

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

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. ROCKWOOD MUNICIPAL AIRPORT ZONING ORDINANCE.
4. CODES SUPPLEMENT FOR MOBILE HOMES AND TRAVEL TRAILERS.

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

- 14-101. Creation and membership.
- 14-102. Organization, powers, duties, etc.
- 14-103. Planning commission designated as board of zoning appeals.

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 seven (7) members; two (2) of these shall be the mayor and a councilman selected by the city council; the other five (5) members shall be appointed by the mayor. All members of the planning commission--board of zoning appeals shall be compensated \$50.00 per month for their services. Except for the initial appointments, the terms of the five (5) members appointed by the mayor shall be for four (4)¹ years each. The five (5) members first appointed shall be appointed for terms of one, two, three, four, and five years respectively so that the term of one (1) member expires each year. The terms of the mayor and the councilman selected by the city council shall run concurrently with their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. (1970 Code, § 11-101)

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. (1970 Code, § 11-102)

¹Ord. #987 (March 1995) changed the term of office of planning and zoning board members from 5 to 4 years and provided further that "... this Ordinance shall not affect the term of office of any existing board members, but shall take effect with all future appointments."

14-103. Planning commission designated as board of zoning appeals. The Rockwood Regional Planning Commission is hereby designated the Rockwood Municipal Board of Zoning Appeals and assigned the duties authorized by TCA, the Rockwood Zoning Code and as may be assigned by this council. (1970 Code, § 11-103)

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 Rockwood shall be governed by Ordinance #706, titled "Zoning Ordinance, Rockwood, Tennessee," and any amendments thereto.¹

¹Ordinance #706, 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

ROCKWOOD MUNICIPAL AIRPORT ZONING ORDINANCE

SECTION

14-301. Airport regulations to be governed by the airport zoning ordinance.

14-301. Airport regulations to be governed by the airport zoning ordinance. Regulations governing airport regulations within the City of Rockwood shall be governed by Ordinance #624, titled "The Rockwood Municipal Airport Zoning Ordinance" and any amendments thereto.¹

¹Ordinance #624, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 4

**CODES SUPPLEMENT FOR MOBILE HOMES
AND TRAVEL TRAILERS****SECTION**

- 14-401. Statement of policy.
- 14-402. Administration.
- 14-403. Definitions.
- 14-404. General.
- 14-405. License required for trailer court.
- 14-406. Requirements for permanent occupancy.
- 14-407. Mobile home parks.
- 14-408. Mobile homes on individual lots.
- 14-409. Requirements for temporary occupancy.
- 14-410. Travel trailer parks.
- 14-411. Legal and enactment provisions.

14-401. Statement of policy. It is the policy of the City of Rockwood to recognize that:

(1) Mobile homes, when located in a suitable environment and appropriately regulated to protect the public health, safety, and general welfare, constitutes:

(a) A legitimate and meaningful addition to the permanent housing supply, and

(b) A satisfactory and convenient means to meet sudden high demands for housing for limited durations or special temporary needs, and

(2) Travel trailers, when suitably situated and regulated, play a useful role in providing temporary housing for those engaged in vocational, recreational, or other travel and to so permit and regulate mobile homes and travel trailers.

It is the intent of this chapter to insure the fitness for habitation of such structures by requiring their placement in environmental situations which are reasonably related to the type of occupancy involved. It is further intended that those who choose to reside permanently in mobile homes be encouraged to locate in mobile home parks designed for such living rather than to attempt to supplement the somewhat limited living facilities of a mobile home on a conventional single-family lot. (1970 Code, § 4-601)

14-402. Administration. This codes supplement is hereby declared to be remedial for the purposes and in the manner cited in the appropriate sections of the building, plumbing, electrical, gas, and housing codes, inclusive, as incorporated by reference in title 12, in its application to trailer coaches, existing

or hereafter repaired, altered, or constructed in the City of Rockwood. The scope of such application and the requirements for maintenance shall be the same as is referred to in the appropriate section of the housing code.

The building official of the City of Rockwood is hereby declared to be the administrator of this codes supplement. In enforcing the provisions of this chapter, he shall have the same restrictions, powers, and duties as in enforcing the provisions of the other chapters of this title.

A building permit is required for the construction of any mobile home or travel trailer park or emplacement of a mobile home on an individual site, together with the required site improvements, according to applicable provisions in the building and plumbing codes, with the following exceptions and modifications:

- (1) The value of any mobile home unit(s) not constructed on the premises shall be excluded from valuation for permit fees purposes;
- (2) No fee shall be charged and no permit necessitated by the moving of a trailer coach onto a stand in a duly licensed mobile home park or travel trailer park; and
- (3) The provisions applicable to buildings and structures are similarly applicable to the site improvements required in this chapter.

No mobile home park, travel trailer park, or individual mobile home shall be occupied until after the building official has issued a certificate of occupancy therefor according to the provisions of the Standard Building Code which is incorporated by reference herein. Said certificate shall state the maximum number of persons permitted to occupy a mobile home or a bedroom therein, and occupancy by a greater number of persons than permitted by this chapter shall be a violation, punishable as such. A certificate of occupancy is not required for placement on a stand of a trailer coach in a duly licensed mobile home or travel trailer park, but a certificate of occupancy is required for the park itself.

The board of appeals as heretofore established for appeals from the provisions of title 12 shall have similar jurisdiction and procedure re the provisions of this chapter.

Any person, firm, corporation, or agent who shall violate a provision of this code shall be guilty of a misdemeanor. Each and every day or portion thereof during which a violation is committed or continued shall be deemed a separate offense, punishable as such. (1970 Code, § 4-602)

14-403. Definitions. The terms used in this chapter have meanings consistent with those defined in Tennessee Code Annotated, § 68-101-101(a) which section is hereby incorporated by reference into this section, and is herein classified and supplementarily defined as follows:

- (1) "Trailer court" is either:
 - (a) A "mobile home park," in which spaces are intended for permanent occupancy as evidenced by condominium ownership or long term rental; or

(b) A "travel trailer park," in which spaces are intended for temporary occupancy as evidenced by short term rental.

(2) A "mobile home" is an "independent trailer coach" (or other detached single unit) eight (8) feet or more in body width when occupied which is:

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

(b) Designed to be delivered on its own wheels (or on flatbed or other trailer or on detachable wheels) to the site on which it is to be occupied; and

(c) Delivered to such site complete with built-in major appliances and furniture ready for occupancy except for incidental unpacking and assembly, location on foundation supports, and connection to utilities.

(3) A "travel trailer" is an "independent trailer coach" or other vehicular or portable structure (pick-up, piggyback, or motorized camper, converted bus, or tent-trailer) not more than eight (8) feet in body width in portable form; designed for temporary occupancy while on vocational, recreational, or other trip; and provided with sleeping accommodations and either:

(a) Water storage facilities, flush toilet, and liquid waste holding tank to which toilet, bath, and kitchen sink are connected, or

(b) Flush toilet and (if provided) lavatory, bath, and kitchen sink all connectable to external water supply and sewage systems.

(4) A "partial travel trailer unit" is a "dependent trailer coach," or any other vehicular or portable structure designed for temporary occupancy while on vocational, recreational, or other trip and which does not meet either of the definitions as a "mobile home" or a "travel trailer." (1970 Code, § 4-603)

14-404. General. All trailer coaches shall provide for a healthful environment, with living and service facilities arranged and equipped to assure such a condition. Where such living and service facilities are not provided by the trailer coach itself, they shall be provided, consistent with the type of occupancy, by the park or site in or on which the trailer is to be occupied, according to the provisions of this chapter.

The City of Rockwood shall not provide nor permit another to provide (either public or private) utility services such as water, gas, electricity, sewer, etc., to any trailer coach not meeting the provisions of this title.

No trailer coach shall be parked in any public right-of-way or in any drive of any trailer court for periods in excess of one hour except in case of emergency involving repairs. No trailer coach shall be used for overnight occupancy in any place, public or private, except a duly licensed trailer court or other place authorized by a temporary permit according to the provisions of this chapter.

No trailer court licensee shall permit any tenant or other person who is the owner of any dog, cat, or other pet animal to allow such animal to run at large or commit any nuisance within the trailer court. (1970 Code, § 4-604)

14-405. License required for trailer court. (1) It shall be unlawful for any person to maintain or operate within the corporate limits of the city any trailer court unless such person shall first obtain a license therefor.

(2) The license fee for each trailer court shall be \$25.00 per annum. The license shall expire at 11:59 P.M. on December 31 of the year for which issued. The fee for the transfer of a license shall be \$5.00.

(3) Application for an initial license shall be filed with the city recorder. Applications shall be in writing, shall be accompanied by three (3) copies of appropriate plans prepared by a registered engineer or architect (or other such person approved for such submissions by the building official), and shall contain information as follows:

(a) Name and address of the applicant.

(b) Location and legal description of the trailer court.

(c) Plot plan of the court, at scale of 1" = not more than 100', indicating spaces or areas for the placement of mobile homes, travel trailers, and/or partial travel trailer units and park facilities.

(d) Utilities plan, at scale of 1" = not more than 100', showing size and location of all gas, water, sanitary sewer, electric, and telephone lines, and connection points for trailer coaches, night lighting system, and fire protection system.

(e) Site features plan, at scale of 1" = not more than 100', showing location of park drives and walks, parking bays or areas, tenant storage facilities, trailer coach stands, surface water drainage pattern, drainage structures, areas of disturbed soil, and existing and proposed planting and screening.

(f) Floor plans and specifications of any community or service buildings or other structures.

(g) A scaled layout of typical trailer coach sites or integrated grouping of sites.

(h) Such further information as may be requested to enable the city to determine if the proposed court will comply with legal requirements.

(4) Upon certification by the chief of police, after investigation, that the applicant is of good moral character and upon the issuance of a building permit by the building official, the city recorder shall approve the application and, upon completion of the court according to the plans, as evidenced by issuance of a certificate of occupancy therefor, issue the license. Said license shall be displayed in the office of the trailer court.

(5) The application for an annual license reissuance for any trailer court except a temporary mobile home park permitted under the provisions of

§ 14-409(2) will be accepted and, upon the payment of the requisite fee, a new license issued by the city recorder at any time not more than thirty (30) days prior to expiration of the old license. After a not longer than fifteen (15) days grace period following the expiration of the old license, maintenance or operation of any trailer court without a valid license therefor shall be deemed a violation of this chapter. After expiration of the limited time for which a temporary mobile home park is permitted, renewal shall be denied subject to the action of the board of appeals pursuant to § 14-409(2) of this code.

(6) Upon application, the city recorder shall issue a transfer of the license if the chief of police reports that the transferee is of good moral character.

(7) The city recorder may revoke any license when the licensee fails to comply with any provision of this code or is found guilty of violating any health or sanitation law of the State of Tennessee or of the City of Rockwood or of a crime involving moral turpitude by a court of competent jurisdiction or when any health official or when the building official has issued a proper order that has not been complied with by the licensee. After such revocation, a new license may be issued if the circumstances leading to the conviction or official order have been remedied and evidence is offered that the park can be maintained and operated in full compliance with the law.

(8) Appeals arising under provisions for license application, issuance, transfer, and revocation may be taken to the board of appeals.

(9) All trailer courts in existence upon the effective date of this chapter (April 28, 1967) shall within ninety (90) days thereafter obtain a license as required by this section and comply, on the existing site, as fully as possible, in the opinion of the building official, subject to such conditions and site improvements as the building official shall require, with the requirements of this chapter, title 12, and other pertinent provisions of this Rockwood Municipal Code and general statutes. (1970 Code, § 4-605)

14-406. Requirements for permanent occupancy. (1) No independent or dependent coach other than a mobile home as herein defined shall be occupied for periods of thirty (30) days or longer, except as provided in § 14-409 below. Any mobile home occupied for thirty (30) days or longer shall meet the provisions of this chapter and of the pertinent sections of the other chapters in this title of this code unless modified by this chapter.

(2) No mobile home shall be deemed fit for human habitation of a permanent nature unless either it is located in and served by the necessary group facilities of a mobile home park as regulated by § 14-407 below or with the necessary site features for individual unit use as a single family dwelling on its individual lot as regulated by § 14-408 below.

(3) No mobile home shall be provided with any attached accessory structure not designed by the manufacturer to be so attached and not conforming generally to the type of construction of the principle mobile home

unit. No accessory structure, whether attached or detached, shall exceed in height, above the finished grade, that of the principle mobile home occupying that site or space.

(4) Because the mobile home is generally designed by the manufacturer as a compact unit, with furniture carefully arranged, space conservation worked out in detail, and excellent ventilation provided, the standards for minimum space of dwelling units and rooms occupied for sleeping purposes of Section 306 of the Standard Housing Code, adopted by reference in title 12 are hereby varied in their application to mobile homes as follows:

(a) Every mobile home located in a park in which the building official has made a finding that a community building provides sufficient space for indoor leisure and recreation shall contain at least one hundred and fifty (150) square feet of habitable floor area for the first occupant, and at least seventy-five (75) square feet of additional habitable floor area for each additional occupant.

(b) In every mobile home, every room or compartment occupied for sleeping purposes by one occupant shall contain at least fifty (50) square feet of floor area, and every room or compartment occupied for sleeping purposes by more than one occupant shall contain at least thirty-five (35) square feet of floor area for each occupant.

(5) Every mobile home shall have a safe and unobstructed primary exit and an emergency exit located remotely from the primary exit. (1970 Code, § 4-606)

14-407. Mobile home parks. The following regulations shall apply to mobile home parks:

(1) In order to insure that mobile home parks are adequately maintained to provide a healthful, safe, and quiet residential environment, each such park shall be of sufficient size and shape to enable the operation thereof to be efficient and economical. No parcel of land containing less than six (6) acres or one block, whichever is less, and no operation providing less than twenty-five (25) trailer coach spaces available at first occupancy may be licensed for a mobile home park.

The parcel shall be reasonably compact in shape in order to minimize the adverse effects, if any, to and from adjacent land uses. The minimum dimension of the park shall be four hundred (400) feet.

(2) Each mobile home space shall contain ample room to insure that no mobile home shall be located closer than:

(a) Eight (8) feet from any common walk;

(b) Fifteen (15) feet from any interior park drive serving less than two hundred (200) mobile home spaces or twenty (20) feet from any entrance drive or any interior drive serving more than two hundred (200) spaces;

(c) Twenty (20) feet from any other mobile home stand or any park, outdoor recreation area, or automobile parking area; or

(d) Fifty (50) feet from any park, community or service building, laundry, drying-yard, public street right-of-way line, or other property line.

(3) The following required improvements are hereby declared the minimum necessary in order to insure that a mobile home park is suitable for human habitation:

(a) Internal driveway and walkway improvements shall be made to provide a continuous system connecting the existing or planned public street system, each mobile home space or integrated grouping of spaces, and the facilities of the park.

Drives shall be adapted to topography and shall have suitable alignment and gradient for safety of traffic, for surface and ground water drainage, and for proper functioning of sanitary and storm sewer systems.

Any entrance drive serving more than two hundred (200) mobile home spaces shall be divided and channelized at its intersection with the public street system for a distance of seventy-five (75) feet from the public right-of-way. Each such divided driveway lane shall not be less than ten (10) feet wide separated by a not less than eight (8) feet wide grass median and provided with a minimum inside turning radius of thirty (30) feet at the point of turning from or into the public street. Such entrance drives shall be constructed to a design speed of not less than twenty (20) miles per hour.

Interior drives shall be constructed to a design speed of not less than fifteen (15) miles per hour. They shall be not less than nine (9) feet wide if one way with no parking and if serving not more than twenty-four (24) mobile home spaces.

They shall not be less than eighteen (18) feet wide if two-way with no parking and if serving not more than two hundred (200) mobile home spaces (but a two-way cul-de-sac with minimum eighty (80) feet diameter paved turnaround with no parking, serving not more than six (6) spaces, may be fourteen (14) or more feet wide).

Any drive (or divided lane) serving more than the above limited number of spaces shall be increased in width by two (2) feet. An entrance drive or any drive serving more than two hundred (200) spaces shall have a vertical gradient of not greater than nine (9) per cent; any drive serving from twenty-five to two hundred (200) spaces should have a vertical gradient of not greater than eleven (11) per cent; any other drive shall have a vertical gradient of not greater than thirteen (13) per cent.

Improvements to drives shall consist of a six-inch base of "crusher-run" stone and a two-inch wearing surface of plant-mixed asphaltic concrete with rolled concrete curbs (or equivalents) constructed

in accordance with standard engineering practice. Drives shall be graded to a width at least six (6) feet wider than the edge of the pavement and otherwise be sufficient in width to provide a reasonable level space for utilities installation and pedestrian walks.

Concrete pedestrian walks, constructed on a suitably prepared base according to standard engineering practice, shall not be less than four (4) inches thick (not less than six inches where crossed by automobile drives or parking space access) and not less than four (4) feet wide. Walks may be adjacent to drives, or they may form a separate system.

Walks and drives shall be lighted at night at an average intensity of not less than 0.4 lumens per square foot according to standard engineering practice.

(b) Park facilities shall be provided for the administration and maintenance of the park, grounds, and facilities and to supplement the limited facilities of the individual mobile homes therein.

(i) A management office shall be provided in a permanent building containing a desk for registration of occupants. The office shall also have appropriate furniture and supplies and a central bank of mailboxes, one for each mobile home space unless the post office provides individual distribution.

(ii) A management storage space shall be provided in a permanent structure containing adequate space for storage and maintenance of utility connection supplies in quantity, mobile home accessories, and park and mobile home maintenance materials and equipment.

(iii) A laundry shall be provided in one or more permanent buildings convenient to mobile home spaces, equipped with at least two automatic washers, one dryer, and five hundred (500) square feet of laundry drying yard, unless in the opinion of the building official, sufficient laundry facilities are otherwise available.

For parks containing more than thirty (30) mobile home spaces, additional washers shall be provided at the rate of one per additional twenty (20) spaces or fraction thereof and additional dryers at the rate of one (1) per additional forty (40) spaces or fraction thereof. Alternatively additional drying yard may be substituted for not more than one-half the required number of dryers at the rate of 1,000 sq. ft. per dryer. The board of appeals may vary these requirements only on condition that an appropriate number of mobile home spaces be reserved for mobile homes with factory installed laundry equipment.

At each laundry location there shall be provided for each sex at least one lavatory and one water closet in a distinctly-marked room with sound-resistant walls and with a vestibule or screen which prevents outside view when the door is open.

All such laundry and toilet facilities shall be maintained in a safe and sanitary condition in good working order. The building in which they are housed shall be appropriately heated and ventilated according to standards of title 12.

(iv) A permanent park community building for indoor leisure, recreation, and entertainment of guests shall be provided. Features shall include a community kitchen for the incidental preparation and serving of food and drink appropriate to a social occasion, toilets for each sex provided as at laundry locations above, and appropriate areas for indoor recreation for all age groups. The total usable floor space for such purposes shall be not less than one thousand (1,000) square feet, and for parks with numbers of mobile home spaces greater than thirty (30), an additional two hundred (200) square feet of space shall be provided for each ten (10) additional spaces or fraction thereof. The community building shall be appropriately heated, ventilated, and furnished.

The park office, storage space, and/or laundry may be housed in the same structure or grouping as the community building. However, space devoted to these functions shall not be included in the space required for leisure, recreation, and entertainment. Moreover, adequate separation of laundry and storage areas from community areas shall be maintained. Toilets may be jointly accessory to the different functional areas if provided in the same building.

(v) An outdoor recreation area shall be provided. Area devoted to such purposes shall be appropriately developed for active and passive outdoor functions for all age groups and appropriate physical and vegetative separations shall be maintained between areas devoted to different specialized uses. This area shall be located convenient to the park office and community building to enable convenient supervision of outdoor activities by reasonable and responsible persons.

The amount of land so developed shall be not less than twenty-thousand square feet in area, the minimum dimension of such area being fifty (50) feet. This area may include the site for the community building. However, no area devoted to laundry drying, automobile parking, or other similarly utilitarian function shall be counted as part of the required outdoor recreation area. For parks with numbers of mobile home spaces in excess of thirty (30), an additional two hundred (200) sq. ft. of such area per additional space shall be required.

(vi) Accessory and guest parking for the park shall be provided in the vicinity of the office, laundry, and community

buildings and recreation areas in parking bays (paved with a base equivalent to not less than four (4) inches of "crusher-run" stone compacted on a suitably prepared subgrade and with not less than a two-inch wearing surface of plant-mix asphalt) with marked spaces (9' x 20'), and with adequate similarly paved maneuvering space.

The required number of accessory parking spaces shall be provided adjacent to each facility as follows: office--two parking spaces; laundry--two parking spaces plus one parking space for each washer; and community building and outdoor recreation area--four (4) spaces plus one parking space per each ten (10) mobile home spaces or fraction thereof in the park.

(vii) A refuse collection center shall be provided to enable park residents to dispose of garbage and trash in a safe manner without creating a nuisance or an unsanitary condition. This center shall be of sufficient storage capacity to enable the public collection schedule to be met without overfilling containers provided. The center shall be located convenient to the public right-of-way or in a location arranged between the park licensee and the maintenance supervisor of the City of Rockwood.

(viii) A park-wide water and sewer system leading from a master connection with supplied public utilities to each mobile home space shall be provided according to the provisions of the Standard Plumbing Code, incorporated by reference in title 12. In no case shall outside valves or traps be required which duplicate those already provided inside a mobile home unit by a manufacturer subscribing to national standards of mobile homes manufacturers, nor shall any custom-fitted device be required which differs from national or statewide mobile home standards.

(ix) A park-wide electrical power system, primary electrical distribution lines, and service equipment may be installed and maintained by the Electric Power Board of Rockwood serving the entire park (or major sections thereof not smaller than twenty-four (24) spaces) and meters may be overhead or underground.

Feeders (secondary distribution lines to individual spaces or groupings of spaces), in general, shall be installed underground and maintained by the park. Feeder systems or parts thereof may be installed above ground in connection with mid-block fences or walls, under canopies of covered walkways, or in similarly protected locations, or overhead on acceptable type poles of suitable height, number, and location to blend unobtrusively with the residential character and appearance of the park, provided such above ground or overhead installation is in accordance with

the detailed plans submitted in the application for the trailer court license. In evaluating the plan, prior to issuance of a building permit, the building official shall consult with the Electric Power Board for location of primary and feeder systems.

(x) A park-wide fire protection system, equipped with standard fire hydrants connected to a water supply capable of delivering at least 500 g.p.m. for a duration of not less than two (2) hours shall be available within five hundred (500) feet of each mobile home space or park building. Locations shall be determined by the fire chief of the City of Rockwood. Mains connecting such hydrants with the public water system shall be not less than six (6) inches in diameter if looped or eight (8) inches in diameter if dead-end. The fire protection system may be integrated with the park water supply system.

Fire alarm boxes shall be provided for the park at locations and in numbers determined by the fire chief.

Cooking shelters, barbecue pits, wood, or coal burning stoves and fireplaces, and incinerators, if provided, shall be so located, constructed, maintained, and used so as to minimize fire hazards and smoke nuisances both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended and all open fires shall be extinguished before occupants of spaces retire or leave the area. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

Any community area designated by the fire chief as a fire hazard area shall be equipped with such extinguishing equipment, maintained in good working order, as he may direct.

(c) Park site improvements shall be required commensurate with the standards for living in conventional housing in the City of Rockwood to ensure a home-like atmosphere, suitable in appearance and liveability for occupants of the park.

The park shall be fitted to the terrain with a minimum disturbance of the land. Existing trees, rock formations, and other site features shall be preserved to the extent practicable.

(i) Site grading shall be accomplished to such extent and in such manner that the finished grade will provide diversion of water away from buildings, patios, and mobile home stands; prevent standing water and soil saturation detrimental to structures and to park and mobile home space use; provide disposal of storm water from the park either in drainage structures or unpaved drainage swales to off-site drainageways, the permanence and maintenance of which is assured by easements, public right-of-way, or other means; contain in all exposed area a

sufficient depth of workable topsoil, free of lumps, debris and stones, of sufficient fertility to sustain vigorous plant growth. To this end, topsoil existing on the site prior to any grading shall be removed from all areas to be paved or occupied by structures, stock-piled, and distributed to exposed areas of the park.

(ii) Lawn and other ground cover shall be provided where needed to prevent erosion of slopes and swales and to obtain usable yards for individual mobile home spaces. Such ground cover shall be maintained as a thick permanent stand on all park areas except those covered by structures, paved, or an otherwise surfaced area and planting beds, and except on undisturbed areas such as woods which are to be preserved in their natural state.

(iii) Trees and shrubs planted shall be hardy, appropriate to their use and location, and planted so as to thrive with normal maintenance.

(iv) Screen plantings are required to screen objectionable views, including but not limited to all laundry drying yards, refuse collection centers, adjacent non-residential uses, and views of rear yards of adjacent properties.

(v) Plantings of trees and shrubs shall be made to provide an attractive setting for the mobile homes and other improvements, to provide adequate privacy and pleasant outlooks for living units, to minimize reflected glare, and to afford summer shade. Community areas shall be liberally landscaped.

(d) Improvements to each mobile home space shall be required as follows:

(i) Permanent lot markers, flush with the ground, locating lot limits approximately the same as on the approved plans (accuracy to one (1) foot).

(ii) A permanent mobile home stand, constructed of six inches of concrete on a suitable subgrade. Size of stands shall be not less than 10' x 45'; however, not less than 50 per cent of stands shall be not less than 10' x 50'.

(iii) An accessway not less than twelve (12) feet wide shall be provided to each mobile home stand, reserved for maneuvering the mobile home into position, and kept free from trees and other immovable obstructions. Pavement of the accessway is not required.

(iv) Parking space for automobiles shall be provided in parking bays at the rate of one parking space for residents and one parking space for guests for each mobile home space. Such bays shall be constructed of not less than four (4) inches of "crusher-run" stone compacted on a suitably prepared subgrade

and with not less than a one-and-one-half-inch wearing surface of plant-mix asphalt.

Such bays shall be so located that each 9' x 19' parking space therein shall be at least seven (7) feet distant from the edge of the traveled way of any park drive and that each parking space designated to serve a particular mobile home space shall be not farther than one hundred (100) feet from its stand.

However, where park drives are eight (8) feet wider than the minimum prescribed in § 14-407(3)(a), the required parking bay for mobile homes shall be reduced according to the number of spaces provided thereby. Moreover, where mobile homes are clustered in integrated groupings, the total required parking for the bay for that cluster shall be:

4 mobile home spaces - - 6 parking spaces

5 mobile home spaces - - 8 parking spaces

6 mobile home spaces - - 9 parking spaces

(e) A permanent patio not less than 200 square feet in area with a minimum dimension of ten (10) feet shall be convenient to the entrance of the mobile home, appropriately related to the open areas of the lot and other facilities, and fitted to the terrain. It shall be paved with a permanent and attractive material, appropriately landscaped for privacy, and provided with at least one double 110 volt electrical outlet for outdoor use.

(i) Tenant storage facilities of not less than ninety (90) cubic feet per mobile home space, provided on the lot or in compounds located generally not more than one hundred (100) feet from each stand served, shall be designed in a manner in keeping with a residential appearance, shall be constructed of suitable weather resistant materials, and shall have a four (4) inch concrete floor.

(ii) Site grading and planting improvements required for the park as a whole in § 14-407(3)(c) shall be similarly provided on each mobile home space.

(iii) Tenant on-site refuse containers of sufficient capacity to hold accumulations of garbage and trash between scheduled collections by the park management. Such interior collections shall be timed to meet municipal collections of park refuse from the park refuse collection center. Such containers shall be provided with a concrete pad and areas adjacent shall be so landscaped and screened as not to present an ugly appearance or to interfere with pleasurable residential living. Containers may be provided for mobile home spaces or for groups of spaces, but any container shall be generally not more than one hundred (100) feet from each stand served.

(4) The licensee of each mobile home park is required to keep a register of all occupants of the park. This register shall be available at all times to law enforcement officers, public health officials, and other officials whose duties require such information. Records pertaining to departed occupants shall not be destroyed for a period of three (3) years following their departure. The register shall contain the following information:

(a) Names of all occupants of the mobile home quartered on each designated space and ages of minors.

(b) Make, model, and year of the mobile home occupied and serial number, state, and license number, or other designation or description.

(c) Occupant capacity of the mobile home and each bedroom provided therein, according to § 14-406 of this chapter.

(d) Date of registration and departure of the mobile home and its occupant. (1970 Code, § 4-607)

14-408. Mobile homes on individual lots. Mobile homes on individual lots may be permitted in the City of Rockwood only if provided with the following improvements to site and lot necessitated to supplement the limited interior space and facilities of a mobile home, designed by manufacturers for living in and served by the group facilities of a mobile home park.

(1) Individual connection with permanent and appropriate traps and fittings to both a public water supply and a public sanitary sewer.

(a) The lot requirements for a mobile home shall be the same as required for residences as defined in the zoning ordinance.

(b) A deposit of one hundred and fifty dollars (\$150.00) shall be deposited with the city recorder for each trailer or mobile home permit issued by the building inspector. The deposit shall be returned if, within 90 days from the date the permit was issued, the mobile home is brought into compliance with the mobile home ordinance, and approved by the building inspector. If the mobile home is not brought into compliance with the ordinance within ninety (90) days from the date the permit is issued, the deposit is to be forfeited.

(c) It shall be unlawful for any person to own or occupy any mobile home within the corporate limits of Rockwood unless all state registration taxes due thereon have been paid.

(2) Individual connection to public electric power.

(3) A permanent concrete or masonry foundation, closed and vented, designed to bear the mobile home designated for permanent occupancy of the lot, constructed according to the provisions of title 12.

(4) A permanent storage building, constructed from weather-resistant materials similar in nature and design with the mobile home proposed for the lot. Storage space shall be provided not less in amount than one-hundred-sixty (160) cubic feet in volume, the smallest dimension of which is four (4) feet.

Additional space may be provided if feasible underneath the mobile home unit. Any such space devoted to storage or service shall be constructed with a four (4) inch concrete floor.

(5) A permanent patio, paved with permanent, attractive material, appropriately landscaped for privacy, and provided with at least one double 110-volt electrical outlet for outdoor use. The patio shall be convenient to the entrance of the mobile home and appropriately related to the open areas of the lot and to the carport.

The patio shall be sufficiently large in area to provide a total usable living area, indoor and outdoor, commensurate with that of typical single-family dwellings in Rockwood, an area hereby declared to be not less than one thousand (1,000) square feet and the number of square feet of the usable floor space provided inside the mobile home, but in no case less than two hundred and forty (240) square feet. The patio shall be reasonably compact in shape, the minimum dimension being fifteen (15) feet for patios with an area of three hundred square feet and greater or twelve (12) feet if less than three hundred square feet in area.

The patio may be partially or totally roofed in a manner consistent with the design and construction of the mobile home.

(6) A concrete walk of standard construction and a minimum width of three (3) feet and a minimum thickness of four (4) inches shall extend from the mobile home entrance to the street pavement, a public walk, or a driveway connecting thereto. A service walk of a minimum width of two (2) feet shall connect the main walk or mobile home entrance with the storage and service area, patio, refuse area, and accessory parking.

(7) Lawn and ground cover shall be planted in all exposed or disturbed areas of the lot not occupied by structures. Shrubs, trees, and screen planting shall be provided in accord with the principles and standards for residential living stated in § 14-407(3)(c) of this chapter. Soil may be made fertile and capable of supporting vigorous growth. Planting in undisturbed areas of the lot may be omitted when, in the opinion of the building official, sufficient and suitable existing vegetation is present to prevent erosion and to provide shade and amenity for living.

(8) A refuse storage area, adequately screened not to be easily visible from the walk, patio, public street, or front yard of adjoining property and located convenient to appropriate lot areas.

(9) Any roofed carport, if provided, shall be constructed on a four-inch concrete pad 10' x 20' in area. Materials used in the superstructure of such carport shall be compatible with the type of construction of the mobile home unit.

The carport shall be connected with the public street by a driveway. Not less than one guest parking space shall be provided, but may be part of the driveway. (1970 Code, § 4-608)

14-409. Requirements for temporary occupancy. Mobile homes, travel trailers, and partial travel trailer units are permitted for temporary occupancy under the following conditions and circumstances:

(1) A single mobile home or travel trailer may be placed on a lot where the applicant shows it is necessary to provide for the grading of a construction site or the care of a sick or infirm person who resides on that lot. In such cases a temporary permit may be granted by the building official for a period not exceeding three (3) months, renewable for periods not exceeding a total of one (1) year. A condition for issuance of such permit is that cooking, sleeping and living space and waste disposal for the number of persons occupying such single mobile home or travel trailer shall be provided consistent with this chapter and other pertinent laws. The applicant shall pay to the City of Rockwood a fee of fifty dollars (\$50.00) for the issuance of said temporary permit.

(2) A temporary mobile home park may be licensed, consistent with the spirit of § 14-407 in this chapter, where the applicant shows there is a sudden and temporary high demand for housing in the Rockwood area caused by a large construction project, a natural disaster, or other situation which cannot be met by permanent housing available in the community. In such cases, such a license may be issued for a period of not to exceed one (1) year, renewable only upon action of the board of appeals upon a showing of continued necessity for not more than one additional period not to exceed one (1) additional year.

In varying the requirements of § 14-407 for this purpose the board of appeals may allow: drives, walks, and mobile home stands to be of gravel; park office, community, and service buildings to be of temporary construction; outdoor recreational area developed minimally; guest parking spaces omitted and parking bays and areas of gravel; utilities provision to be minimal and electric distribution to be overhead; park site improvements such as trees and shrubs requiring several years to reach maturity to be substituted with other temporary or fast-growing planting; and patios to be of temporary construction. The board of appeals shall not vary space and sanitation requirements only because of the temporary nature of the occupancy.

(3) A travel trailer park may be licensed, provided rentals of spaces are for periods of the day or week, and occupancy is for total periods not to exceed thirty (30) days by any tenant. Such travel trailer parks shall meet the requirements of § 14-410 below. (1970 Code, § 4-609, as amended by Ord. #11-98, Feb. 2015, and Ord. #12-21, May 2016)

14-410. Travel trailer parks. The following regulations shall apply to travel trailer parks:

(1) The site on which the travel trailer park is located shall be of adequate size to provide a healthful, safe, and reasonably quiet environment and to minimize the adverse effects, if any, to and from adjacent land uses. The minimum number of spaces for trailer coaches available at first occupancy shall be four (4). Each such space shall have ample room to insure that the unit occupying that space shall be no closer than:

- (a) Eight (8) feet from any common walk;
- (b) Twenty (20) feet from any interior park drive, any other stand for a trailer coach, or any common recreation or other area;
- (c) Fifty (50) feet from any park building or service facility, non-residential building on the lot, parking lot or other structure serving such non-residential building, other property line, or public right-of-way line.

(2) The following required improvements are hereby declared the minimum necessary in order to insure that a travel trailer park is suitable for temporary human habitation.

(a) Adequate lighted internal driveway and walkway improvements equivalent to the standards set by § 14-407(3)(a) for mobile home parks. However, the entrance drive may be shared with another use to which the travel trailer park is accessory, according to the provisions of the zoning ordinance.

(b) Park facilities shall include:

(i) A management and registration office in a permanent building reasonably proximate to the park entrance;

(ii) Adequate management storage space;

(iii) A self-service laundry of minimum size, according to standards for mobile home parks, unless such is available commercially within one-half mile of the park; and

(iv) Toilet and bathing facilities consisting of at least one lavatory, one water closet, and one shower stall, distinctly marked for each sex; maintained in a clean, safe, and sanitary condition; maintained in good working order; housed in a permanent building; and appropriately heated and ventilated. Such facilities shall be for the exclusive use of occupants of the travel trailer park and shall be located no farther than two hundred (200) feet from the spaces served. Where spaces are made available for tent campers or other partial travel trailer units, additional toilet and bathing facilities shall be required at the rate of one additional lavatory, water closet, and shower stall for each sex for each ten (10) additional trailer coach spaces available for such use.

(v) Provision for outdoor cooking and eating, including at least one outdoor barbecue and one picnic table for each five (5) trailer spaces or fraction thereof. At least one source of water shall be provided. A covered picnic shelter shall be provided at any cooking area(s). Such shelter shall be of suitable permanent construction on a not less than four (4) inch concrete slab having minimum dimensions of 10' x 20'. Such shelter may be built integrally with the toilet and bathing facilities, provided there is adequate separation of functions.

(vi) Outdoor recreational area, provided proximate to the park, of a minimum area of 5,000 square feet appropriately developed for the first five (5) spaces and one hundred (100) additional square feet per additional trailer coach space. Such areas may include the picnic area but no space devoted to service or parking or other utilitarian functions shall be counted toward the required recreational areas. Recreational area may be shared with additional area for recreation for a motel, restaurant, or other similar joint use provided space is sufficient for all users under these standards.

(vii) Accessory parking at the rate of one (1) parking space per trailer space at each trailer space located so that disconnection of the trailer from the car is not necessary.

(viii) A refuse collection center.

(ix) A water and sewer system, with connections to each trailer coach space as for mobile home parks at all spaces except for those reserved for tent camping or other use by partial travel trailer units, in which case suitable alternative provisions shall be made.

(x) If spaces are to be rented to travel trailers with waste holding tanks, at least one (1) sanitary station in a well-screened location, consisting of a drainage basin constructed of impervious material, containing a disposal hatch with self-closing cover, and related washing facilities including at least one (1) slop sink or slop water closet. Each disposal hatch shall be connected to the park sewerage system. Facilities required to wash holding tanks and the area around the sanitary station shall be situated not farther than two-hundred (200) feet from any space available for trailer coaches equipped with waste-holding tanks and not closer to any trailer stand or cooking or eating area than fifty (50) feet.

(xi) Park site improvements equivalent to the standards for mobile home parks established in § 14-407(3)(c).

(xii) A fire protection system equivalent to the standard established for mobile home parks. Similar observance of rules for fires as those for mobile home parks shall be required.

(c) Improvements to each trailer coach space shall include:

(i) A trailer coach stand composed of not less than six (6) inches of compacted gravel or other suitable material of a size not less than 10' x 30' and a clear accessway from the park drive to the stand at least ten (10) feet wide.

(ii) A tenant refuse container on a four (4) inch concrete pad, unless provided for groups of spaces not farther than two

hundred feet from each stand served. The park management shall make daily collections.

(iii) A weatherproof electrical connection supplying 110 volts.

(iv) Water and sewer connections except to those spaces reserved for tent campers in which one outdoor water hydrant shall be provided to such space.

(3) The licensee of each travel trailer park shall be required to keep a register of occupants available at all times for inspection by proper officials. Such records shall not be destroyed for a period of three years following departure of occupants. The register shall contain the following information:

(a) Names of all occupants quartered on each designated trailer coach space;

(b) Description, make, model, and year of all trailer coaches and towing or other vehicles and state and license number of each; and

(c) Dates of arrival and departure of occupants of each trailer coach space. (1970 Code, § 4-610)

14-411. Legal and enactment provisions. The provisions made herein are supplemental and additional to provisions of other ordinances of the City of Rockwood and to public and private laws applicable to such city. In case of a conflict between this chapter or any part thereof and the whole thereof and the whole or part of any existing or future ordinance of the City of Rockwood, the more restrictive shall apply, unless pertaining to other chapters of Title 12 of the Rockwood Municipal Code which are herein specifically modified, in which case the provisions of this chapter will control.

If any section, clause, provision, or portion of this chapter shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this chapter which is not of itself invalid or unconstitutional.

This shall become effective on April 28, 1967, 30 days after passage by the Board of Commissioners of the City of Rockwood, the public welfare requiring it. (1970 Code, § 4-611)