

TITLE 14

ZONING AND LAND USE CONTROL

CHAPTER

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. MOBILE HOME 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 seven (7) members; two (2) of these shall be the mayor or a person designated by the mayor and an alderman selected by the board of mayor and aldermen; the other five (5) 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 five (5) members appointed by the mayor shall be for three (3) years each. The five (5) 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 additional two (2) members appointed shall be appointed for terms of two (2) and three (3) years respectively, and thereafter those members shall serve for terms of three (3) years. The terms of the mayor and the member selected by the board of mayor and aldermen shall run concurrently their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. The absence of any member from three consecutive meetings without leave except when such absence is made necessary by sickness or other similar causes, ruled as emergency in nature will declare the seat of such member vacant by the chairman. (1979 Code, § 11-101; as replaced by Ord. #05-01, Feb. 2005, and amended by Ord. #14-29, Dec. 2014)

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. (1979 Code, § 11-102)

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. (1979 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 White House shall be governed by Ordinance Number 95-10, titled "Zoning Ordinance, White House, Tennessee," and any amendments thereto.¹

¹Ordinance #95-10, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 3

MOBILE HOME PARKS

SECTION

- 14-301. Definitions of terms.
- 14-302. Permits.
- 14-303. Environmental, open space, and access requirements.
- 14-304. Service building and other community service facilities.
- 14-305. Refuse handling.
- 14-306. Insect and rodent control.
- 14-307. Fuel supply and storage.
- 14-308. Fire protection.
- 14-309. Miscellaneous requirements.

14-301. Definitions of terms. As used in the sections of this chapter, the following words and phrases, unless a different meaning is plainly required by the context, shall have the following meanings:

(1) "Driveway" means a minor private way used by vehicles and pedestrians on a mobile home lot or used for common access to a small group of lots or facilities.

(2) "Health authority" means the State Department of Health.

(3) "License" means a written license issued by the health authority allowing a person to operate and maintain a mobile home park under the provisions of this chapter and regulations issued hereunder.

(4) "Mobile home" means a manufactured, transportable, single-family, dwelling unit suitable for year-round occupancy and containing water supply, waste disposal, and electrical conveniences.

(5) "Mobile home lot" means a parcel of land for the placement of a single mobile home and the exclusive use of its occupants.

(6) "Mobile home park" means a contiguous parcel of land which has been developed for the placement of mobile homes and is owned by an individual, a firm, trust, partnership, public or private association or corporation.

(7) "Mobile home stand" means that part of an individual lot which has been reserved for the placement of one mobile home unit.

(8) "Park management" means the person who owns or has charge, care, or control of the mobile home park.

(9) "Park street" means a private way which affords principal means of access to individual mobile home lots or auxiliary buildings.

(10) "Permit" means a written permit or certification issued by the health authority (or for a building permit) permitting the construction, alteration, and extension of a mobile home park under the provisions of this chapter and regulations issued hereunder.

(11) "Person" means any individual, firm, trust, partnership, public or private association or corporation.

(12) "Service building" means a structure housing a toilet, lavatory, and such other facilities as may be required by this chapter.

(13) "Sewer connection" means the connection consisting of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park.

(14) "Sewer riser pipe" means that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.

(15) "Water connection" means the connection consisting of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

(16) "Water riser pipe" means that portion of the water supply system serving the mobile home park which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot. (1979 Code, § 5-401)

14-302. Permits. It shall be unlawful for any person to construct, alter, or extend any mobile home park within White House, Tennessee, unless he holds a valid permit issued by the health authority and a building permit issued by the building commissioner in the name of such person for the specific construction, alteration, or extension proposed.

All applications for permits shall contain the following:

- (1) Name and address of applicant.
- (2) Location and legal description of the mobile home park.
- (3) Complete engineering plans and specifications of the proposed park including, but not limited to, the following:

- (a) The area and dimensions of the tract of land.
- (b) The number, location, and size of all mobile home lots.
- (c) The location and width of roadways and walkways.
- (d) The location of water and sewer lines and riser pipes.
- (e) Plans and specifications of the water supply and refuse and sewage disposal facilities.

(f) Plans and specifications of all buildings constructed or to be constructed within the mobile home park.

(g) The location and details of lighting and electrical systems.

(h) Topography and drainage ways with contour lines at five-foot intervals.

(i) A location map showing the park site in relation to the existing public street pattern and indication of the uses of property adjacent to the site and the location of all buildings within two hundred feet of the site. (1979 Code, § 5-402)

14-303. Environmental, open space, and access requirements.

(1) Land area. The site shall comprise a single tract. The minimum area of the tract shall be three (3) acres, but the entire tract shall not be required to be developed at one time.

(2) Minimum width. Portions of the site used for general vehicular entrances and exits only 50 feet.
Portions of the site containing mobile home stands and buildings open generally to occupants 100 feet.

(3) Site conditions. Conditions of soil, ground, water level, drainage, and topography shall not create hazards to property or to the health or safety of the park occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences. Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone screening, or other solid material, or protected with vegetative growth that is capable of preventing soil erosion and elimination of objectionable dust.

(4) Location. The site shall abut a public street with a minimum pavement width of 24 feet. No permanent residential structure shall be located within the site.

(5) External yards. The yard and setback requirements of every mobile home park shall be those applying generally to the zoning district in which such park is located.

(6) Design standards. (a) Site planning -- general. Site improvements shall be harmoniously and efficiently organized in relation to each other, to the shape of the tract, and to topography, with full regard to use and appearance. Site planning which conforms to terrain, existing trees, and other natural features is preferred.

(b) Roadways. Design. Roadways shall be designed to provide convenient circulation and access to mobile home spaces and to facilities for common use by park occupants. Roadways shall recognize existing easements and otherwise permit connection to existing facilities where necessary for the proper functioning of the drainage and utility systems. Where feasible, all intersections shall be at right angles.

Right-of-way widths. The minimum required right-of-way widths for roadways in relation to pavement widths shall be as follows:

<u>Pavement Width</u>	<u>Right-of-way Width</u>
12 feet	30 feet
18 feet	40 feet
24 feet	50 feet
27 feet	50 feet
30 feet	55 feet

34 feet

60 feet

36 feet

60 feet

Minimum right-of-way width for entrance streets shall be 50 feet.

Grades. Grades on roadways shall not exceed ten per cent (10%).

(c) Access to exterior streets. Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. Access points shall be subject to the following limitations.

Width of access points.

One-way access points:

Minimum width 15 feet

Maximum width 25 feet

Two-way access points:

Minimum width 30 feet

Maximum width 40 feet

Minimum distance between access points along street frontage.

Minimum distance between access points shall be 200 feet.

Minimum distance between an access point and intersection.

A point of access shall not be permitted within eighty (80) feet of the curb line (or street line when there is no curb) of any public street intersection.

Access points in relation to street frontage.

On sites with less than one hundred (100) feet of street frontage, there shall be only one point of access; on sites with less than four hundred (400) feet of street frontage, there shall be not more than two (2) points of access.

(d) Mobile home lots.

Dimensions for trailer coach lots are regulated by the Tennessee Department of Health. (See "Regulations Governing Trailer Courts in Tennessee," Regulation 3.) The following standards are in accordance with state regulations applicable for mobile homes.

Minimum required depth of each lot 100 feet

Minimum required width of each lot 50 feet

Minimum width of yards on the lot 10 feet

(e) Automobile storage.

Parking spaces shall be provided at the rate of at least one and one-half (1 1/2) spaces for each mobile home lot.

(f) Required recreation areas.

In all parks, there shall be one or more recreation areas which shall be easily accessible to all park residents.

The size of such recreation areas shall be based upon a minimum of 100 square feet for each lot. No outdoor recreation areas shall contain less than 4,000 square feet.

Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.

(7) Required improvements--roadways. (a) Construction and maintenance. Roadways shall have an improved wearing surface constructed on a compact base. Specifications for roadways shall be the same as the roadway specifications contained in the White House Regional Planning Commission Subdivision Regulations to which reference is hereby made and which are incorporated herein by reference.

(b) Pavement widths. Roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:

Minor roadways

One-way:

- With no parking 12 feet
- With parking on one side 18 feet
- With parking on both sides 24 feet

Two-way:

- With no parking 24 feet
- With parking on one side 27 feet
- With parking on both sides 36 feet

Collector roadways

One or two-way:

- With no parking 27 feet
- With parking on one side 30 feet
- With parking on both sides 36 feet

Turn-around at end of dead end. Closed ends of dead-end roadways shall be provided with a paved vehicular turn-around at least one hundred (100) feet in diameter for dead-end roadways along which more than 12 spaces front per side.

(c) Walks. General requirements. All parks shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

Common walk system. A common walk system shall be provided and maintained between locations where pedestrian traffic is

concentrated. Such common walks shall have a minimum width of three and one-half feet.

Individual walks. All mobile home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum of two feet.

(8) Mobile home stands. The area of the mobile home stand shall be improved to provide adequate support for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, rotation, and overturning. The mobile home stand shall not heave, shift, or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

(9) Landscape treatment. Landscape treatment appropriate for use and location shall be required to the extent needed to provide a suitable setting for mobile homes and other facilities within the court. Screening is to be installed where necessary in relation to potentially undesirable views such as laundry yards, refuse collection points, and nonresidential uses. Fences or free-standing walls shall be substantially constructed to withstand conditions of soil, weather, and use. Flora shall be hardy and planted so as to thrive with normal maintenance.

(10) Utilities. Every mobile home park shall be serviced with public water and sanitary sewerage facilities, as approved by the health authority. Where public sanitary sewerage facilities are not available a private sewerage package system will be permitted if approved by the planning commission and health authority. (1979 Code, § 5-403)

14-304. Service building and other community service facilities.

(1) General. The requirements of this section shall apply to service buildings, recreation buildings and other community facilities such as:

- (a) Management offices, repair shops and storage areas.
- (b) Sanitary facilities.
- (c) Laundry facilities.
- (d) Indoor recreation areas.

(2) Required community sanitary facilities. Every park in which overnight stopping is permitted shall be provided with the following sanitary facilities: There shall be one flush toilet and one lavatory for each sex. The building containing such sanitary facilities shall be accessible to all mobile homes.

(3) Structural requirements for buildings. (a) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

- (b) All rooms containing sanitary or laundry facilities shall:

Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.

Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten per cent (10%) of floor area served by them.

Have at least devices which will adequately ventilate the room.

(c) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

(d) Illumination levels shall be maintained as follows:

General seeing tasks--five footcandles

Laundry room work area--40 footcandles

Toilet room, in front of mirrors--40 footcandles.

(e) Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

(f) All structures, gas, plumbing, and electrical installations shall conform to all applicable codes and regulations governing such systems.

(4) Cooking shelters, barbecue pits, and fireplaces. Cooking shelters, barbecue pits, and fireplaces, if used, shall be so located, constructed, maintained, and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors. (1979 Code, § 5-404)

14-305. Refuse handling. (1) The storage, collection, and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

(2) All refuse shall be stored in flytight, watertight, rodent proof containers, which shall be located not more than 150 feet from any mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse, and shall be provided by the tenant.

(3) Refuse collection stands shall be provided by the park management for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

(4) All refuse containing garbage shall be collected at least once weekly. Where suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

(5) Where municipal or private disposal service is not available, the mobile home park operator shall transport the refuse to a disposal site approved by the health authority. (1979 Code, § 5-405)

14-306. Insect and rodent control. (1) Grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the health authority.

(2) Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

(3) Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building materials shall be stored at least one foot above the ground.

(4) Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

(5) The growth of brush, weeds, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description. (1979 Code, § 5-406)

14-307. Fuel supply and storage. (1) Gas system. (a) All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.

(b) Liquified petroleum gas containers installed on a mobile home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than 2 or more than 200 U. S. gallons gross capacity.

(c) No liquified petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any structure, unless such installations are approved by the health authority.

(2) Fuel oil supply systems. (a) All fuel oil supply systems, if fuel oil is used, shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

(b) All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.

(c) All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than five feet from any mobile home exit.

(d) Storage tanks located in areas subject to traffic shall be protected against physical damage. (1979 Code, § 5-407)

14-308. Fire protection. (1) Mobile home parks shall be kept free of litter, rubbish, and other flammable materials.

(2) Portable fire extinguishers rated for Classes B and C fires shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their capacity shall not be less than 2 pounds.

(3) Fires shall be made only in equipment intended for such purposes.

(4) Fire hydrants shall be installed in accordance with the following requirements:

The water supply system shall permit the operation of a minimum of two 1--inch hose streams.

Each of two nozzles held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 30 pounds per square inch at the highest elevation point of the park.

Fire hydrants shall be located within 300 feet of any mobile home, service building, or other structure in the park. An approved hose house shall be located adjacent to each fire hydrant and shall contain and provide storage for not less than 300 feet of approved 1--inch fire hose equipped with approved couplings and nozzles. (1979 Code, § 5-408)

14-309. Miscellaneous requirements. (1) Responsibilities of park management. (a) The person to whom a license for a mobile home park is issued shall operate the park in compliance with this chapter and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition.

(b) The park management shall notify park occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.

(c) The park management shall supervise the placement of each mobile home on its mobile home stand which includes securing its stability and installing all utility connections.

(d) The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park.

(e) The park management shall notify the health authority immediately of any suspected communicable or contagious disease within the park.

(2) Responsibilities of park occupants. (a) The park occupant shall comply with all applicable requirements of this chapter and shall maintain his mobile home lot, its facilities, and equipment in good repair and in a clean and sanitary condition.

(b) The park occupant shall be responsible for proper placement of his mobile home on its mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management.

(c) Pets, if permitted in the park, shall be prohibited to run at large or to commit any nuisance within the limits of any mobile home lot.

(d) Skirtings, awnings, and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath a mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:

The storage area shall be provided with a base of impervious material.

Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.

The storage area shall be enclosed by skirting.

(e) The park occupant shall store and dispose of all his rubbish and garbage in a clean, sanitary, and safe manner. The garbage container shall be rodentproof, insectproof, and watertight.

(f) First aid fire extinguishers for Class B and C fires shall be kept at the premises and maintained in working condition. (1979 Code, § 5-409)