

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

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. MOBILE HOMES AND TRAILERS.

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

- 14-101. Membership.
- 14-102. Organization, rules, staff and finances.
- 14-103. Powers and duties.

14-101. Membership. The municipal planning commission shall consist of five (5) members. One (1) of the members shall be the mayor of the Town of Petersburg or a person designated by the mayor, one (1) of the members shall be a member of the board of aldermen selected by said board of aldermen, and three (3) members shall be citizens appointed by the mayor. The terms of the three (3) citizen members shall be for three (3) years, so arranged that the term of one (1) citizen member will expire each year. Any vacancy in an appointed membership (citizen member) shall be filled for the unexpired term by the mayor, who shall also have authority to remove any citizen member at the mayor's pleasure. The term of the member selected from the board of aldermen shall run concurrently with his membership on the board or aldermen. All members shall serve without compensation. (Ord. #2015-3, June 2015)

14-102. Organization, rules, staff and finances. The municipal planning commission shall elect its chairman from amongst its appointive members. The term of chairman shall be one (1) year with eligibility for re-election. The commission shall adopt rules for the transactions, findings and determinations, which record shall be a public record. The commission may appoint such employee and staff as it may deem necessary for its work and may contract with town planners and other consultants for such services as it may require. The expenditures of the commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by the board of mayor and aldermen. (1996 Code, § 14-102)

14-103. Powers and duties. From and after the time when the municipal planning commission shall have organized and selected its officers,

together with the adoption of its rules and procedures, then said commission shall have all the powers, duties and responsibilities as set forth in *Tennessee Code Annotated*, title 13. (1996 Code, § 14-103)

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 Town of Petersburg shall be governed by the "Zoning Ordinance, Petersburg, Tennessee," and any amendments thereto.¹ (1996 Code, § 14-201)

¹The Petersburg Zoning Ordinance, and any amendments thereto, are published as separate documents and are of record in the office of the town recorder.

CHAPTER 3

MOBILE HOMES AND TRAILERS

SECTION

- 14-301. Definitions.
- 14-302. Regulating mobile homes.
- 14-303. Fees for permits.
- 14-304. Application for permit.
- 14-305. Enforcement.
- 14-306. Violations and penalty.

14-301. Definitions. The following definitions shall apply in the interpretation and enforcement of this chapter.

(1) "Buffer strip." An evergreen buffer shall consist of a greenbelt planted strip not less than ten feet (10') in width. Such a greenbelt shall be composed of evergreen trees and shrubs or hedge planted in rows which will eventually grow to a height of not less than ten feet (10').

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

(3) "Mobile home park." The term mobile home park shall mean any plot of ground within the Town of Petersburg on which two (2) or more mobile homes, occupied for dwelling or sleeping purposes, are located. Plot of ground is defined as any tract of land equal to or less than one (1) acre in size or contiguous tracts in which one (1) or more of the same persons owns an interest.

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

(5) "Mobile home (trailer)." A detached single-family dwelling unit with 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, or on a flatbed or other trailers or detachable wheels.

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

(6) "Permit (license)." A permit is required for mobile home parks, single mobile homes, and travel trailer parks. Fees charged under the permit requirement are for inspection and the administration of this chapter.

(7) "Town." Town is the Town of Petersburg or area within its boundaries.

(8) "Travel trailer." A travel trailer, pick-up camper, converted bus, tent-trailer, tent, or similar device used for temporary portable housing or a unit which:

(a) Can operate independent of connections 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.

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

(1996 Code, § 14-301)

14-302. Regulating mobile homes. (1) It shall be unlawful for any mobile home to be used, stored, or placed on any lot, or services by the utilities of the town unless:

(a) The owner or user of such mobile home make application for a permit to use, store, or place such mobile home within the town limits of the town, whereupon a temporary permit shall be issued by the mayor and/or board of aldermen; and

(b) Within thirty (30) days after the commencement of such use, storage, or placement of such mobile home, it is found by the mayor and board of aldermen by majority vote that such mobile home is in compliance with all requirements of this chapter, whereupon a general (referred to herein as permit) permit to use or store such mobile home shall be issued.

Any mobile home, the use, storage, or placement of which was commenced prior to July 1, 1987, shall be issued a general permit and shall not be subject to the regulations herein except where specified. The mayor and board of aldermen shall cause a list of mobile homes, by owner and location, in existence as of July 1, 1987, to be prepared and kept for future reference.

(2) The owner or occupant of any mobile home already placed on a lot, on or before the adoption of this chapter, will be permitted to reside at the present location provided that a permit is obtained and the fee is paid. However, if at any time the ownership or occupancy of either the lot or mobile home shall change, said mobile home owner shall be given a period not to exceed thirty (30) days in which to remove said mobile home or comply with all provisions of this chapter. However, the death of a husband or wife who owns either a lot or mobile home as tenants by the entirety, and thereby leaving the entire ownership of the lot or mobile home in the surviving husband or wife, shall not be considered to be such a change of ownership or occupancy of the lot or mobile home as to require removal of said mobile home, but only for so long as the

surviving husband or wife shall continue to reside in said mobile home as his or her principal place of residence. Also the divorce of a husband or wife and in connection therewith the awarding or conveying of a lot or mobile home to either the husband or wife, shall not be considered to be such a change of ownership or occupancy of the lot or mobile home as to require removal of said mobile home, but only for so long as the husband or wife owner shall continue to reside in said mobile home as his or her principal place of residence.

(3) No mobile home shall be used, placed, stored, or serviced by utilities within the town unless there is posted near the door of the mobile home a valid town permit sticker and a Tennessee state license.

(4) There shall be no mobile home parks within the town and no general permit shall be issued for any mobile home, the placement of which would cause it to be in close enough proximity with another mobile home as to constitute a mobile home park.

(5) No mobile home may be placed upon a tract or plot of ground, nor a permit be issued for such mobile home, if the tract or plot of ground on which such mobile home is or would be placed, derives from the subdivision of a parent tract, which subdividing by sale, gift, devise or otherwise occurred after the effective date of this ordinance. "Subdivision" as is used in this paragraph, includes but is not limited to, the transfer of an interest in one (1) or more portions of the parent tract whether or not the entire parent tract is transferred to new owners.

(6) Inspections by town building inspector. The board of aldermen may appoint or employ a person to act on a temporary or permanent basis as a building inspector. Said building inspector is hereby authorized and directed to make inspections to determine the condition of mobile homes in order that he may perform his duty of safeguarding the health and safety of occupants of mobile homes and of the general public. The town building inspector 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.

(7) Utility and safety standards. No mobile home shall be issued a permit unless it can be demonstrated that it meets the requirements of the Mobile Home Manufacturers Association, *Mobile Home Standards for Plumbing, Heating and Electrical Systems* or any state administered code insuring equal or better plumbing, heating, or electrical installations. All mobile homes shall be tied down.

(8) No mobile home shall be located on a plot of ground, as heretofore defined, which also has on such plot another residential structure or mobile home.

(9) No mobile home shall be located on any plot of ground in such manner as to cause any portion of such mobile home to be within twenty feet (20') of any boundary of the plot of ground on which it is situated or within twenty feet (20') of any sidewalk, roadway, or public right-of-way. All mobile

homes must also be positioned no closer to the primary street, adjoining the plot of ground on which it is located, than the residential structure on either side of such mobile home at the time it is placed on the tract and the mobile home must be positioned parallel to such primary street.

(10) No mobile home or travel trailer shall be situated on any street or public property within the town for the purpose of temporary or permanent residence.

(11) No mobile home shall be placed, stored, or used within the town unless at least one (1) full-time resident of such mobile home is the owner of at least a one-half (1/2) interest in the plot of ground on which it is situated.

(12) No mobile home shall be located in the town unless it is connected to a septic tank of no less than five hundred (500) gallon capacity, have adequate field lines and be approved by the health department of the county in which it is located.

(13) No travel trailers may be located in the town for the purpose of temporary or permanent residence.

(14) Water supply. The public water supply shall be used exclusively for all mobile homes.

(15) Sewage disposal. An adequate sewage disposal system must be provided and must be approved in writing by the health officer. Each mobile home shall be equipped with at least a four inch (4") sewer connection, trapped below the frost line and reaching at least four inches (4") above the surface of the ground. All sewer lines shall be laid in trenches separated at least ten feet (10') horizontally from any drinking water supply line, except where sewer and water lines are closer together the water line pipe shall be laid and placed within another pipe.

Each mobile home shall be made to dispose of the sewage through an approved public sewerage system. However, if public sewerage is unavailable, an approved septic tank system may be utilized if a minimum of seventy thousand five hundred (7,500) square feet is provided for each mobile home and provided the soil characteristics are suitable and an adequate disposal area is available. The suitability of the soil for septic tanks shall be determined by the ability of a given soil type to effectively absorb a given amount of effluent.

(16) 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 mobile home. All electrical installations shall be in compliance with the electrical code and Tennessee Department of Commerce and Insurance Regulations No. 15, entitled *Regulation Relating to Electrical Installations in the State of Tennessee*, and shall satisfy all requirements of the local electric service organization. (1996 Code, § 14-302)

14-303. Fees for permits. The annual permit fee for any individual mobile home shall be twenty-five dollars (\$25.00). Before a permit can be issued by the town, the state mobile home license number shall be required. The fee for

transfer of the permit because of change of ownership or occupancy shall be five dollars (\$5.00). (1996 Code, § 14-303)

14-304. Application for permit. Mobile homes. Applications for mobile homes shall be filed with and issued by the town building inspector, and if none, with the mayor or any alderman. Applications shall be in writing and signed by the applicant, and shall be accompanied with an approved plan and location of the proposed mobile home. 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 feet to one inch (100' to 1").

(2) Name and address of owner of record.

(3) North point and graphic scale and date.

(4) Vicinity map showing location and acreage of mobile home.

(5) Exact boundary lines of the tract by bearing and distance.

(6) Names of owners of record of immediately adjacent land.

(7) Existing streets, utilities, easements, and watercourses on and adjacent to the tract.

(8) Provisions for water supply, sewerage, and drainage.

(9) Such information as may be required by said town to enable it to determine if the proposed mobile home will comply with legal requirements.

(10) The application and all accompanying plans and specifications shall be filed in triplicate.

(11) Owner's certification; planning commission's approval signed by the secretary; and any other certificate deemed necessary by the planning commission.

(12) The state mobile home license number. (1996 Code, § 14-304)

14-305. Enforcement. It shall be the duty of the county health officer and town building inspector, or such other person as the board may appoint, to enforce provisions of this chapter. Where septic tanks are to be used, certificates of approval by the county health officer are required. (1996 Code, § 14-305)

14-306. Violations and penalty. Any person or corporation who violates the provisions of this chapter, or the rules and regulations adopted pursuant thereto, or fails to perform the reasonable requirements specified by the town building inspector or county health officer, after receipt of thirty (30) days written notice of such requirements, shall be subject to the penalties prescribed in the general penalty clause for this code. (1996 Code, § 14-306)