

**TITLE 14****ZONING AND LAND USE CONTROL****CHAPTER**

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. MOBILE HOME PARKS.

**CHAPTER 1****MUNICIPAL PLANNING COMMISSION****SECTION**

- 14-101. Creation and membership.
- 14-102. Appointments to commission.
- 14-103. Terms of members.
- 14-104. Vacancies.
- 14-105. Opt out provision.

**14-101. Creation and membership.** A planning commission is established for the City of Clarksburg pursuant to Tennessee Code Annotated, §13-4-101, et seq., which shall consist of five (5) members as follows: one (1) member shall be the mayor of the City of Clarksburg; one (1) member shall be an alderman of the City of Clarksburg; the remaining three (3) members shall be members of the community. (Ord. #08-07-06, Aug. 2006)

**14-102. Appointments to commission.** The mayor and board of alderman shall select by majority vote an alderman of the City of Clarksburg to serve as a member of the planning commission. The mayor shall appoint the remaining three (3) members of the planning commission from members of the community. In making such appointments, the mayor shall strive to ensure that the racial composition of the planning commission is reflective of the community. (Ord. #08-07-06, Aug. 2006)

**14-103. Terms of members.** The terms of the members of the planning commission shall be three (3) years. The length of the inaugural member's terms shall be set by the mayor and board of alderman and staggered so that at least one (1) member's term will expire each year. Members may be appointed or selected for consecutive terms. (Ord. #08-07-06, Aug. 2006)

**14-104. Vacancies.** Any vacancy in an appointed membership shall be filled for the unexpired term by the mayor. The mayor shall also have the

authority to remove any appointed member at the mayor's pleasure. (Ord. #08-07-06, Aug. 2006)

**14-105. Opt out provision.** The City of Clarksburg opts out of the provisions of Tennessee Code Annotated, § 13-4-301(c) that require members of the planning commission, full-time or contract planners or other administrative officials to attend training and continuing education, pursuant to Tennessee Code Annotated, §13-4-301(c)(9). (Ord. #08-07-06, Aug. 2006)

**CHAPTER 2**

**ZONING ORDINANCE**

**SECTION**

14-201. Land use to be governed by zoning ordinance.

**14-201. Land use to be governed by zoning ordinance.** Land use within the City of Clarksburg shall be governed by Ordinance #01-11-07, titled "Clarksburg Zoning Ordinance," and any amendments thereto.<sup>1</sup>

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<sup>1</sup>Ordinance #01-11-07, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

Amendments to the zoning map are of record in the office of the city recorder.

## CHAPTER 3

### MOBILE HOME PARKS

#### SECTION

- 14-301. Purpose.
- 14-302. Definitions.
- 14-303. Restrictions.
- 14-304. License required.
- 14-305. Application.

**14-301. Purpose.** The purpose of this chapter is to maintain the city's beauty, promote the construction of new homes, and increase property values. (Ord. #8-5-02, Aug. 2002)

**14-302. Definitions.** The purpose of this section is to eliminate ambiguity by providing full definitions of certain words which are used in this chapter.

(1) "Mobile home" means any portable structure or vehicle, which is constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes; "mobile home" includes double wide and single wide trailers.

(2) "Mobile home park" means any plot or plots of ground contiguous to each other under common ownership upon which more than one mobile home, occupied or unoccupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

(3) "Unoccupied lot" means any plot of ground or location within a mobile home park that does not have a functional inhabitable mobile home located thereon for a period of thirty (30) days. (Ord. #8-5-02, Aug. 2002)

**14-303. Restrictions.** The following restrictions apply to all property located within the City of Clarksburg:

(1) No mobile home parks shall be allowed within the City of Clarksburg.

(2) Any mobile home park in existence on the effective date of this chapter shall be exempt except that no mobile home park shall be allowed to add additional mobile homes or replace an existing mobile home if the existing mobile home is permanently or temporarily removed, destroyed, or otherwise disposed of leaving an unoccupied lot as defined above.

(3) Notwithstanding the restrictions set out in § 14-303(1), a mobile home park existing on the effective date of the ordinance comprising this chapter may replace an existing mobile home with another mobile home of the same model year as the year in which the mobile home is being replaced. The foregoing exception only allows for the replacement of an existing mobile home

if done within thirty (30) days of said mobile home being permanently or temporarily removed, destroyed, or otherwise disposed of.

(4) This chapter shall not be construed to allow the placement of a mobile home on an unoccupied lot or to allow additional mobile homes to be placed within a mobile home park except as set out in § 14-303(2) to allow for the replacement of existing mobile homes.

(5) A mobile home park owner or owners who violate this section shall be assessed a fine of fifty dollars (\$50.00) per day for each violation until full compliance. (Ord. #8-5-02, Aug. 2002)

**14-304. License required.** (1) It shall be unlawful for any person to maintain or operate within the corporate limits of the city any mobile home park unless such person shall first obtain a license therefore. The owner or owners of a mobile home park in existence upon the effective date of the ordinance comprising this chapter shall within ninety (90) days thereafter obtain such license. The fee for obtaining a mobile home park license shall be seventy-five dollars (\$75.00) per mobile home park.

(2) A license issued to a mobile home park owner is non-transferable. Any subsequent owner of an existing mobile home park must apply for a license within ninety (90) days of obtaining ownership.

(3) Until full compliance with this chapter is made, a fine shall be had against the owner of a mobile home park in the amount of fifty dollars (\$50.00) per day. (Ord. #8-5-02, Aug. 2002)

**14-305. Application.** Application for a mobile home park license and licensing fee shall be filed with the city recorder. Applications shall be in writing signed by the applicant and shall contain the following:

(1) The name and address of the applicant;

(2) The location and legal description of the property where the mobile home park is located;

(3) The VIN number and description of each mobile home located on the property including the make, model, year manufactured, and the date installed;

(4) A complete plan of the park showing the location of each "mobile home" in the park;

(5) A description of each building or fixture located on the property.  
(Ord. #8-5-02, Aug. 2002)