

TITLE 14

ZONING AND LAND USE CONTROL

CHAPTER

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. REGULATION OF TRAILERS AND TRAILER COACH PARKS.

CHAPTER 1

MUNICIPAL PLANNING COMMISSION

SECTION

- 14-101. Creation and membership.
- 14-102. Organization, powers, duties, etc.
- 14-103. Additional powers.

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 six (6) members; one (1) member shall be the mayor or a person designated by the mayor; one (1) member shall be a member of the city council selected by the city council; the other four (4) members shall be appointed by the mayor. At least one (1) member of the planning commission, designated as a regional planning commission in § 14-103, shall reside within the regional area outside of the municipal boundaries served by the regional planning commission; provided, that at least two (2) members shall reside in this area whenever such area is greater than fifty percent (50%) of the entire regional area. Planning commission members shall be compensated at the rate of fifteen dollars (\$15.00) per meeting attended. The terms of the mayor or his designee and the member selected by the city council shall run concurrently with their terms of office. The terms of the four (4) members appointed by the mayor shall be for four (4) years each so that the term of one (1) member expires each year. The mayor, at the first regular meeting of the planning commission after the adoption of the provisions in this section, in order to carry out the provisions of this section, shall designate the expiration dates of the terms of the appointed members presently serving on the planning commission accordingly. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor, who shall also have the authority to remove any appointive member at his will and pleasure. (1983 Code, § 11-101, as replaced by Ord. #940, March 2012, and Ord. #955, April 2013)

14-102. Organization, powers, duties, etc. The planning commission shall be organized and shall carry out its powers, functions, and duties in accordance with all applicable provisions of Tennessee Code Annotated, title 13. (1983 Code, § 11-102, as replaced by Ord. #940, March 2012)

14-103. Additional powers. Having been designated as a regional planning commission, the municipal planning commission shall have the additional powers granted by, and shall otherwise be governed by the provisions of the state law relating to regional planning commissions. (1983 Code, § 11-103, as replaced by Ord. #940, March 2012)

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 Winchester shall be governed by Ordinance Number 506, titled "Zoning Ordinance, Winchester, Tennessee," and any amendments thereto.<sup>1</sup>

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<sup>1</sup>Ordinance No. 506, and any amendments thereto, are published as separate documents and are of record in the office of the city clerk.

## CHAPTER 3

REGULATION OF TRAILERS AND TRAILER COACH PARKS

## SECTION

- 14-301. Definitions.
- 14-302. License required.
- 14-303. License fees.
- 14-304. Application for license.
- 14-305. Enforcement.
- 14-306. Trailer coach park plan.
- 14-307. Location of trailer coach parks.
- 14-308. Water supply.
- 14-309. Dependent trailer coaches.
- 14-310. Sewage and refuse disposal.
- 14-311. Garbage receptacles.
- 14-312. [Deleted.]
- 14-313. Animals and pets.
- 14-314. Register of occupants.
- 14-315. Trailer locations.
- 14-316. Revocation of license.
- 14-317. Posting of license.

14-301. Definitions. As used in this chapter:

- (1) "License" means the permit required for trailer coach parks and single trailer coaches. Fees charges under the license requirement are for inspection and the administration of this chapter.
- (2) "Natural or artificial barrier" means any river, pond, canal, railroad, levee, embankment, fence or hedge.
- (3) "Park" means trailer coach park.
- (4) "Person" means any natural individual, firm, trust, partnership, association or corporation.
- (5) "Trailer coach park" means any plot of ground upon which two or more trailer coaches, occupied or unoccupied, for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.
- (6) "Individual trailer coach" means a single trailer coach located on a site outside a trailer coach park.
- (7) "Trailer coach space" means a plot of ground within a trailer coach park designated for the accommodation of one trailer coach.
- (8) "Dependent trailer coach" means a trailer coach which does not have a toilet and a bath or shower.
- (9) "Independent trailer coach" means a trailer coach that has a toilet and a bath or shower.

(10) "Independent trailer coach space" means a trailer coach space which has a sewer and water connections designated to accommodate the toilet and bath or shower contained in an independent trailer coach. (1983 Code, § 11-301)

14-302. License required. The following requirements for licenses shall apply to any trailer coach park, or individual trailer coach within the corporate limits of Winchester:

(1) Trailer coach parks. It shall be unlawful for any person to maintain or operate within the corporate limits of the city, any trailer coach park unless such person shall first obtain a license therefor. All trailer coach parks in existence upon the effective date of this chapter shall within ninety days thereafter obtain such license and in all other respects fully comply with the requirements of this chapter.

(2) Individual trailer coaches. It shall be unlawful for any person to maintain an individual trailer coach as a dwelling or for the owner of any property to let space for an individual trailer coach within the corporate limits of the city unless a license has been obtained therefor. It shall be the responsibility of the occupant of the trailer coach to secure the license. In the event that an individual trailer coach is moved from one location to another, a license must be secured for the trailer coach at the new location, irregardless of the time elapsed since the original license was issued. (1983 Code, § 11-302)

14-303. License fees. An annual license fee shall be required for trailer coach parks and individual trailer coaches as follows:

(1) Trailer coach parks. The annual license fee for trailer coach parks shall be \$15.00 for the park plus \$5.00 per trailer coach within the park at the time that the license is issued.

(2) Individual trailer coaches. The annual license fee for each trailer coach shall be \$5.00. The fee for transfer of the license because of change in ownership or occupancy shall be \$5.00. (1983 Code, § 11-303)

14-304. Application for license. (1) Trailer coach parks. Applications for a trailer coach park shall be filed with and issued by the city building inspector. Applications shall be in writing and signed by the applicant and shall contain the following:

(a) The name and address of the applicant.

(b) The location and legal description of the trailer coach park.

(c) A complete plan of the park showing compliance with section 14-305 of this chapter.

(d) Plans and specifications of all buildings and other improvements constructed or to be constructed within the trailer coach park.

(e) Such further information as may be required by the City of Winchester to enable it to determine if the proposed park will comply with legal requirements.

The applications and all accompanying plans and specifications shall be filed in triplicate.

(2) Individual trailer coaches. Application for individual trailer coach licenses shall be filed with and issued by the city building inspector. Applications shall be in writing and signed by the applicant and shall contain the following:

(a) The name of the applicant and all people who are to reside in the trailer coach.

(b) The location and description of the trailer coach.

(c) The state license number, make, model year of each trailer coach and automobile owned by an occupant of the trailer coach.

(d) Further information as may be required by the City of Winchester to enable it to determine if the trailer coach and site will comply with legal requirements.

The application shall be filed in triplicate. (1983 Code, § 11-304)

14-305. Enforcement. A board of investigators consisting of the city health officer, the chief of the fire department, the chief of police, the building inspector and the planning commission chairman is hereby created, with the building inspector as chairman. The chairman shall, with the approval of the members of said board, appoint a secretary for the board from among the present employees of the city.

It is hereby made the duty of said board to enforce all provisions of this chapter as prescribed herein or such provisions as may be hereafter be enacted, and for the purpose of securing such enforcement, any of the above members of the board, or their duly authorized representatives, shall have the right and are hereby empowered to enter upon any premises on which any trailer coach or coaches are located, or are about to be located, and inspect the same and all trailer coaches and accommodations connected therewith at any reasonable time. The board is further empowered to issue orders granting, renewing, and revoking such permits and licenses as are provided for in accordance with the provisions of this chapter. (1983 Code, § 11-305)

14-306. Trailer coach park plan. The trailer coach park shall conform to the provisions of this code and other ordinances, rules and regulations pertinent to trailer coach parks. (1983 Code, § 11-306)

14-307. Location of trailer coach parks. Trailer coach parks may be located in any district permitted by the Winchester zoning ordinance.<sup>1</sup> Each boundary of the park must be at least 40 feet from any permanent residential building located outside the park unless separated therefrom by a natural or artificial barrier, or unless a majority of the property owners according to area within said 40 feet, consent in writing to the establishment of the park. (1983 Code, § 11-307)

14-308. Water supply. An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park or of the trailer coach located outside a park. The water supply shall be obtained from faucets only. No common drinking cups shall be permitted. Cold water supply faucets shall be located on each trailer coach space. An adequate supply of hot water shall be provided at all times in the service building for washing and laundry facilities. (1983 Code, § 11-308)

14-309. Dependent trailer coaches. Dependent trailer coaches as herein defined shall not be parked within the corporate limits of the City of Winchester unless they are located within a licensed trailer coach park as defined in this chapter, and unless the trailer coach park provides at least one flush toilet, one shower bath or tub and one lavatory for every ten dependent trailer coach spaces in the park.

All service buildings and the grounds of the park shall be maintained in a clean, sightly condition, and kept free from any conditions that will menace the health of any occupant or the public or constitute a nuisance. (1983 Code, § 11-309)

14-310. Sewage and refuse disposal. Wastes from toilets, slop sinks, and laundries shall be discharged into a public sewer system in compliance with applicable provisions of this code or into a private sewer and disposal plant or septic tank system of such construction and in such a manner as will present no health hazard.<sup>2</sup> All kitchen sinks, wash-basins, bath or shower tubs in any trailer coach harbored in any park may empty into a sanitary sink drain located on the trailer coach space. (1983 Code, § 11-310)

14-311. Garbage receptacles. A garbage can of a standard required by sections 17-101 of this code shall be provided for each trailer coach whether

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<sup>1</sup>The zoning ordinance and any amendments thereto, are published as separate documents and are of record in the office of the city clerk.

<sup>2</sup>Municipal code reference  
Water and sewer: title 18.

located inside or outside a trailer coach park. The garbage can and surrounding area shall be kept in a sanitary condition at all times.<sup>1</sup> (1983 Code, § 11-311)

14-312. Deleted. This section was deleted by Ord. #726, May 1998. (1983 Code, § 11-312, as deleted by Ord. #726, May 1998)

14-313. Animals and pets. No owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance within the limits of any trailer coach park.<sup>2</sup> (1983 Code, § 11-313)

14-314. Register of occupants. It shall be the duty of the licensee to keep a register containing a record of all trailer coach owners and occupants located within the park. The register shall contain the following information:

- (1) Name and address of each occupant.
- (2) The name of owner, make, model and year, and state license number, of all trailer coaches.
- (3) License number, name of owner, make, model, and year of each automobile by which the trailer is towed in addition to the same information for other automobiles belonging to occupants of trailer coaches within the park.
- (4) The dates of arrival and departure of each trailer coach. The park shall keep the register available for inspection at all times by law enforcement officers, public health officers and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of three years following the date of registration. (1983 Code, § 11-314)

14-315. Trailer locations. It is hereby declared unlawful from and after the effective date of this chapter for more than one trailer as herein defined to park on any one lot within the corporate limits of Winchester other than in a trailer park licensed herein. This provision shall not apply to trailers now parked outside of a regular trailer park area but when moved, such trailers or other trailers may not relocate at the same site. (1983 Code, § 11-315)

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<sup>1</sup>Municipal code reference  
Water and sewers: title 17.

<sup>2</sup>Municipal code reference  
Animal control: title 10.

14-316. Revocation of license. The city may revoke any license to maintain and operate a park when the licensee fails to comply with any provision of this chapter and is found guilty by a court of competent jurisdiction of violating any provision of this chapter. After such conviction, the license may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law. (1983 Code, § 11-316)

14-317. Posting of license. (1) Trailer coach parks. The license certificate for a trailer coach park shall be posted near the front door in the office of or elsewhere in a conspicuous place on the premises of the trailer coach park at all times.

(2) Individual trailer coaches. The license certificate shall be conspicuously posted on or near the door of individual trailer coaches parked outside trailer coach parks. (1983 Code, § 11-317)