

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

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

- 14-101. Creation and membership.
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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, four of whom shall be appointed from the four city wards and one who shall be a resident of the Milan Planning Region. One of the members shall be the mayor of Milan and one of the members shall be a member of the board of aldermen of Milan, who is appointed by the board of mayor and aldermen. All other members shall be appointed by the mayor, with the concurrence of a majority of the board of aldermen.

All members of the planning commission shall reside within the City of Milan or its planning region and attend the meetings as regularly as possible. The mayor shall have the authority to remove any commission member who has been absent for three (3) consecutive regular planning commission meetings.

The appointments to membership of the commission shall be so arranged that the term of membership shall be five (5) years except that the initial individual appointments to the planning commission shall be terms of one (1), two (2), three (3), four (4) and five (5) years, respectively. The terms of the mayor and alderman shall be coterminous with their terms of office. Members whose terms expire, or their successors, may be appointed for terms of four (4) years. All members shall serve without compensation. (Ord. #1994-07, July 1994)

14-102. Vacancies and removal of members. Any vacancy shall be filled for the unexpired term of the membership through appointment by the mayor, with concurrence of a majority of the board of aldermen. The mayor shall have authority to remove any appointive member with the concurrence of a majority of the board of aldermen. (Ord. #1994-07, July 1994)

14-103. 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, §§ 13-4-101 through 13-4-309 and the by-laws which it adopts. (Ord. #1994-07, July 1994)

14-104. 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. (Ord. #1994-07, July 1994)

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 Milan shall be governed by Ordinance #10-03, titled "Zoning Ordinance, Milan, Tennessee," and any amendments thereto.¹ (as amended by Ord. #10-03, April 2010)

¹Ordinance #10-03, 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, MOBILE HOMES, TRAVEL TRAILER
PARKS, TRAVEL TRAILERS****SECTION**

- 14-301. Definitions.
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- 14-325. Minimum size of travel trailer space.
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- 14-328. Application for permit; mobile home parks and travel trailer parks.
- 14-329. Enforcement.
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14-301. Definitions. Except as specifically defined herein all words used in this chapter have their customary dictionary definitions where not inconsistent with the context. For the purpose of this chapter certain words or terms are defined as follows:

(1) The term "shall" is mandatory. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

(2) "Mobile home (trailer)." A detached single-family dwelling unit with any or all of the following characteristics:

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

(b) Designed to be transported after fabrication on its own wheels.

(c) Arriving at the site where it is to be occupied is a complete dwelling including major appliances and ready for occupancy except for minor and incidental unpacking and assembly operations, location of foundation supports, connection to utilities and the like.

(3) "Mobile home park." The term mobile home park shall mean any plot of ground within the City of Milan on which three (3) or more mobile homes, occupied for dwelling or sleeping purposes, are located.

(4) "Mobile home space." The term mobile home space shall mean a plot of ground within a mobile home park designated for the accommodation of one (1) mobile home.

(5) "Mobile home stand." That part of an individual lot which has been reserved for the placement of the mobile home.

(6) "Travel trailer." A travel trailer, pickup camper, converted bus, tent-trailer, tent, motor home, or similar device used for temporary portable housing or a unit which:

(a) Can operate independent of connection to external sewer, water and electrical systems;

(b) Contains water storage facilities and may contain a lavatory, kitchen sink and/or bath facilities; and/or

(c) Is identified by the manufacturer as a travel trailer.

(7) "Travel trailer park." The term travel trailer park shall mean any plot of ground within the City of Milan on which two (2) or more travel trailers, occupied for camping or periods of short stay, are located.

(8) "Health officer." The director of a city, county, or district health department having jurisdiction over the community health in a specific area, or his duly authorized representative.

(9) "Permit (license)." A permit is required for mobile home parks and travel trailer parks. Fees charged under the permit requirement are for inspection and the administration of this chapter. (1973 Code, § 8-501)

14-302. Regulation of mobile homes. It shall be unlawful for any mobile home to be used, stored, or placed on any lot or serviced by the utilities

of said city where said mobile home is outside of any designated and licensed mobile home park after the date of passage of this chapter, excepting mobile homes located on licensed mobile home sales lots.

At the time a mobile home arrives at a mobile home park, the City of Milan building inspector shall be contacted, who shall go to such location to ascertain that trailer is parked to trailer court regulations. At such time mobile home owner shall purchase a mobile home parking permit, which fee shall be \$10.00. (1973 Code, § 8-502)

14-303. Permit for mobile home park. No place or site within said city shall be established or maintained by any person, group of persons, or corporation as a mobile home park unless he holds a valid permit issued by the city building inspector in the name of such person for the specific mobile home park. The city building inspector is authorized to issue, suspend, or revoke permits in accordance with the provisions of this chapter.

Mobile home parks in existence as of the effective date of this chapter shall be required to obtain a mobile home park permit. Pre-existing mobile home parks which cannot comply with the requirements regarding mobile parks shall be considered as a non-conforming use.

Said pre-existing mobile home parks shall comply with all state and local regulations applicable thereto which were in force prior to the establishment of said mobile home park. (1973 Code, § 8-503)

14-304. Inspections by city building inspector. The city building inspector is hereby authorized and directed to make inspections to determine the condition of mobile home parks in order that he may perform his duty of safeguarding the health and safety of occupants of mobile home parks and of the general public. The city building inspector shall have the power to enter at reasonable times after notification of owner upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter. (1973 Code, § 8-504)

14-305. Code compliance. No mobile home shall be admitted to any park unless it can be demonstrated that it meets the requirements of the American Standards Association Code Provision A-119. 1- 1963 and revisions thereto as adopted by the State of Tennessee. (1973 Code, § 8-505)

14-306. Location and planning. The mobile home park shall be located on a well drained and flood-free site and shall be so located that its drainage will not endanger any water supply and shall be in conformity with a plan approved by the city planning commission and shall be located in districts as specified in the zoning ordinance of the City of Milan. (1973 Code, § 8-506)

14-307. Minimum size of mobile home park. The tract of land for the mobile home park shall comprise an area of not less than three (3) acres. The tract of land shall consist of a single plot so dimensioned and related as to facilitate efficient design and maintenance. (1973 Code, § 8-507)

14-308. Minimum number of spaces. Minimum number of spaces completed and ready for occupancy before first occupancy is three (3). (1973 Code, § 8-508)

14-309. Minimum mobile home space and spacing of mobile homes. Each mobile home space shall be adequate for the type of facility occupying the same. Mobile homes shall be parked on each space so that there will be at least fifteen (15) feet of open space between mobile homes or any attachment such as a garage or porch,¹ and at least fifteen (15) feet end to end spacing between trailers and any building or structure, twenty (20) feet between any trailer and property line and thirty-five (35) feet from the right-of-way of any public street or highway. In addition each mobile home space shall contain:

- (1) A minimum lot area of five thousand (5,000) square feet;
- (2) A minimum depth with end parking of an automobile equal to the length of the mobile home plus thirty (30) feet; and
- (3) A minimum depth with side or street parking equal to the length of the mobile home plus fifteen (15) feet; and
- (4) A minimum width of at least fifty (50) feet and a minimum depth of at least one hundred (100) feet. (1973 Code, § 8-509)

14-310. Water supply. The water supply must be approved by the City of Milan Water Department. (1973 Code, § 8-510)

14-311. Sewage disposal. All sewer lines must be in accordance and approved by the City of Milan Sewer Department. Each mobile home space shall be equipped with at least a four (4) inch sewer connection, trapped below the frost line and reaching at least four (4) inches above the surface of the ground. The sewer connection shall be protected by a concrete collar, at least three (3) inches deep and extending twelve (12) inches from the connection in all directions. All sewer lines shall be laid in trenches separated at least ten (10) feet horizontally from any drinking water supply line. No mobile home park shall be operated within the City of Milan that is not connected to the public sewage disposal system. (1973 Code, § 8-511)

¹If the construction of additional rooms or covered areas is to be allowed beside the mobile homes, the mobile home spaces shall be made wider to accommodate such construction in order to maintain the required fifteen (15) feet of open space.

14-312. Refuse. The storage, collection and disposal of refuse, in the park, shall be so managed as to create no health hazard. Satisfactory container racks or holders shall be provided as prescribed by the county health department. Garbage shall be collected and disposed of in an approved manner at least once per week. (1973 Code, § 8-512)

14-313. Electricity. An electrical outlet supplying at least two hundred twenty (220) 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 the National Electrical Code and Tennessee Department of Commerce and Insurance Regulation No. 15, entitled "Regulations Relating to Electrical Installations in the State of Tennessee," and shall satisfy all requirements of the local electric service organization. (1973 Code, § 8-513)

14-314. Illumination. The park shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

- (1) All parts of the park street system, 0.6 footcandle, with a minimum of 0.1 footcandle.
- (2) Potentially hazardous locations, such as major street intersections and steps or stepped ramps individually illuminated with a minimum of 0.3 footcandle. (1973 Code, § 8-514)

14-315. Streets. Minimum pavement widths of various streets within mobile home parks shall be:

All streets	24 feet streets shall have a gravel base consisting of size 25 (Grade D) stone compacted to six (6) inches and a paved surface of asphaltic concrete (hot mix) -- as specified in the Tennessee Department of Highways Standard Specifications for Road and Bridge Construction, 1968, Section 411 -- compacted to one (1) inch with not less than an average weight of one hundred (100) pound; per square yard. (1973 Code, § 8-515)
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14-316. Parking spaces. Car parking shall be provided in sufficient number to meet the needs of the occupants of the property and their guests without interference with normal movement if traffic. Such facilities shall be provided at the rate of at least two (2) car spaces for each mobile home lot to provide for guest parking, for two car tenants and for delivery and servile vehicles. Car parking spaces shall be located for convenient access to the mobile home spaces. The size of the individual parking spaces shall have a minimum width

of not less than ten (10) feet and length of not less than twenty (20) feet. The parking spaces shall be located so access can be gained only from internal streets of the mobile home park. (1973 Code, § 8-516)

14-317. Buffer strip. An evergreen buffer strip consisting of trees, shrub or hedge which will grow to a height of not less than ten (10) feet and be spaced not more than ten (10) feet apart shall be planted along all boundaries of the mobile home park. (1973 Code, § 8-517)

14-318. Required recreation areas. In all parks accommodating or designed to accommodate 25 or more mobile homes, 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 area shall contain less than 2,500 square feet. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located. (1973 Code, § 8-518)

14-319. Mobile home stands. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home. (1973 Code, § 8-519)

14-320. Regulating travel trailers and travel trailer parks. It shall be unlawful for any travel trailer to be occupied or serviced outside of any properly designated travel trailer park. This provision shall not apply to the storage of travel trailers provided said trailer unit is neither temporarily or permanently occupied as a dwelling unit while within the city limits. (1973 Code, § 8-520)

14-321. Permit for travel trailer park.¹ No place or site within said city shall be established or maintained by any person, group of persons, or corporation as a travel trailer park unless he holds a valid permit issued by the city building inspector in the name of such person or persons for the specific travel trailer park. The city building inspector is authorized to issue, suspend, or revoke permits in accordance with the provisions of this chapter (1973 Code, § 8-521)

¹Travel trailer parks, properly regulated, fit well into general commercial complexes in which a variety of complementary facilities are available. For example, nearby groceries, general stores, filling stations, coin operated laundries, and other services are often in demand by persons looking for travel trailer parks.

14-322. Inspections by city building inspector or county health officer. The city building inspector or county health officer is hereby authorized and directed to make inspections to determine the condition of travel trailer parks, in order that he may perform his duty of safeguarding the health and safety of the occupants of travel trailer parks and of the general public. The building inspector or county health officer shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter. (1973 Code, § 8-522)

14-323. Length of occupancy. Travel trailer spaces shall be rented by the day or week only, and the occupant of such space shall remain in the same travel trailer park not more than fourteen (14) days. (1973 Code, § 8-523)

14-324. Location. Travel trailer parks shall be located in districts as specified in the zoning ordinance of the City of Milan. (1973 Code, § 8-524)

14-325. Minimum size of travel trailer space. Each travel trailer space shall have a minimum width of thirty (30) feet and minimum length of fifty (50) feet. Site planning improvements shall conform to the standards established in Regulations VI - XX of the State Regulations Governing the Construction, Operation and Maintenance of Organized Camps in Tennessee, as provided in Pub. Acts 1965, ch. 65. (1973 Code, § 8-525)

14-326. Permits. It shall be unlawful for any person or persons to maintain or operate, within the corporate limits of said city any mobile home park unless such person or persons shall first obtain a permit therefor. It shall be unlawful for any person or persons to maintain or operate, within the corporate limits of said city, any travel trailer park unless such person or persons shall first obtain a permit therefor. (1973 Code, § 8-526)

14-327. Fees for permit. The annual permit fee for mobile home parks shall be eighteen and 50/100 dollars (\$18.50). The annual permit fee for each travel trailer park shall be eighteen and 50/100 dollars (\$18.50). (1973 Code, § 8-527)

14-328. Application for permit; mobile home parks and travel trailer parks. Application for a mobile home park shall be filed with city building inspector and he shall issue a permit after approval by the planning commission and mayor and board of aldermen of the mobile home park plan. Applications shall be in writing and signed by the applicant and shall be accompanied with an approved plan of the proposed mobile home park. The plan shall contain the following information and conform to the following requirements:

- (1) The plan shall be clearly and legibly drawn at a scale not smaller than one hundred (100) feet to one (1) inch;
- (2) Name and address of owner of record;
- (3) Proposed name of park;
- (4) Vicinity map showing location and acreage of mobile home park;
- (5) North point and graphic scale and date;
- (6) Exact boundary lines of the tract by bearing and distance;
- (7) Names of owners of record of adjoining land;
- (8) Existing streets, utilities, easements, and water courses on and adjacent to the tract;
- (9) Proposed design including streets, proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than mobile home spaces;
- (10) Provisions for water supply, sewerage and drainage;
- (11) Such information as may be required by said city to enable it to determine if the proposed park will comply with legal requirements; and
- (12) The applications and all accompanying plans and specifications shall be filed in triplicate.

Certificates that shall be required:

- (a) Owner's certification;
- (b) Planning commission's approval signed by secretary; and
- (c) Any other certificates deemed necessary by the planning commission.

Applications for travel trailer parks shall meet the same requirements as contained in the preceding paragraph. (1973 Code, § 8-528)

14-329. Enforcement. It shall be the duty of the county health officer and city building inspector to enforce provisions of this chapter. (1973 Code, § 8-529)

14-330. Board of appeals. The Milan Board of Zoning Appeals shall serve as the board of appeals and shall be guided by procedures and powers compatible with state law.

Any party aggrieved because of an alleged error in any order, requirement, decision or determination made by the building inspector in the enforcement of this chapter, may appeal for and receive a hearing by the Milan Board of Zoning Appeals for an interpretation of pertinent ordinance provisions. In exercising this power of interpretation of the chapter, the Milan Board of Zoning Appeals may, in conformity with the provisions of this chapter, reverse or affirm any order, requirement, decision or determination made by the building inspector. (1973 Code, § 8-530)

14-331. Appeals from board of appeals. Any person or persons or any board, taxpayer, department, or bureau of the city aggrieved by any decision of the Milan Board of Zoning Appeals may seek review by a court of record of such decision in the manner provided by the laws of the State of Tennessee. (1973 Code, § 8-531)

14-332. Violation and penalty. Any person or corporation who violates the provisions of the chapter or the rules and regulations adopted pursuant thereto, or fails to perform the reasonable requirements specified by the city building inspector or county health officer after receipt of thirty-five (35) days written notice of such requirements, shall be a misdemeanor and fined as provided by this code. Each day of continued violation shall constitute a separate offense, subsequent to receipt of said thirty-five (35) day notice. (1973 Code, § 8-532)

CHAPTER 4

FLOOD DAMAGE PREVENTION ORDINANCE

SECTION

14-401. Flood damage control to be governed by flood damage prevention ordinance.

14-401. Flood damage control to be governed by flood damage prevention ordinance. Regulations governing flood damage control within the City of Milan shall be governed by Ordinance #2014-11, December 2014, titled "Milan Municipal Floodplain Zoning Ordinance" and any amendments thereto.¹

¹Ordinance #2014-11, December 2014, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 5

AIRPORT ZONING ORDINANCE

SECTION

14-501. Airport regulations to be governed by airport zoning ordinance.

14-501. Airport regulations to be governed by airport zoning ordinance. Regulations governing airport regulations within the City of Milan shall be governed by Ordinance #_____, Sept. 11, 1962, titled "Airport Zoning Ordinance of the City of Milan" and any amendments thereto.¹

¹Ordinance #_____, Sept. 11, 1962, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.