

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.

14-101. 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 five (5) members; two (2) of these shall be the mayor and another member of the board of commissioners selected by the board of commissioners; the other three (3) 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 three (3) members appointed by the mayor shall be for three (3) years each. The three (3) 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 terms of the mayor and the member selected by the board of commissioners shall run concurrently with their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. (1978 Code, § 11-101)

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. (1978 Code, § 11-102)

CHAPTER 2**ZONING ORDINANCE****SECTION**

14-201. Land use to be governed by zoning ordinance.

14-202. Violations and penalty.

14-201. Land use to be governed by zoning ordinance. Land use within the City of St. Joseph shall be governed by the "Zoning Ordinance, St. Joseph, Tennessee," and any amendments thereto.¹

14-202. Violations and penalty. Violations of the zoning ordinance shall subject the offender to a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

¹Zoning Ordinance, St. Joseph, Tennessee, 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.
- 14-302. In general.
- 14-303. Permitted parking of mobile homes outside mobile home parks.
- 14-304. Minimum requirements for mobile home parks.
- 14-305. Streets.
- 14-306. Placement of mobile homes.
- 14-307. Accessory structures on mobile home lots.
- 14-308. Off-street parking.
- 14-309. Drainage.
- 14-310. Utilities.
- 14-311. Mobile home lot identification.
- 14-312. Smoke and fire detectors.
- 14-313. Construction permit.
- 14-314. Existing mobile home parks.
- 14-315. Violations and penalty.

14-301. Definitions. The following words and phrases, when used in this chapter, shall have the meaning ascribed to them in this section except in those instances where the context clearly indicates otherwise.

(1) "Adjoining land." Property, the boundaries of which join the parcel of land upon which the mobile home is to be placed, to include property separated by private or public roads, railroads and streams. Property that joins only at a corner is not considered adjoining land.

(2) "Mobile home." The term "mobile home" shall be construed to mean and include any structure intended for or capable of human habitation, mounted upon wheels and capable of being driven, propelled or towed from place to place without change in structure or design, by whatsoever name or title it is colloquially or commercially known. Removal of wheels and placing such a structure on the ground, piers or other foundations, shall not remove such vehicle from this definition; provided, however, that this definition shall not include transport trucks, recreational vehicles or vans equipped with sleeping space for driver or drivers.

(3) "Mobile home park." The term "mobile home park," "trailer court," "house trailer court," or whatsoever name or title so called, shall be construed to mean and include any site, lot, field or tract of land privately or publicly owned or operated upon which two (2) or more mobile homes, used for living, eating and sleeping quarters are, or are intended to be located; such establishments being open and designated to the public as places or temporary or permanent residential accommodations, whether operated for or without

compensation, whether operated for or without compensation, and by whatsoever name or title they are colloquially or commercially terms. (Ord. #60, Sept. 1991)

14-302. In general. (1) It shall be unlawful, within the city limits of St. Joseph, Tennessee, to park or locate any mobile home on any street, alley or highway or other public place, or on any tract of land occupied or unoccupied within the city limits except as provided in this chapter. No person shall park or leave a mobile home within the city limits for a period longer than one (1) day, except in a mobile home park duly licensed by the city, except this section shall not apply to any mobile home which is not being used for living or sleeping quarters, and which is being kept solely for sale in the course of and at the regular and permissible place of business, of and by any person or firm duly licensed to engage in the business of selling mobile homes. Provided, however, that where any person has parked or is occupying a mobile home contrary to the provisions of this chapter on the effective date of the ordinance comprising this chapter and is occupying such mobile home as a permanent place of abode or permanent dwelling on the effective date of the ordinance comprising this chapter, and such mobile home is properly connected with the municipal water supply and sanitary sewer system (where available), and is constructed and located in compliance with all requirements of the building, plumbing, sanitary, health and electrical ordinances and/or ordinances, restrictions and/or laws of the city, county and state and is not inhabited by greater number of occupants than for which it was designed and is properly and duly registered as provided by the laws of the State of Tennessee, and all taxes due thereon have been duly paid, then such use as a permanent place of abode or as a permanent dwelling may continue; provided further, that where such use is abandoned for a period of ten (10) days or more, or said mobile home or travel trailer is removed from said premises for such period of ten (10) days or more, then such use shall not be resumed until the provisions of this chapter and each part hereof are complied with.

(2) No person shall knowingly or willfully permit any mobile home to be parked or left upon any property which he owns or over which he has control, within the city limits for a period of time in excess of one (1) day, except in a duly licensed mobile home park, except as otherwise provided in this chapter and except, however, that this section shall not apply to any mobile home which is not being used for living or sleeping quarters, and which is being kept solely for sale in the usual course of and at the regular and permissible place of business of, and by any person or firm duly licensed by the city to engage in the business of selling mobile homes. (Ord. #60, Sept. 1991)

14-303. Permitted parking of mobile homes outside mobile home parks. This chapter shall not in any way keep the city manager of the city from

permitting mobile homes to be temporarily installed on property or an individual lot for the following usage:

- (1) Temporary office and storage facilities for construction projects, to be removed immediately upon job completion.
- (2) Office facilities for a legally licensed mobile homes sales business.
- (3) Political campaign offices, to be removed immediately after election day.
- (4) Temporary offices during construction of permanent structures and dwelling facilities while a residential structure is being repaired or re-built after being damaged or destroyed by fire or other disasters, all such facilities to be removed immediately upon job completion.
- (5) Unoccupied campers or travel trailers parked in the rear yard of a residence ten feet (10') from any other structure and a minimum of fifteen feet (15') from any property line.
- (6) Showing of exhibits and demonstrations of special products; maximum allowed time for this exception six (6) days.
- (7) Temporary facilities for special promotions by civic and non-profit organizations are all to be removed on a specified date.
- (8) Mobile homes placed on individual lots, located within the city limits, approved by the county health department and used for single-family residential purposes only; provided that after the passage and publication of this chapter, no person, firm or corporation shall park any mobile home within the limits of the City of St. Joseph, without first filing an application with the city clerk on a form provided by the clerk, for a permit. If a permit is granted, then the applicant shall pay to the city clerk a fee of fifty dollars (\$50.00). No permit shall be granted to any person, firm or corporation, unless, at the time of making of said application, written approval of all adjoining land owners abutting the lot or parcel of land on which said mobile home is to be parked, is exhibited to the city clerk and which written approval must be attached to the application. Further, said mobile home shall be constructed and located in compliance with all requirements of the building, plumbing, sanitary, health and electrical ordinances, regulations and laws of the city, county and state, and shall not be inhabited by a greater number of occupants than that for which it was designed, and shall be properly and duly registered as provided by the laws of the State of Tennessee. (Ord. #60, Sept. 1991)

14-304. Minimum requirements for mobile home parks. Each and every mobile home park hereinafter established within the City of St. Joseph shall contain not less than two (2) mobile home spaces of the following size:

- (1) When served by public sanitary sewage system each mobile home space shall contain not less than ten thousand (10,000) square feet and have a front width of not less than fifty feet (50') at the front mobile home placement line.

(2) When served by private sanitary sewage system, such as septic tank, each mobile home space shall contain not less than twenty thousand (20,000) square feet and have a front width of not less than fifty feet (50') at the front mobile home placement line.

(3) When served by private sanitary sewage, such as a septic tank, and private water supply, such as a well, each mobile home space shall contain not less than twenty-five thousand (25,000) square feet, and have a front width of not less than fifty feet (50') at the front mobile home placement line.

(4) The minimum width of any mobile home lot at the street shall not be less than fifty feet (50'). (Ord. #60, Sept. 1991)

14-305. Streets. (1) Mobile home spaces shall abut upon a paved street not less than twenty-eight feet (28') in width. Streets designed to have one (1) end permanently closed shall be provided at the closed end with a minimum of forty feet (40') radius paved driving surface turnaround.

(2) Mobile home park streets shall have a hard paved surface of concrete, asphalt or not less than two inches (2"), and in any event shall be kept in good repair by park owner. (Ord. #60, Sept. 1991, modified)

14-306. Placement of mobile home. Mobile homes shall be so placed such that the nearest corner of said mobile home shall be at least the following distances from the mobile home to:

Front lot line (public streets)	50 feet
Front lot line (private streets)	20 feet
Rear lot line	20 feet
Side lot line	20 feet

In no case shall any mobile home be placed closer than forty feet (40') to another mobile home. Mobile homes shall be placed no closer than ten feet (10') to any accessory building located on the same lot. (Ord. #60, Sept. 1991)

14-307. Accessory structures on mobile home lots. Accessory structures such as a utility room, storage house, or garage shall be placed on the back half of a mobile home lot and shall cover no more than twenty-five percent (25%) of the back half of said lot. Accessory structures shall not exceed one (1) story in height and shall be at least fifteen feet (15') from all lot lines and twenty feet (20') from any other structure on the same lot. (Ord. #60, Sept. 1991)

14-308. Off-street parking. At least two (2) automobile parking spaces shall be located on each mobile home lot or space. Parking spaces shall be at least nine feet by eighteen feet (9' x 18'). All driveways, parking spaces and walkways shall be provided with an all-weather surface. (Ord. #60, Sept. 1991)

14-309. Drainage. Mobile home parks shall be located on well-drained sites, properly graded to insure positive drainage. (Ord. #60, Sept. 1991)

14-310. Utilities. (1) All mobile home parks shall have the sewer drainage system (where available) extended to each mobile home lot and the connection from the mobile home into the sewage system shall be made under the mobile home with an air-tight seal.

(2) Each mobile home lot shall be provided with an individual branch service line delivering safe, pure, potable water. The minimum size branch service to each mobile home lot shall be three-fourths inch (3/4") and a cut-off shall be installed on each branch, along with a backflow preventive device approved by a nationally recognized testing agency. All connections shall be made under the mobile home.

(3) In mobile home parks where gas distribution systems are installed, the installation shall conform with the requirements set forth by the appropriate regulatory agency of the city, county and state and the gas company serving the park.

(4) Each mobile home lot shall be provided with an individual electrical service of adequate size to serve the mobile home placed on it. Each service shall be mounted on a treated pole or metal pedestal and shall have a single disconnecting means consisting of a circuit breaker or a switch and fuses housed on a panel approved for exterior use. The power supply wiring from the service to the mobile home should be of a direct burial type, properly sized for service, being connected and buried in the earth from the service to underneath the mobile home, a minimum of twenty-four inches (24") or as required by the current adopted addition of the electrical code. (Ord. #60, Sept. 1991)

14-311. Mobile home lot identification. Mobile home lots shall be plainly staked off or marked. Each mobile home lot shall be permanently numbered with minimum two and one-half inch (2 1/2") numbers and/or letters so they may be easily read from the street. The electrical service must also be permanently numbered for identification. (Ord. #60, Sept. 1991)

14-312. Smoke and fire detectors. All mobile homes used for living purposes in the city limits shall have installed in all bedroom areas of the mobile home an approved listed smoke detector, installed in accordance with the manufacturers recommendation and listing. The smoke detectors shall meet the requirements of U.L. 217, for single and multiple station smoke detectors. (Ord. #60, Sept. 1991)

14-313. Construction permit. It shall be unlawful for any person or firm to construct a mobile home park in the city limits without first having obtained a construction permit therefor. Application for such permit shall be made in writing to the planning commission and shall contain the name of the applicant, the location of the proposed park and the number of mobile homes to be accommodated. Along with an application for permit to construct a mobile

home park, the following information shall be submitted to the planning commission:

- (1) Area and dimensions of the proposed park.
- (2) Layout and dimension of all roads, lots and drives.
- (3) Typical layout of mobile home lot.
- (4) Location of all water and sewer lines.
- (5) A drainage plan for the park, prepared by a registered engineer if more than two (2) lots are involved, or if any roads are to be constructed.
- (6) Plan in detail of numbering lots. (Ord. #60, Sept. 1991)

14-314. Existing mobile home parks. (1) Mobile home parks existing at the effective date of this chapter that do not meet the requirements of this chapter shall be called a lawful, non-conforming mobile home park, and such lawful non-conforming use shall be permitted so long as said mobile home park meets the health department requirement, minimum clearance as called for herein, along with other regulations of this chapter when practicable.

(2) Any extension or alteration of a lawful non-conforming mobile home park shall meet all requirements of this chapter. (Ord. #60, Sept. 1991)

14-315. Violations and penalty. Any person who shall violate any provision of this chapter shall upon conviction thereof, be punished by fine not to exceed fifty dollars (\$50.00) for each separate offense. Each day this chapter is violated shall constitute a separate offense. (Ord. #60, Sept. 1991)