

TITLE 14

ZONING AND LAND USE CONTROL

CHAPTER

1. MUNICIPAL/REGIONAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. MOBILE HOMES AND MOBILE HOME PARKS.

CHAPTER 1

MUNICIPAL/REGIONAL PLANNING COMMISSION

SECTION

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

14-101. Creation and membership. (1) Creation and area. The mayor and board of aldermen and the Tennessee State Planning Office hereby establish a planning region known as the Munford Planning Region which shall consist of the incorporated area of the City of Munford, Tennessee, and the surrounding area in the urban growth boundary of the City of Munford as shown in the county growth plan as shown on the attached map.¹

(2) Membership.² The mayor and board of aldermen and the Tennessee State Planning Office hereby create the Munford Municipal/Regional Planning Commission, which shall be comprised of seven (7) members, and that the membership first approved shall be as follows:

- (a) The mayor and one member of the board of aldermen with terms which shall be co-terminus with their terms of office of such body.
- (b) Five (5) members whom are citizens of the City of Munford and/or the Munford Planning Region, subject to approval of state officials. (1984 Code, § 11-101, modified)

14-102. Organization, powers, duties, etc. The Munford Municipal/Regional planning commission shall be organized and shall carry out its powers,

¹The map is of record in the office of the recorder.

²Tennessee Code Annotated, § 13-3-103 provides that the chief elected official of any municipality lying within the boundary of the planning region shall nominate the members of the regional planning commission before being appointed by the Tennessee State Planning Office, but the number and membership of regional planning commission is finally determined by the Tennessee State Planning Office.

functions, and duties in accordance with all applicable provisions of Tennessee Code Annotated, title 13. (1984 Code, § 11-102, modified)

CHAPTER 2

ZONING ORDINANCE

SECTION

14-201. Zoning governed by zoning ordinance.

14-201. Zoning governed by zoning ordinance. Zoning within the City of Munford is governed by Ordinance #83-2, titled "Zoning Ordinance of Munford, Tennessee," and any amendments thereto.¹

¹Ordinance #83-2, 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

MOBILE HOMES AND MOBILE HOME PARKS

SECTION

- 14-301. Definitions.
- 14-302. License.
- 14-303. License fee.
- 14-304. Application for license.
- 14-305. Park plan.
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- 14-308. Sanitation facilities.
- 14-309. Laundry facilities.
- 14-310. Sewage and refuse disposal.
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- 14-312. Fire protection.
- 14-313. Additions to mobile homes; parking regulations.
- 14-314. Register of occupants.
- 14-315. Revocation of license.
- 14-316. Posting of license.
- 14-317. Existing mobile home parks.
- 14-318. Penalty.

14-301. Definitions. (1) "Dwelling." A house, apartment building or other permanent building designed or used primarily for human habitation.

(2) "Barrier, natural or artificial." Means any river, pond, canal, railroad, levee, embankment, fence or hedge.

(3) "Park." Means mobile home park.

(4) "Person." Means any natural individual.

(5) "Mobile home." Means and includes any vehicle or similar portable structure constructed so as to permit its being used as a conveyance on a public street and so as to permit the occupancy thereof as a dwelling by one or more persons. "Mobile Home" shall include "Trailer Coach" as defined in Tennessee Code Annotated, § 68-24-101(8).

(6) "Mobile home park." Means any plot of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.

(7) "Mobile home space." Means a lot or plot of ground within a mobile home park designed for the accommodation of one mobile home.

(8) "Dependent mobile home." Means a mobile home which does not have a toilet and a bath or shower, or running water.

(9) "Independent mobile home." Means a mobile home that has a toilet and bath or shower, and running water.

(10) "Dependent mobile home space." Means a mobile home space which is designed to accommodate a dependent mobile home and does not have sewer and water connections to accommodate a toilet and a bath or shower in a mobile home.

(11) "Independent mobile home space." Means a mobile home space which has sewer and water connections designed to accommodate toilet and bath or shower contained in an independent mobile home.

(12) "Health officer." Means a health officer of the City of Munford, Tennessee or his authorized representative. (1984 Code, § 11-301)

14-302. License. (1) It shall be unlawful for any person to maintain or operate within the corporate limits of the City of Munford, Tennessee any mobile home park unless such person shall first obtain a license therefor.

(2) License shall not be transferable. (1984 Code, § 11-302)

14-303. License fees. The annual license fee for each mobile home park shall be equal to, but not greater than, the amount allowed by the state privilege tax. (1984 Code, § 11-303)

14-304. Application for license. Applications for a mobile home park license shall be filed with and issued by the building inspector. Applications shall be in writing signed by the applicant and shall contain the following:

(1) The name and address of the applicant.

(2) The location and legal description of the mobile home park.

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

(4) Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park. The sketch shall be drawn to scale showing the number and arrangement of mobile home lots, roadways, water supply, water outlets, liquid and garbage disposal and the location of the buildings for toilets, baths, laundries and other facilities.

(5) Such further information as may be requested by the building inspector to enable him to determine if the proposed park will comply with legal requirements.

The application and all accompanying plans and specifications shall be filed in triplicate. The building inspector and the health officer shall inspect the proposed plans and specifications and shall make a report of their findings to the board of zoning appeals of the City of Munford. The board of zoning appeals shall inspect the site and the proposed plans and may approve the plans subject to such reasonable conditions as are necessary to protect adjoining and neighboring property and such conditions as are necessary to insure a safe, attractive, and pleasant park development. The board of mayor and aldermen may disapprove the application but shall state its reasons for such disapproval in writing.

The license shall be issued by the city recorder, but only upon completion of the park in conformance with plans and specifications approved by the board of mayor and aldermen.

Mobile homes shall not be parked on any public thoroughfare, street, alley or public place in the City of Munford, Tennessee for longer than one hour when no emergency for repairs exists.

None of the provisions of this chapter shall be construed as prohibiting the parking of mobile homes for display by a duly authorized and licensed dealer or sales agency, provided that the lot where such mobile homes are parked is within an area where such type of business is permitted by the board of mayor and aldermen of the City of Munford, Tennessee. (1984 Code, § 11-304)

14-305. Park plan. The mobile home park shall be designed for either independent mobile homes or for dependent mobile homes, but a park designed for independent mobile homes shall not accept dependent mobile homes. Except as set forth in § 14-317 below, the mobile home park 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) Mobile home plot size and spacing of mobile homes: Mobile home spaces for independent mobile home units shall be provided consisting of a minimum of 2,100 square feet for each space which shall be at least 30 feet wide and clearly defined. Mobile home spaces for dependent mobile home units shall be provided consisting of a minimum of 1,500 square feet for each space which shall be at least 25 feet wide and clearly defined. Mobile homes shall be so harbored on each space that there shall be at least a 15 foot clearance between mobile homes, provided, however, that with respect to mobile homes parked end-to-end, the end-to-end clearance shall not be less than 10 feet. No mobile home shall be located closer than 7 feet from any property line bounding the park.

It shall not be a violation of this chapter for a camper, tent-trailer or other overnight sleeping facility to temporarily occupy a dependent mobile home space, but not more than one unit may use each space.

(3) All mobile home spaces shall abut upon a driveway of not less than 30 feet in width which shall have unobstructed access to a public street, alley or highway. The Board of Zoning Appeals may stipulate an appropriate dustfree surface material to be provided. All driveways shall be lighted at night with 25 watt lamps at intervals of one hundred (100) feet located approximately fifteen (15) feet from the ground.

(4) Each park that accepts a dependent trailer shall provide service buildings to house toilet facilities, bathing facilities, laundry facilities and other sanitary facilities as hereinafter more particularly described.

(5) Paved walkways not less than two (2) feet wide shall be provided from the mobile home spaces to the service buildings. The walkways shall be

lighted at night with 25 watt lamps at intervals of one hundred (100) feet approximately fifteen (15) feet from the ground.

(6) Electricity: An electrical outlet supplying at least 110 volts shall be provided for each mobile home space, and shall be weatherproof and accessible to the parked mobile home. All electrical installations shall be in compliance with title 12, chapter 3 of this code. (1984 Code, § 11-305)

14-306. Location. Mobile home parks for mobile homes may be located as permitted by the board of mayor and aldermen of the City of Munford. (1984 Code, § 11-306)

14-307. Water supply. An adequate supply of water under pressure from a source and a quality approved by the Tennessee Department of Health shall be provided; where possible, approved municipal water supplies shall be used. Water shall be piped to each mobile home lot. There shall be a water outlet in each shower room, wash room, sink and night waste container washing facilities. (1984 Code, § 11-307)

14-308. Sanitation facilities. Each park that accepts a dependent trailer shall be provided with toilets, baths or showers, slop sinks and other sanitation facilities which shall conform to the following requirements:

(1) Toilet facilities for men and women shall be either in separate buildings at least twenty (20) feet apart or shall be separated if in the same building, by a soundproof wall.

(2) Toilet facilities for women shall consist of not less than two (2) flush toilets for every ten (10) dependent mobile home spaces, and two (2) lavatories for every twenty (20) dependent mobile home spaces. Each toilet, shower and bathtub shall be in a private compartment.

(3) Toilet and urinal facilities for men shall consist of not less than one (1) flush toilet for every ten (10) dependent mobile home spaces, one (1) shower or bathtub for every ten (10) dependent mobile home spaces. Each toilet, shower and bathtub shall be in a private compartment.

(4) Service buildings housing the toilet facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations, plumbing, gas and sanitation systems,¹ and shall be located no closer than fifteen (15) feet or farther than one hundred fifty (150) feet from any dependent mobile home space.

(5) Each service building shall contain at least one slop sink for each sex located in a separate compartment.

¹Municipal code reference

Building, utility, etc. codes: title 12.

(6) The service buildings shall be well lighted at all times of the day and night and shall be well ventilated with screened openings, shall be constructed of such moisture-proof materials, including painted woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 70 degrees fahrenheit during the period from October 1 to May 1, and to supply a minimum of three (3) gallons of hot water per hour per mobile home space during the time of peak demands. The floors of the service building shall be of concrete or approved tile material and shall slope to a floor drain connected with the sewerage system.

(7) Liquefied petroleum gas for cooking purposes shall not be used at individual mobile home spaces unless the containers are properly connected by copper or other suitable metallic tubing. Liquefied petroleum gas cylinders shall be securely fastened in place, and adequately protected from the weather. No cylinder containing liquefied petroleum gas shall be located in a mobile home, nor within five (5) feet of a door thereof.

(8) All service buildings, mobile homes, mobile home spaces and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any conditions that will menace the health of any occupant or the public or constitute a nuisance. (1984 Code, § 11-308)

14-309. Laundry facilities. When required the laundry facilities shall be provided in the ratio of one (1) double laundry tub and ironing board for every twenty (20) mobile home spaces. An electrical outlet supplying current sufficient to operate an iron shall be located conveniently near the ironing board. Drying spaces shall be provided sufficient to accommodate the laundry of the mobile home occupants. The service building housing the laundry facilities shall be a permanent structure complying with all applicable ordinances and statutes regulating buildings, electrical installations, plumbing, gas and sanitation system.¹ (1984 Code, § 11-309)

14-310. Sewage and refuse disposal. Waste from showers, bathtubs, toilets, slop sinks and laundries shall be discharged into a public sewer system where one exists, in compliance with title 18, chapter 2 of this code. All kitchen sinks, washbasins, bath or shower tubs in any mobile home harbored in any park shall empty into the sanitary sink drain located on the mobile home space. Mobile home parks within two hundred (200) feet of the municipal sewer shall connect thereto, with approved and sized lines.² (1984 Code, § 11-310)

¹Municipal code reference

Building, utility, etc. codes: title 12.

²This section originally required that mobile home parks located within 300 feet of a municipal sewer would have to connect thereto. However, § 18-302 (continued...)

14-311. Refuse, storage, collection, disposal. Storage, collection and disposal of refuse shall be accomplished as provided in title 17, chapter 1 of this code. Satisfactory container racks shall be provided and shall be located not more than 150 feet from any mobile home. (1984 Code, § 11-311)

14-312. Fire protection. The mobile home park area shall be subject to the provisions of title 7, chapter 2 of this code and the rules and regulations of the fire prevention authorities having jurisdiction. (1984 Code, § 11-312)

14-313. Additions to mobile homes; parking regulations. No permanent additions of any kind shall be built on to, nor become a part of, any mobile home. Skirting of mobile homes is permissible, but such skirting shall not permanently attach the mobile home to the ground, provide a harborage for rodents, or create a fire hazard. The wheels of the mobile home shall not be removed, except temporarily when necessary for repairs. Jacks or stabilizers may be placed under the frame of the mobile home to prevent movement on the springs while the mobile home is parked and occupied. (1984 Code, § 11-313)

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

- (1) Name and address of each occupant.
- (2) The make, model and year of all automobiles and mobile homes.
- (3) License number and owner of each mobile home and automobile by which it is towed.
- (4) The state issuing such license.
- (5) The dates of arrival and departure of each mobile home.

The park shall keep the register available for inspection at all times by law enforcement officers, public health officials 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 (3) years following the date of registration. (1984 Code, § 11-314)

14-315. Revocation of license. The health officer shall make periodic inspection of the park to assure compliance with this chapter. In case of non-compliance with any provisions of this chapter, the health officer shall serve warning to the licensee. Thereafter upon failure of the licensee to remove said violation, the health officer shall recommend to the board of mayor and aldermen revocation of the offending park's license. The city board shall hold

(...continued)

of this code requires connection to the municipal sewer if the property line is within 200 feet of the sewer; consequently this section was modified to reflect the higher standard.

hearing on the matter, and upon determination of non-compliance revoke said license. The license may be reissued if the circumstances leading to revocation have been remedied and the park can be maintained and operated in full compliance with the law. (1984 Code, § 11-315)

14-316. Posting of license. The license certificate shall be conspicuously posted in the office of, or in the premises of, the mobile home park at all times. (1984 Code, § 11-316)

14-317. Existing mobile home parks. Any mobile home park which is existing at the time of the adoption of this chapter or any park which may subsequently become subject to this chapter by annexation shall be allowed to continue in exception to the provisions of this chapter. However, this section shall not exempt these properties from the licensing provisions set forth in §§ 14-302, 14-303 and 14-304 as well as the requirements set forth in §§ 14-313, 14-314, 14-315, 14-316 and 14-319 of this chapter, nor shall any expansions or alterations to existing mobile home parks be allowed except in conformity with the requirements of this chapter. (1984 Code, § 11-317)

14-318. Penalty. Any person violating the provisions of this chapter shall be guilty of a misdemeanor and shall be fined in accordance with the general penalty clause in this code. (1984 Code, § 11-318)