

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

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

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

- 14-101. Creation and membership.
- 14-102. Organization, powers, duties, etc.

14-101. Creation and membership. Pursuant to the provisions of Tennessee Code Annotated, § 13-4-101 there is hereby created a municipal planning commission, hereinafter referred to as the planning commission. The planning commission shall consist of five (5) members; two (2) of these shall be the mayor and another member of the board of commissioners selected by the board of commissioners; the other three (3) members shall be appointed by the mayor. All members of the planning commission shall serve as such without compensation. Except for the initial appointments, the terms of the three (3) members appointed by the mayor shall be for three (3) years each. The three (3) members first appointed shall be appointed for terms of one (1), two (2), and three (3) years respectively so that the term of one (1) member expires each year. The terms of the mayor and the member selected by the governing body shall run concurrently their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. (1997 Code, § 14-101)

14-102. Organization, powers, duties, etc. The planning commission shall be organized and shall carry out its powers, functions, and duties in accordance with Tennessee Code Annotated, title 13. (1997 Code, § 14-102)

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 Town of Englewood shall be governed by Ordinance #_____, titled "Zoning Ordinance, Englewood, Tennessee," and any amendments thereto.¹ (1997 Code, § 14-201)

¹Ordinance #__, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 3**FLOODPLAIN ZONING ORDINANCE****SECTION**

14-301. Flood damage control to be governed by floodplain zoning ordinance.

14-301. Flood damage control to be governed by floodplain zoning ordinance. Regulations governing flood damage control within the Town of Englewood shall be governed by Ordinance #06-18-07-83, titled "Municipal Floodplain Zoning Ordinance" and any amendments thereto which is a part of the Englewood Municipal Zoning Ordinance.¹

¹Ordinance #06-18-07-83 (June 2007), and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 4

MOBILE HOME PARKS

SECTION

- 14-401. Definitions.
- 14-402. Regulating mobile homes.
- 14-403. Regulating parks.
- 14-404. License fee.
- 14-405. Enforcement.
- 14-406. Penalty.

14-401. Definitions. (1) "Mobile home." A detached single family dwelling unit with any or all of the following characteristics:

(a) Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.

(b) Designed to be transported after fabrication on its own wheels, or on a flatbed or other trailers or detachable wheels.

(c) Arriving at the site where it is to be occupied as a complete dwelling including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities and the like.

(2) "Mobile home park." The term mobile home park shall mean any plot of ground within the Town of Englewood on which two (2) or more mobile homes, occupied for dwelling or sleeping purposes are located.

(3) "Mobile home space." The term shall mean a plot of ground within a mobile home park designated for the accommodation of one (1) mobile home.

(4) "Health officer." The director of a town, county or district health department having jurisdiction over the community health in a specific area, or his duly authorized representative.

(5) "Permit." A permit is required for trailer parks and single mobile homes. Fees charged under the license requirement are for inspection and the administration of this chapter. (1997 Code, § 14-401)

14-402. Regulating mobile homes. (1) It shall be unlawful for any mobile home to be used, stored, or placed on any lot or serviced by utilities of said town where said mobile home is in violation of the provisions of this chapter.

(2) The owner or occupant of any mobile home already placed on a lot, on or before September 1, 1969, will be permitted to reside at the present location. However, if at any time the ownership or occupancy of either the lot or mobile home shall change or if said mobile home is moved from its present location, said mobile home owner shall be given a period not to exceed thirty (30)

days in which to remove said mobile home or to comply with all provisions of this chapter.

(3) A mobile home outside a mobile home park may occupy an individual lot as the principal building provided said lot shall not contain less than seven thousand five hundred (7,500) square feet.

(4) A mobile home on an individual lot shall be set back a minimum of fifteen (15) feet from the side property lines and thirty-five (35) feet from the right-of-way line of the street upon which the lot fronts.

(5) On each individual lot occupied by a mobile home, a minimum of one off-street space shall be provided. Such space shall be at least three hundred (300) square feet in area and shall have vehicular access to a public street.

(6) If a zoning ordinance for said town is in effect, a mobile home, located outside a mobile home park, shall be in conformance with all provisions of the zoning ordinance applicable to single family residences.

(7) A mobile home shall be in conformance with all plumbing, electrical, and sanitary codes applicable to single family residences.

(8) An adequate sewage disposal system must be provided and approved in writing by the health officer. A mobile home on an individual lot must connect with public sewerage systems and water systems, if such services are available. Such connections shall comply with standards established by the health officer. In lieu of a public sewerage system connection, an approved septic tank and subsurface soil absorption system must be used.

(9) No mobile home shall be used, placed, stored or serviced by utilities in said town unless there is posted near the door of said mobile home a valid town license sticker. (1997 Code, § 14-402)

14-403. Regulating parks. (1) Permit for mobile home park. No place or site within said town shall be established or maintained by any person, group of persons, or corporation as a mobile home park unless he holds a valid permit issued by the town building inspector in the name of such person or persons for the specific mobile home park. The town building inspector is authorized to issue, suspend, or revoke permits in accordance with the provision of this chapter.

(2) Inspection by town building inspector. The town building inspector is hereby authorized and directed to make inspections to determine the condition of mobile home parks, in order that he may perform his duty of safeguarding the health and safety of occupants of mobile home parks and of the general public. The town building inspector shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter.

(3) Location and planning. The mobile home park shall be located on a well-drained site and shall be so located that its drainage will not endanger

any water supply and shall be in conformity with a plan approved by the town planning commission and town building inspector. The town planning commission and building inspector may promulgate regulations for mobile home park location and plan approval, which shall provide for adequate space, lighting, drainage, sanitary facilities, safety features, and service buildings as may be necessary to protect the public health, prevent nuisances, and provide for the convenience and welfare of the mobile home park occupants.

(4) Minimum size of mobile home park. The tract of land for the mobile home park shall comprise an area of not less than two (2) acres. The tract of land shall consist of a single plot so dimensioned and related as to facilitate efficient design and management.

(5) Minimum number of spaces. Minimum number of spaces completed and ready for occupancy before first occupancy is ten (10).

(6) Minimum mobile home space and spacing of mobile homes. Each mobile home space shall be adequate for the type of facility occupying the same. Mobile homes shall be parked on each space so that there will be at least fifteen (15) feet of open space between mobile homes or any attachment such as a garage or porch, and at least ten (10) feet end to end spacing between trailers and any building or structure, twenty (20) feet between any trailer and property line and twenty-five (25) feet from the right-of-way of any public street or highway.

If the construction of additional rooms or covered areas is to be allowed beside the mobile homes, the mobile home spaces shall be made wider to accommodate such construction in order to maintain the required fifteen (15) feet of open space.

The individual plot sizes for mobile home spaces shall be determined as follows:

(a) Minimum lot area of two thousand four hundred (2,400) square feet;

(b) Minimum depth with end parking of an automobile shall be equal to the length of the mobile home plus thirty (30) feet;

(c) Minimum depth with side or street parking shall be equal to the length of mobile home plus fifteen (15) feet; and

(d) In no case shall the minimum width be less than forty (40) feet and the minimum depth less than sixty (60) feet.

(7) Water supply. Where a public water supply is available, it shall be used exclusively. The development of an independent water supply to serve the mobile home park shall be made only after express approval has been granted by the county health officer. In those instances where an independent system is approved, the water shall be from a supply properly located, protected, and operated, and shall be adequate in quantity and approved in quality. Samples of water for bacteriological examination shall be taken before the initial approval of the physical structure and thereafter at least every four (4) months and when any repair or alteration of the water supply system has been made.

If a positive sample is obtained, it will be the responsibility of the trailer court operator to provide such treatment as is deemed necessary to maintain a safe, potable water supply. Water shall be furnished at the minimum rate of one hundred twenty-five (125) gallons per day per mobile home space. An individual water service connection shall be provided for each mobile home space.

(8) Sewage disposal. An adequate sewage disposal system must be provided and must be approved in writing by the health officer. Each mobile home space shall be equipped with at least a four (4) inch sewer connection, trapped below the frost line and reaching at least four (4) inches above the surface of the grounds. All sewer lines shall be laid in trenches separated at least ten (10) feet horizontally from any drinking water supply line.

Every effort should be made to dispose of the sewage through a public sewerage system. In lieu of this, a septic tank and sub-surface soil absorption system may be used provided the soil characteristics are suitable and an adequate disposal area is available. The minimum size of any septic tank to be installed under any condition shall not be less than seven hundred fifty (750) gallons working capacity. This size tank can accommodate a maximum of two (2) mobile homes. For each additional mobile home on such a single tank, a minimum additional liquid capacity of one hundred seventy-five (175) gallons shall be provided. The sewage from no more than twelve (12) mobile homes shall be disposed of in any one (1) single tank installation. The size of such tank shall be a minimum of two thousand five hundred (2,500) gallons liquid capacity.

The amount of effective soil absorption area or total bottom area of overflow trenches will depend on local soil conditions and shall be determined only on the basis of the percolation rate of the soil. The percolation rate should be determined as outlined in Appendix A of the Tennessee Department of Health Bulletin, entitled "Recommended Construction of Large Septic Tank Disposal Systems for Schools, Factories and Institutions." This bulletin is available on request from the department. No mobile home shall be placed over a soil absorption field.

In lieu of a public sewerage or septic tank system, an officially approved package treatment plant may be used.

(9) Refuse. The storage, collection and disposal of refuse, in the park shall be so managed as to create no health hazards. All refuse shall be stored in fly proof, water tight and rodent proof containers. Satisfactory container racks or holders shall be provided. Garbage shall be collected and disposed of in an approved manner at least twice per week.

(10) Electricity. An electrical outlet supplying at least two hundred twenty (220) volts shall be provided for each mobile home space and shall be weather proof and accessible to the parked mobile home. All electrical installations shall be in compliance with the National Code and Tennessee Department of Insurance and Banking Regulation No. 15, entitled "Regulation

Relating to Electrical Installations in the State of Tennessee," and shall satisfy all requirements of the local electric service organization.

(11) Streets. Widths of various streets within mobile home parks shall be:

One-way, with no on-street parking	11 ft.
One-way, with parallel parking on one side only	18 ft.
One-way, with parallel parking on both sides	26 ft.
Two-way, with no on-street parking	20 ft.
Two-way, with parallel parking on one side only	28 ft.
Two-way, with parallel parking on both sides	36 ft.

Streets shall have a compacted gravel base and a prime seal treatment to meet requirements of the Tennessee State Highway Department.

(12) Parking space. Car parking spaces shall be provided in sufficient number to meet the needs of the occupants of the property and their guests without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least one (1) car space for each mobile home lot plus an additional car space for each four (4) lots to provide for guest parking, for two (2) car tenants and for delivery and service vehicles. Car parking spaces shall be located for convenient access to the mobile home spaces. Where practical, one (1) car space shall be located on each lot and the remainder located in adjacent parking bays. The size of the individual parking space shall have a minimum width of not less than ten (10) feet and a length of not less than twenty (20) feet. The parking spaces shall be located so access can be gained only from internal streets of the mobile home park.

(13) Buffer strip. An evergreen buffer strip shall be planted along those boundaries of the mobile home court that are adjacent development. (1997 Code, § 14-403)

14-404. License fee. An annual license fee shall be required for mobile home parks and individual mobile homes as follows:

(1) Mobile home parks. The annual license fee for mobile home parks shall be twenty-five dollars (\$25.00).

(2) Individual mobile homes. The annual license fee for each mobile home shall be five dollars (\$5.00). The fee for transfer of the license because of change of ownership or occupancy shall be five dollars (\$5.00). (1975 Code, § 8-405)

14-405. Enforcement. It shall be the duty of the county health officer and the town building inspector to enforce the provisions of this chapter. (1997 Code, § 14-407)

14-406. Penalty. After receiving a thirty (30) days' written notice of having violated the provisions of this chapter, any person, firm or corporation

who continues such violation shall be fined in accordance with the general penalty clause of this code. (1997 Code, § 14-408)