

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

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. 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 the city council hereby creates the Dickson Planning Commission. The planning commission shall consist of eight (8) members; one (1) of the members shall be the mayor, or a person designated by the mayor, and one (1) of the members shall be a member of the city council. All other members shall be appointed by the mayor. The city council shall determine what amount to compensate members of the planning commission. The terms of the six (6) appointive members shall be for three (3) years and shall be staggered. Any vacancy in an appointed membership shall be filled for the unexpired term by the mayor, who shall also have the authority to remove any appointed member at the mayor's discretion. (1980 Code, § 11-101, as replaced by Ord. #956, Dec. 1996)

**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. (1980 Code, § 11-102)

**14-103. Additional powers.** Having been designated as a regional planning commission, the Dickson 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. (1980 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 Dickson shall be governed by Ordinance Number 1238, titled "Zoning Ordinance, Dickson, Tennessee," and any amendments thereto.<sup>1</sup> (as amended by Ord. #1238, June 4, 2007)

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<sup>1</sup>Ordinance No. 1238, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

## CHAPTER 3

### TRAILER COACH PARKS

#### SECTION

- 14-301. Definitions.
- 14-302. License required.
- 14-303. Application for license.
- 14-304. Park plan.

**14-301. Definitions.** The following are definitions as used in this chapter:

(1) "Multiple dwellings" means any structure designed and intended to accommodate more than one family and shall include but is not limited to duplex buildings, group houses, and apartment buildings.

(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" means any portable structure or vehicle so constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes.

(6) "Trailer coach park" means any plot of ground upon which five 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.

(7) "Trailer coach space" means a plot of ground within a trailer coach park designed for the accommodation of one trailer coach. (1980 Code, § 8-501)

**14-302. License required.** It shall be unlawful for any person to maintain or operate a trailer coach park within the corporate limits of the City of Dickson unless such person shall first obtain a license therefor. (1980 Code, § 8-502)

**14-303. Application for license.** Application for a trailer coach park license shall be filed with the city recorder, signed by the applicant and contain the following information:

- (1) The name and address of the applicant.
- (2) The legal description of the trailer park.
- (3) A plan of the park conforming to the provisions of § 14-304.
- (4) Plans and specifications of all buildings and other improvements constructed or that are to be constructed on the site.
- (5) Any further information requested by the planning commission.

The application, plans, and specifications of the trailer coach park shall be inspected by the sanitarian, codes enforcement officer, and the planning commission who shall approve or disapprove such plans and specifications in accordance with the provisions of this chapter and all applicable provisions of this code and the state law as a condition precedent to issuance of a license for such park. (1980 Code, § 8-503)

**14-304. Park plan.** All trailer coach parks shall conform to the following requirements:

(1) The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

(2) Each coach space shall be of a minimum of 1000 square feet which shall be at least twenty-five (25) feet wide and clearly defined with a fifteen (15) foot clearance between trailer coaches and not closer than ten (10) feet from any property line bounding the park.

(3) All trailer coach spaces shall abut upon a driveway of less than twenty (20) feet in width which shall have unobstructed access to a public street, alley, or highway.

(4) An electrical outlet supplying at least 110 volts shall be provided for each trailer coach space.

(5) No trailer court park may be established in any area of the city except in conformity with the provisions of the zoning ordinance.

(6) A cold water supply faucet shall be located on each trailer coach space.

(7) All waste water from showers, bath tubs, toilets, laundries, etc., shall be discharged into the public sewer system as provided by § 18-302(4), provided that in those locations where sewers are not available, disposal of such waste water shall be governed by the provisions of § 18-303 of this code.

(8) Provisions and plans for disposal of refuse and garbage shall conform to the requirements established in § 17-103 of this code.

(9) Every trailer coach park shall be provided with adequate fire fighting equipment with at least one fire extinguisher for each ten (10) trailer coach spaces and with no trailer being located more than two hundred (200) feet from a fire extinguisher.

(10) Operators shall require all occupants to confine their pets and to restrain other acts which could constitute a nuisance such as barking or howling.

(11) Operators of all trailer coach parks shall require all owners of trailers to register on the date of their arrival. He shall maintain permanent records which reflect the names and addresses of the owners and occupants, the date of their arrival, and the license numbers of the vehicles.

(12) Each operator of a trailer coach park shall post his privilege license in a conspicuous place within the office of the park.

(13) When any person authorized to operate a trailer coach park shall be found in violation of any part of this chapter by a court of competent jurisdiction, the codes enforcement officer or the health officer may also revoke such operator's license. (1980 Code, § 8-504)