

TITLE 4

BUILDING, UTILITY, AND HOUSING CODES¹

CHAPTER

1. MOBILE HOMES (TRAILERS).

CHAPTER 1

MOBILE HOMES (TRAILERS)

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4-101. Definitions. (1) "Mobile home." A detached single family dwelling with any or all of the following characteristics:

¹For related provisions in this code see title 7, "Fire Protection, Fireworks, and Explosives"; title 8, "Health and Sanitation"; title 11, "Planning and Zoning"; title 12, "Streets and Other Public Ways and Places"; and title 13, "Utilities and Services."

(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, connection to utilities and the like.

(2) "Mobile home park (trailer court)." The term mobile home park shall mean any plot of ground 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 the city, county or district health department having jurisdiction over the community health in a specific area, or his duly authorized representative.

(5) "Permit (license)." The permit required for trailer parks and single mobile homes. Fees charged under the license requirement are for inspection and the administration of this chapter. (as added by ord. #16, Aug. 1992)

4-102. Location of mobile homes. It shall be unlawful to place two mobile homes or a mobile home and a residential dwelling on any lot or serviced by the utilities of the city where the mobile home is outside of any designated and licensed mobile home park after August 31, 1992. (as added by ord. #16, Aug. 1992)

4-103. Previous mobile homes "grandfathered." The owner or occupant of any mobile home already placed on a lot, on or before August 31, 1992 will be permitted to reside at the present location. However, if at any time the ownership of either the lot or mobile home shall change or if the mobile home is moved from its present location, the mobile home owner shall be given a period not to exceed thirty (30) days in which to remove the mobile home and to comply with all provisions of this chapter. (as added by ord. #16, Aug. 1992)

4-104. State tax sticker required. No mobile home shall be used, placed, stored or serviced by utilities within any mobile home park in the city unless it bears the insignia of approval of the Commissioner of Commerce and Insurance, his designee or an approved inspection agency. (as added by ord. #16, Aug. 1992)

4-105. Permit for mobile home park. No place or site within the city 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 city code enforcement officer in the names of such person or persons for the specific mobile home park. The city code enforcement officer is authorized to issue, suspend, or revoke permits in accordance with the provisions of this chapter. (as added by ord. #16, Aug. 1992)

4-106 Inspections by city code enforcement officer. The city code enforcement officer 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 city code enforcement officer 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. (as added by ord. #16, Aug. 1992)

4-107 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 existing structures and shall be in conformity with a plan approved by the mayor and board of aldermen and city code enforcement officer. The city code enforcement officer 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. (as added by ord. #16, Aug. 1992)

4-108. Minimum size of mobile home park. The tract of land for the mobile home park shall be any lot of record with an area of not less than 4,800 square feet. The tract of land shall consist of a single plat so dimensioned and related as to facilitate efficient design and management. (as added by ord. #16, Aug. 1992)

4-109. Minimum mobile homes 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 porch¹, 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.

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

- (1) Minimum lot area of two thousand four hundred (2,400) square feet;
- (2) Minimum depth with end parking of an automobile shall be equal to the length of the mobile home plus thirty (30) feet;
- (3) Minimum depth with side or street parking shall be equal to the length of mobile home plus fifteen (15) feet; and
- (4) In no case shall the minimum width be less than forty (40) feet and the minimum depth less than sixty (60) feet. (as added by ord. #16, Aug. 1992)

4-110. Water supply and sewage disposal. The city will furnish the mobile home park with water and sewer service upon request provided service is adjacent to the site. Upon payment of all tap fees the city will install a water meter and a sewer connection at a location to be determined by the utility manger in conjunction with the owner.

All water and sewer lines within the mobile home park shall be the property of the owner, but shall be installed in concurrence with the standards of the Tennessee Department of Conservation and Environment and the city's water and sewer ordinance.

All water and sewer construction within the mobile home park shall be inspected by the city utility manager before being covered. No service shall be provided until the entire system is approved by the utility manger. (as added by ord. #16, Aug. 1992)

4-111. 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 once per week. (as added by ord. #16, Aug. 1992)

¹If the construction of additional rooms or covered areas is to be allowed beside the mobile homes, the mobile homes spaces shall be made wider to accommodate such construction in order to maintain the required fifteen (15) feet of open space.

4-112. Electricity. An electrical outlet supplying at least two hundred twenty (220) volts shall be provided for each mobile home space and shall be weatherproof and accessible to the parked mobile home. All electrical installations shall be in compliance with the Tennessee Department of Insurance and Banking Regulations, entitled "Regulations Relating to Electrical Installations in the State of Tennessee", and shall satisfy all requirements of the local electric service organization. (as added by ord. #16, Aug. 1992)

4-113. 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 side 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 requirement of the Tennessee State Highway Department. (as added by ord. #16, Aug. 1992)

4-114. Parking spaces. 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 space. 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. (as added by ord. #16, Aug. 1992)

4-115. Buffer strip. An evergreen buffer strip shall be planted along those boundaries of the mobile home court that are adjacent to development. (as added by ord. #16, Aug. 1992)

4-116. License for mobile home parks. It shall be unlawful for any person or persons to maintain or operate within the corporate limits of the city, a mobile park unless such person or persons shall first obtain a license therefor. (as added by ord. #16, Aug. 1992)

4-117. License fees for mobile home park. The annual license fee for mobile home parks shall be one hundred (100) dollars. (as added by ord. #16, Aug. 1992)

4-118. Application for license. Application for a mobile home park shall be filed with and issued by the city code enforcement officer subject to approval of the mobile home park plan. Application shall be in writing and signed by the applicant and shall be accompanied with a plan of the proposed mobile home park. The plan shall contain the following information and conform to the following requirements:

- (a) The plan shall be clearly and legibly drawn at a scale not smaller than one hundred (100) feet to one (1) inch;
- (b) Name and address of owner of record;
- (c) Proposed name of park;
- (d) North Point and graphic scale and date;
- (e) Vicinity map showing location and acreage of mobile home park;
- (f) Exact boundary line of the tract by bearing and distance;
- (g) Names of owners of record of adjoining land;
- (h) Existing streets, utilities, easements, and water courses on and adjacent to the tract;
- (i) Proposed design including streets, proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than mobile home spaces;
- (j) Provisions for water supply, sewerage and drainage;
- (k) Such information as may be required by the city to enable it to determine if the proposed park will comply with legal requirements; and
- (l) The applications and all accompanying plans and specifications shall be filed in triplicate. (as added by ord. #16, Aug. 1992)

4-119. Enforcement. It shall be the duty of the county health officer and city code enforcement officer to enforce provisions of this chapter. (as added by ord. #16, Aug. 1992)

4-120. Violation and penalty. Any person or corporation who violates the provisions of the chapter or the rules and regulations adopted pursuant thereto, or fails to perform the reasonable requirements specified by the city code enforcement officer after receipt of thirty (30) days written notice of such

requirements, shall be fined in accordance with the general penalty provisions of this code. (as added by ord. #16, Aug. 1992)