1) (a) Such strips or runners are a minimum of four (4) inches in thickness and reinforced with not less than 28 guage wire mesh.
 - (b) Such slabs, runners or strips may be a minimum of 6" compacted gravel with a 1" minimum asphalt surface. In such event, foundation footings and tie down anchorage requirements shall apply, as below.
 - (2) Strips or runners shall be not less than thirty (30) inches wide.
 - (3) Slabs, strips or runners shall be not less than the length of the mobile unit to be placed thereon.
 - (4) Eyebolts for tie down equipment may be set in the concrete slab, strips or runners as required below.
- (b) When individual or spot footings are used for piers or blocking, such footings shall be a minimum 18" x 18" x 4" concrete or solid haydite blocks spaced as required below.
- (c)
 - 1. All piers or blocking shall provide a maximum spacing of ten (10) feet, center to center, measured along the frame rail of the unit installed thereon.
 - 2. All such piers or blocking shall be not less than 8" x 8" x 16" solid or hollow load bearing concrete or haydite units. Where hollow units are used, all voids shall be placed in a vertical position.
 - 3. Shims, if required, shall be placed between the beam frame and the pier to provide a level and rigid unit installation.
- (d) Storage

No space beneath any mobile home shall be used for any

storage other than the unit wheels, tires and garden tools unless the storage area of such unit is surfaced with concrete or asphalt. In such event, non-combustible skirting shall be installed around the entire perimeter of such unit with adequate access provided for inspections.

3. Minimum Tie-downs

1. General

Since the City of Shreveport is located within the inland area of the established storm or windload region, either the frame or over the roof or both methods of tie-down anchorage may be used. At least one of these methods shall be a mandatory requirement to be installed as provided herein below.

2. Number of Tie-downs Required

- (a) All mobile home stands shall be provided with tie-downs as follows:

<u>LENGTH OF FRAME</u>	<u>NUMBER OF TIES</u>
Up to 30 feet	2 per side
30 feet to 50 feet	3 per side
50 feet to 70 feet	4 per side
Over 70 feet	5 per side

(b) Ground Anchor

Except as provided in Section 1.3 above, all ground anchors shall be as follows:

1. Types

Anchors shall be bolted in concrete, screw auger or anchor driven or any other type manufactured and approved for use.

2. Size

All anchors shall be galvanized, high tensile steel, not less than 5/8" diameter, with a drop forged closed eye or any other approved method of anchorage. All anchors except as required in Section 1.3 shall be not less than four (4) feet in length, installed to full depth, according to manufacturers recommendation, with only the eye protruding above grade for connecting the tie-down system.

3. Connections to the mobile home I-beam frame shall be a 5/8" or larger drop forged closed eye bolted through a hole drilled through the frame or by any other approved and adequate wrap-around, hook or clamp method.
4. Not less than 5/8" drop forged turnbuckles with closed eyes and screw pins shall be attached to the frame above and ground anchor below and securely tightened in place. Steel straps or cables may be used in lieu of turnbuckles if they are of equal or greater strength and are securely tightened in place with a tensioning tool and clamped.

SECTION 5 - WATER, SEWERAGE AND GAS UTILITIES

5.1 Every mobile home and travel trailer park shall contain a water, sewerage and gas piping system consisting of piping, equipment and appurtenances which shall be installed and maintained in accordance with the requirements of the Southern Standard Plumbing and Gas Piping Code, save and except the Administrative Section therein, which code is duly adopted and used as the Shreveport Plumbing and Gas Piping Code.

5.2 Prohibited Systems

Any mobile home unit equipped for the use of LPG gas may continue the use of such system. However, the filling of such fuel bottles, tanks or containers on site or in the park is strictly prohibited.

SECTION 6 - ELECTRICAL SYSTEMS

6.1 General

Every mobile home and travel trailer park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the requirements of the Shreveport Electrical Code.

6.2 Power Distribution Lines

Main power lines and all service shall be located underground or as recommended by Southwestern Electric Power Company and approved by the Building Director.

6.3 Installation Requirements:

All electrical systems installed in every mobile home and travel trailer park shall be in accordance with the most current edition of the National Electric Code which is adopted and used as the Electrical Code of the City of Shreveport.

SECTION 7 - FIRE PROTECTION

7.1 (a) Mobile and travel trailer parks shall be kept free of litter, rubbish and other flammable materials.

(b) Portable fire extinguishers rated for classes A, B and C fires shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Extinguishers shall have not less than a Z-A rating.

(c) No open fires or burning shall be permitted.

(d) 1. Fire hydrants where required by the Building Director or the Fire Chief shall be installed in accordance with the following requirements:

(a) The water supply system shall permit the operation of a minimum of two one and one-half inch hose streams.

(b) Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 30 pounds per square inch at the highest elevation point of the park.

2. Fire hydrants, if provided, shall be located within 500 feet of any mobile home, service building or other structure in the park and fire apparatus shall be able to approach within 100 feet of any unit or structure.

3. Barbecue Pits, Fireplaces and Stoves

Barbecue pits, fireplaces and wood burning stoves shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property.

SECTION 8 - REFUSE HANDLING

- 8.1 (a) The storage, collection and disposal of refuse in mobile home and travel trailer parks shall be conducted in a manner to create no health hazards, rodent harborage, insect breeding areas, fire hazard or water or air pollution.
- (b) It shall be the joint responsibility of each occupant and the management to insure that all refuse containing garbage is stored in flytight, watertight, rodent proof containers in sufficient number and capacity to care for such storage.
- (c) Where central collection facilities are established for the collection of refuse, garbage or trash, pending removal by the hauler, said facilities shall be provided with closures or lids which fit tightly to exclude flies and rainwater. The said facility and adjacent areas shall be maintained in a clean and sanitary condition at all times.
- (d) Any private or contract hauler collecting and disposing of such trash and garbage shall submit evidence that all disposals will be made at a site or facility approved by the Caddo-Shreveport Health Unit as a prerequisite in obtaining a permit therefor from the Commissioner of Public Works.
- (e) Every transient or travel trailer park shall provide its own garbage and trash disposal service which shall be in accordance with Section "d" above.
- (f) Any mobile home park desiring garbage and trash disposal service by the City of Shreveport shall submit a letter agreement for approval of the Commissioner of Public Works. Said agreement shall hold the Public Works Department harmless for any and all damage that may occur to the private streets in said park and to any automobile or other property located therein.

SECTION 9 - INSECT AND RODENT CONTROL

- 9.1 Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the health authority.
- 9.2 Parks shall be maintained free of accumulations of debris and stagnant water which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
- 9.3 Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.
- 9.4 Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
- 9.5 The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental.

to health. Open areas shall be maintained free of heavy undergrowth of any description.

SECTION 10 - MISCELLANEOUS REQUIREMENTS

10.1 Responsibilities of the Park Management:

- (a) The person to whom a license for a mobile home park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- (b) The park management shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.
- (c) The park management shall supervise the placement of each mobile home on its mobile home stand which includes securing its stability and installing all utility connections.
- (d) The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park.
- (e) The park management shall notify the health authority immediately of any suspected communicable or contagious disease within the park.

10.2 Responsibilities of Park Occupants

- (a) The park occupant shall comply with all applicable requirements of this ordinance and shall maintain his mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
- (b) The park occupant shall be responsible for proper placement of his mobile home on its mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management.
- (c) Pets, if permitted in the park, shall be prohibited to run at large or to commit any nuisance within the limits of any mobile home lot.
- (d) Skirtings, porches, awnings, and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath a mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:
 - 1. The storage area shall be provided with a base of impervious material.
 - 2. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
 - 3. The storage area shall be enclosed by skirting.
- (e) The park occupant shall store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodentproof, insectproof and watertight.

SECTION 11 - PENALTIES

- 11.1 Any person who willfully violates any provision of this ordinance shall upon conviction be punished by a fine of not less than \$100 (one-hundred dollars) nor more than \$200 (two hundred dollars); and each day's failure of compliance with any such provision shall constitute a separate violation.

SECTION 12 - CONFLICT OF ORDINANCES; EFFECT OF PARTIAL INVALIDITY

- 12.1 In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the City of Shreveport existing on the effective date of this ordinance, the provision which in the judgment of the Building Director establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the City of Shreveport existing on the effective date of this ordinance which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this ordinance shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent that they may be found in conflict with this ordinance.
- 12.2 If any section, subsection, paragraph, sentence, clause or phrase of this ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance which shall remain in full force and effect; and to this end the provisions of this ordinance are hereby declared to be severable.

SECTION 13 - DEFINITIONS.

13.1 For the purpose of this ordinance, certain terms, phrases, words and their derivatives shall be construed as set forth in this section.

13.2 Words used in the present tense include the future. Words in the masculine gender include the feminine and neuter gender include the feminine and neuter words in the feminine and neuter gender includes the masculine. The singular number includes the plural and the plural number includes the singular.

Accessory Structure: Any structural addition to the mobile home which includes awnings, cabanas, carports, Florida rooms, porches, ramadas, storage cabinets and similar appurtenant structures.

Agent: Any person authorized by the licensee of a mobile home or trailer park to operate or maintain such park under the provisions of this ordinance.

Building: A roofed structure erected for permanent use.

Building Director: The legally designated inspection authority of the Building Department of the City or his authorized representative.

Common Area: Any area or space designed for joint use of tenants occupying mobile and travel trailer home developments or parks.

Density: The number of mobile homes or travel trailer stands per gross acre.

Driveway: A minor private way used by vehicles and pedestrians on a mobile home lot or for common access to a small group of lots or common facilities.

License: A written document issued by the City Secretary-Treasurer allowing a person to operate and maintain a mobile home development under the provisions of this regulation.

Living Unit: A residential unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking and sanitation.

Lot Area: The total area reserved for exclusive use of the occupants of a mobile home.

Lot Line: A line bounding the lot as shown on the accepted plot plan.

Mobile Home or Mobile Unit: A moveable or portable dwelling and designed without a permanent foundation for year-round living. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units, separately towable but designed to be joined into one integral unit.

Independent Mobile Unit: A mobile home equipped with a self-contained water closet and a bath tub or shower and a kitchen sink.

Mobile Home Park: Any tract of land developed or used for the purpose of accommodating more than one mobile home occupied for dwelling or sleeping purposes, whether or not a charge is made for such accommodations.

Mobile Home Lot: A parcel of land for the placement of a mobile home and the exclusive use of its occupants.

Mobile Home Stand: That part of an individual mobile home lot which has been reserved for the placement of a mobile home.

Occupied Area: That area of an individual mobile home lot which has been covered by a mobile home and its accessory structures.

Operator: A person who manages a mobile home or travel trailer park for another or who operates such a park that he leases from an owner.

Park Management: The person who owns or has charge, care or control of the mobile home development.

Permanent Building: A building, except a mobile home accessory structure.

Permit: A written permit or certification issued by the Building Official permitting the construction, alteration and extension of a mobile home or travel trailer park under the provisions of this ordinance and regulations issued hereunder.

Person: Any individual, firm trust partnership, public or private association or corporation.

Plat: Any map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or metes and bounds.

Private Street: A private way which affords principal means or access to abutting individual mobile home lots and auxiliary buildings.

Property: A plot with any buildings or other improvements located thereon.

Property Line: A recorded boundary of a plot.

Public Street: A public way which affords principal means of access to abutting properties.

Public System (water or sewerage): A system which is owned and operated by the City of Shreveport or by an established public utility company which is adequately controlled by the City of Shreveport.

Rights-of-Way: The area, either public or private, over which the right of passage exists.

Service Building: A building housing toilet, lavatory and such other facilities as may be required by this regulation.

Sewer Connection: A connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home development.

Sewer Riser Pipe: That portion of a sewer lateral which extends vertically to the ground elevation and terminates at a mobile home or travel trailer space.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not required.

Site: A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or by metes and bounds.

Space: A plot of ground within a mobile home or travel trailer park designed for the accommodation of one mobile home or travel trailer unit. This term shall also include the term "lot", "stand" and "stall".

Travel Trailer: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling and to be towed behind a motor vehicle, being either of a gross weight of not more than 4,500 pounds or an overall

length of not more than 28 feet.

Travel Trailer Park: Any premises on which one or more pickup coaches or travel trailers are parked or situated and used for the purpose of supplying to the public a parking space for one or more such coaches or trailers.

Unit: Any mobile home or travel trailer as defined above.

Zoning Ordinance: The Comprehensive Zoning Ordinance of the City of Shreveport.

August 8, 1972 - Read by title and as read, passed first reading by the following vote: Ayes; Mayor Allen, Commissioners Burton, D'Artois, Collins and Hathaway 5. Nays: None.

October 10, 1972 - Having passed first reading on August 8, 1972, was read by title and on motion, ordered passed to third reading. Read the third time in full and as read, adopted by the following vote: Ayes; Mayor Allen, Commissioners Burton, D'Artois, Collins and Hathaway 5. Nays: None.

Gladys S. Witte
Clerk of Council

Allen J.
Mayor

James M. Dyer
Secretary-Treasurer

