

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

1. MUNICIPAL PLANNING COMMISSION.
2. MOBILE HOME ORDINANCE.

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 members; two of these shall be the mayor and another member of the board of mayor and aldermen, selected by the board of mayor and aldermen; the other three 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 members appointed by the mayor shall be for three years each. The three members first appointed shall be appointed for terms of one, two, and three years respectively so that the term of one member expires each year. The terms of the mayor and the member appointed 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, who shall also have the authority to remove any appointive member at his will and pleasure. (As added by Ord. #092799C, Oct. 1999)

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. (As added by Ord. #092799C, Oct. 1999)

CHAPTER 2

MOBILE HOME ORDINANCE

SECTION

- 14-201. Definitions.
- 14-202. Location of mobile homes.
- 14-203. Previous mobile homes "grandfathered."
- 14-204. State tax sticker required.
- 14-205. Permit for mobile home park.
- 14-206. Inspections.
- 14-207. Location and planning.
- 14-208. Minimum size of mobile home park.
- 14-209. Minimum number of spaces.
- 14-210. Minimum mobile homes space and spacing of mobile homes.
- 14-211. Water supply.
- 14-212. Sewage disposal.
- 14-213. Refuse.
- 14-214. Electricity.
- 14-215. Streets.
- 14-216. Parking spaces.
- 14-217. Buffer strip.
- 14-218. License for mobile home parks.
- 14-219. License fees for mobile home parks.
- 14-220. Application for license.
- 14-221. Enforcement.
- 14-222. Violations and penalty.

14-201. Definitions. (1) "Mobile home." A detached single family dwelling unit with 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 on a single chassis, or on a flatbed or other trailers or detachable wheels, but not including "manufactured homes."

(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, connection to utilities and the like.

(2) "Mobile home park (trailer court)." The term mobile home park shall mean any plot of ground on which two (2) or more mobile homes, occupied for dwelling or sleeping purposes are located.

(3) "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.

(4) "Permit (license)." The permit required for trailer parks and single mobile homes. (As added by Ord. #102599, Nov. 1999)

14-202. Location 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 the city where the mobile home is outside of any designated and licensed mobile home park after November 8, 1999. (As added by Ord. #102599, Nov. 1999)

14-203. Previous mobile homes "grandfathered." The owner or occupant of any mobile home already placed on a lot, on or before November 8, 1999 will be permitted to reside at the present location, without complying with any of the provisions of this chapter. However, if at any time the ownership or occupancy of either the lot or mobile home shall change or if the mobile home is moved from its present location, the mobile home owner shall be given a period not to exceed thirty (30) days in which to remove the mobile home or to comply with all provisions of this chapter. The board of mayor and aldermen may, upon a finding that it is in the public interest, waive the requirements of this chapter to permit the re-establishment of a mobile home which has been substantially destroyed by fire, explosion, or act of God. (As added by Ord. #102599, Nov. 1999, and amended by Ord. #04232001, May 2001)

14-204. State tax sticker required. No mobile home shall be used, placed, stored or serviced by utilities within any mobile home park in the city unless there is posted near the door of the mobile home a valid Tennessee State Tax Sticker. (As added by Ord. #102599, Nov. 1999)

14-205. Permit for mobile home park. No place or site within the 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 mayor in the names of such person or persons for the specific mobile home park. The mayor is authorized to issue, suspend, or revoke permits in accordance with the provisions of this chapter. (As added by Ord. #102599, Nov. 1999)

14-206. Inspections. Appropriate city employees or contract employees designated by the mayor are hereby authorized and directed to make inspections to determine the condition of mobile home parks, in order to safeguard the health and safety of occupants of mobile home parks and of the general public. Said employees 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. (As added by Ord. #102599, Nov. 1999)

14-207. Location and planning. The mobile home park shall be located on a well-drained 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 board of mayor and alderman or planning commission if one is hereafter

created. The city board or commission, as appropriate, may promulgate regulations for mobile home park location and plan approval, which shall provide for adequate space, lighting, drainage, sanitary facilities, safety features, and service buildings as may be necessary to protect the public health, prevent nuisances, and provide for the convenience and welfare of the mobile home park occupants. (As added by Ord. #102599, Nov. 1999)

14-208. Minimize size of mobile home park. The tract of land for the mobile home park shall comprise an area of not less than two (2) acres. The tract of land shall consist of a single plat so dimensioned and related as to facilitate efficient design and management. (As added by Ord. #102599, Nov. 1999)

14-209. Minimum number of spaces. Minimum number of spaces completed and ready for occupancy before first occupancy is ten (10). (As added by Ord. #102599, Nov. 1999)

14-210. Minimum mobile homes 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, and at least ten (10) feet end to end spacing between trailers and any building or structure, twenty (20) feet between any trailer and property line and twenty-five (25) feet from the right-of-way of any public street or highway.

The individual plot sizes for mobile home spaces shall be determined as follows:

- (1) Minimum lot area of two thousand four hundred (2,400) square feet;
- (2) Minimum depth with end parking of an automobile shall be equal to the length of the mobile home plus thirty (30) feet;
- (3) Minimum depth with side or street parking shall be equal to the length of mobile home plus fifteen (15) feet; and
- (4) In no case shall the minimum width be less than forty (40) feet and the minimum depth less than sixty (60) feet. (As added by Ord. #102599, Nov. 1999)

14-211. Water supply. Where a public water supply is available, it shall be used exclusively. An additional water service connection shall be provided for each mobile home space, with meter for each individual trailer. (As added by Ord. #102599, Nov. 1999)

14-212. Sewage disposal. Sewage shall be disposed of into and through the public sewage system where there is an available sewer.

Each mobile home space shall be equipped with at least a four (4) inch sewer connection. All sewer lines shall be laid in trenches separated at least ten (10) feet horizontally from any drinking water supply line. (As added by Ord. #102599, Nov. 1999)

14-213. Refuse. The storage, collection and disposal of refuse, in the park shall be so managed as to create no health hazards. All refuse shall be stored in fly proof, water tight and rodent proof containers. Satisfactory container racks or holders shall be provided. Garbage shall be collected and disposed of in an approved manner at least once per week. (As added by Ord. #102599, Nov. 1999)

14-214. Electricity. An electrical outlet supplying at least two hundred twenty (220) volts shall be provided for each mobile home space and shall be weather proof and accessible to the parked mobile home. All electrical installations shall be in compliance with applicable local electrical codes and revised Tennessee Department of Insurance and Banking Regulations, entitled "Regulations Relating to Electrical Installations in the State of Tennessee," and shall satisfy all requirements of the local electric service organization. (As added by Ord. #102599, Nov. 1999)

14-215. Streets. Widths of various streets within mobile home parks shall be:

One-way, with no on-street parking	11 ft.
One-way, with parallel parking on one side only	18 ft.
One-way, with parallel parking on both side	26 ft.
Two-way, with no on-street parking	20 ft.
Two-way, with parallel parking on one side only	28 ft.
Two-way, with parallel parking on both sides	36 ft.

Streets shall have a compacted gravel base and a prime seal treatment to meet requirement of the Tennessee State Highway Department. (As added by Ord. #102599, Nov. 1999)

14-216. Parking spaces. Car parking spaces shall be provided in sufficient number to meet the needs of the occupants of the property and their guests without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least one (1) car space for each mobile home lot plus an additional car space for each four (4) lots to provide for guest parking, for two (2) car tenants and for delivery and service vehicles. Car parking spaces shall be located for convenient access to the mobile home space. Where practical, one (1) car space shall be located on each lot and the remainder located in adjacent parking bays. The size of the individual parking spaces shall have a minimum width of not less than ten (10) feet and a 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. (As added by Ord. #102599, Nov. 1999)

14-217. Buffer-strip. An evergreen buffer strip satisfactory to the mayor shall be planted along those boundaries of the mobile home court that are adjacent to development. (As added by Ord. #102599, Nov. 1999)

14-218. License for mobile home parks. It shall be unlawful for any person or persons to maintain or operate within the corporate limits of the city, a mobile home park unless such person or persons shall first obtain a license therefor. (As added by Ord. #102599, Nov. 1999)

14-219. License fees for mobile home parks. The annual license fee for mobile home parks shall be \$100 dollars, plus \$25 for each mobile home lot shown on the approved mobile home park application. (As added by Ord. #102599, Nov. 1999)

14-220. Application for license. Application for a mobile home park shall be filed with and issued by the city recorder subject to the board of mayor and alderman's or planning commission's (as applicable) approval of the mobile home park plan. Application shall be in writing and signed by the applicant and shall be accompanied with a 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 for one (1) inch;
- (2) Name and address of owner of record;
- (3) Proposed name of park;
- (4) North point and graphic scale and date;
- (5) Vicinity map showing location and acreage of mobile home park;
- (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 the 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. (As added by Ord. #102599, Nov. 1999)

14-221. Enforcement. It shall be the duty of the mayor and such employees and officers he so designates to enforce the terms and provisions of this ordinance. (As added by Ord. #102599, Nov. 1999)

14-222. Violation and penalty. Any person or corporation who violates the provisions of this ordinance or the rules and regulations promulgated pursuant thereto, or fails to perform the reasonable requirements specified by authorized city or county officers and employees after receipt of thirty (30) days written notice of such requirements, shall be subject to a penalty of up to five hundred dollars (\$500) for each offense. Each day a violation is allowed to continue shall constitute a separate offense. (As added by Ord. #102599, Nov. 1999)