

## TITLE 14

### ZONING AND LAND USE CONTROL<sup>1</sup>

#### CHAPTER

1. REGIONAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. TRAILERS AND TRAILER COACH PARKS.

#### CHAPTER 1

### REGIONAL PLANNING COMMISSION

#### SECTION

- 14-101. Creation and membership.  
 14-102. Organization, powers, duties, etc.  
 14-103. Additional powers.

**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 nine (9) members; two of these shall be the mayor and an aldermen selected by the board of mayor and aldermen; the other seven (7) 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 seven (7) members appointed by the mayor shall be for three (3) years each. Three (3) of the members first appointed shall be appointed for a three (3) year term, three (3) for a two (2) year term, and one (1) for a one (1) year term. The terms of the mayor and the aldermen selected 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. (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)

**14-103. Additional powers.** Having been designated as a regional planning commission, the municipal planning commission shall have the

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<sup>1</sup>The ordinance adopting the Dyersburg Stormwater Manual and all amendments thereto are available in the city recorder's office.

additional powers granted by, and shall otherwise be governed by the provisions of the state law relating to regional planning commissions. (1978 Code, § 11-103)

**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 City of Dyersburg shall be governed by Ordinance Number \_\_\_\_\_, titled "Zoning Ordinance, Dyersburg, Tennessee," and any amendments thereto.<sup>1</sup>

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<sup>1</sup>Ordinance No. \_\_\_\_\_, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

## CHAPTER 3

### TRAILERS AND TRAILER COACH PARKS

#### SECTION

- 14-301. Definitions.
- 14-302. License.
- 14-303. License fee.
- 14-304. Application for license.
- 14-305. Trailer coach park plan.
- 14-306. Location.
- 14-307. Water supply.
- 14-308. Sanitation facilities.
- 14-309. Laundry facilities.
- 14-310. Sewage disposal.
- 14-311. Garbage disposal.
- 14-312. Fire protection.
- 14-313. Animals and pets.
- 14-314. Register of occupants.
- 14-315. Revocation of license.
- 14-316. Posting of license.

**14-301. Definitions.** The following words and terms, when used in this chapter, shall have the meanings indicated:

- (1) "Dwelling" means a house, apartment building, or other permanent building designed or used primarily for human habitation.
- (2) "Natural or artificial barrier" means any river, pond, canal, railroad, levee, embankment, fence, or hedge.
- (3) "Park" means trailer coach park.
- (4) "Person" means any natural individual.
- (5) "Trailer coach" means any portable structure or vehicle so constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes.
- (6) "Trailer coach park" means any plot of ground upon which two or more trailer coaches, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.
- (7) "Trailer coach space" means a plot of ground within a trailer coach park designed for the accommodation of one trailer coach.
- (8) "Dependent trailer coach" means a trailer coach which does not have a toilet and a bath or shower.
- (9) "Independent trailer coach" means a trailer coach which has a toilet and a bath or shower.

(10) "Dependent trailer coach space" means a trailer coach space which is designed to accommodate a trailer coach but does not have sewer and water connections to accommodate a toilet and a bath or shower in a trailer coach.

(11) "Independent trailer coach space" means a trailer coach space which has approved sewer and water connections designed to accommodate the toilet and bath or shower contained in an independent trailer.

(12) "Health officer" means the health officer of the City of Dyersburg, Tennessee, or his authorized representative. (1978 Code, § 5-701)

**14-302. License.** It shall be unlawful for any person to maintain or operate within the corporate limits of the City of Dyersburg, Tennessee, any trailer coach park unless such person shall first obtain a license therefor. Each trailer coach park in existence upon the effective date of these provisions shall immediately obtain such license. Within sixty (60) days after such effective date, each park shall comply with the provisions of § 14-304 by filing an application for a license in the manner therein specified. Within six (6) months after such effective date, each park shall comply with all the requirements of this chapter.

Licenses shall not be transferable. (1978 Code, § 5-702)

**14-303. License fee.** The annual license fee for each trailer coach park shall be equal to not greater than the amount allowed by the state privilege tax laws. (1978 Code, § 5-703)

**14-304. Application for license.** (1) Applications for trailer coach park licenses shall be issued by and filed with the city building inspector. Such applications shall be in writing, signed by the applicant, and shall contain the following:

- (a) The name and address of the applicant.
- (b) The location and legal description of the trailer coach park.
- (c) A complete plan of the park showing compliance with § 14-305 hereof.
- (d) Plans and specifications of all buildings and other improvements constructed or to be constructed within the trailer coach park.
- (e) Such information as may be requested by the building inspector to enable him to determine if the proposed park will comply with the requirements of this chapter and any other applicable provisions.

(2) The application and all accompanying plans, specifications, and other data shall be filed in triplicate. The building inspector, health officer, and mayor (or his duly authorized representative) shall investigate each applicant, inspect all trailer coach parks which are in existence upon the effective date of these provisions, and inspect the plans and specifications for all proposed trailer

coach parks. If an applicant is found to be of good moral character and the existing or proposed trailer coach park is, or will be, in compliance with all provisions of this chapter and all other applicable ordinances or statutes, the building inspector shall approve the application and, upon completion of the park in accordance with the plans, this chapter and other applicable provisions, shall issue the license. (1978 Code, § 5-704)

**14-305. Trailer coach park plan.** The trailer coach park shall conform to the following requirements:

(1) The park shall be located on a well drained site and shall be properly graded to insure rapid drainage and freedom from stagnant pools of water.

(2) Each trailer coach space shall consist of a minimum of fourteen hundred (1400) square feet, shall have a minimum width of thirty-five (35) feet, and shall be clearly defined. Trailer coaches shall be so located on each space that there shall be at least fifteen (15) feet clearance between trailer coaches. No trailer coach shall be located closer than fifty (50) feet from a dwelling nor closer than ten (10) feet from any property line bounding the park itself.

(3) All trailer coach spaces shall abut upon a driveway of not less than twenty (20) feet in width which shall have unobstructed access to a public street, alley or highway. All driveways shall be lighted at night with twenty-five (25) watt lamps at intervals of one hundred (100) feet located approximately fifteen (15) feet above the ground.

(4) Walkways not less than two (2) feet wide shall be provided from the trailer coach spaces to required service buildings. These walkways shall be lighted at night with twenty-five (25) watt lamps at intervals of one hundred (100) feet approximately fifteen (15) feet above the ground.

(5) Each park designed with spaces for dependent trailer coaches, or permitting independent trailer coach spaces to be occupied by dependent trailer coaches, even though such occupancy is only for a single night, shall provide service buildings to house toilet facilities, bathing facilities, laundry facilities and other sanitary facilities as hereinafter more particularly described.

(6) Approved weather-proof electrical outlets supplying at least one hundred and ten (110) volts shall be provided for each trailer coach space. (1978 Code, § 5-705)

**14-306. Location.** Trailer coach parks shall be located only in the districts prescribed in the zoning ordinance of the City of Dyersburg.

Trailers shall not be parked on any public thoroughfare, street, alley, or other public place in the City of Dyersburg, Tennessee, for more than one (1) hour when no emergency for repairs exists. (1978 Code, § 5-706)

**14-307. Water supply.** An adequate supply of water under pressure, from a source and of a quality approved by the Tennessee Department of Public

Health, shall be provided and, where possible, approved municipal water supplies shall be used. Water shall be piped to each trailer lot. There shall also be a water outlet provided in each shower room, wash room, laundry room, sink, and night waste container washing facility. (1978 Code, § 5-707)

**14-308. Sanitation facilities.** Each park designed with spaces for dependent trailer coaches, or permitting such coaches to occupy independent trailer coach spaces, even though such occupancy is only for a single night, shall provide service buildings equipped with approved toilets, baths or showers, slop sinks and other sanitation facilities and 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 one (1) flush toilet for every ten (10) dependent trailer coach spaces; one (1) shower or bath tub for every dependent trailer coach space; and one (1) lavatory for every twenty (20) dependent trailer coach spaces. Each toilet, shower, and bath tub 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 fifteen (15) dependent trailer coach spaces; one (1) shower or bath tub for every dependent trailer coach space; and one (1) lavatory for every ten (10) dependent trailer coach spaces. Each toilet, shower, and bath tub shall be in a private compartment.

(4) An independent trailer coach may be parked on a dependent trailer coach space, but the requirements of subsections (2) and (3) immediately hereinabove specified shall not thereby be affected.

(5) A dependent trailer coach may be parked on an independent trailer coach space. In such event such space shall be regarded as being a dependent trailer coach space during the period of such occupancy by a dependent trailer coach for the purpose of determining compliance with the provisions of subsections (2) and (3) of this section.

(6) Service buildings housing toilet facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems, and shall be located not closer than ten (10) feet nor farther than one hundred and fifty (150) feet from any dependent trailer coach space.

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

(8) The service buildings shall be well lighted at all times of the day and night; shall be well ventilated with screened openings; shall be constructed of such moisture-proof material, including painted woodwork, as shall permit repeated cleaning and washing; and shall be maintained at a temperature of at least sixty-eight (68) degrees Fahrenheit during the period from October 1 to

May 1. The floors of the service building shall be of water impervious material and shall slope to a floor drain connected with the sewerage system.

(9) In every type of trailer coach park, all service buildings, trailers, trailer coach spaces, and the grounds of the parks shall be maintained in a clear, sightly condition and shall be kept free of any conditions that will menace the health of any occupant or the public or constitute a nuisance. (1978 Code, § 5-708)

**14-309. Laundry facilities.** Provisions for laundry facilities shall be optional if the trailer coach park does not permit dependent trailer coaches to occupy any space thereon. If dependent trailer coaches are permitted, the following provisions for laundry facilities shall be mandatory:

The laundry facilities shall be provided in the ratio of one (1) double laundry tub and ironing board for every twenty (20) trailer coach spaces. An electrical outlet supplying current sufficient to operate an iron shall be located, conveniently near the ironing board. Drying space shall be provided sufficient to accommodate the laundry of the trailer coach occupants. The service building housing the laundry facilities shall be a permanent structure complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems. (1978 Code, § 5-709)

**14-310. Sewage disposal.** Waste from showers, bath tubs, toilets, slop sinks and laundries shall be discharged into a public sewer system in compliance with applicable ordinances or into a private sewer disposal or septic tank system of such construction and in such manner as to conform to the specifications of the health officer. All kitchen sinks, washbasins, and bath or shower tubs in any trailer coach harbored in any park shall empty into the sanitary drain located on the trailer coach space. (1978 Code, § 5-710)

**14-311. Garbage disposal.** Fly tight metal garbage cans shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not farther than one hundred and fifty (150) feet from any trailer coach space. The cans shall be kept in a sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage can shall not overflow. (1978 Code, § 5-711)

**14-312. Fire protection.** Every park shall be equipped at all times with a fifty (50) pound CO<sub>2</sub> fire extinguisher in good working order for every twenty (20) trailer coach spaces. It shall be located not farther than two hundred (200) feet from any trailer coach space. No open fires shall be permitted at any place which would endanger life or property. No fires shall be left unattended at any time. (1978 Code, § 5-712)



**14-313. Animals and pets.** No owner or person in charge of any dog, cat, or other pet animal shall permit it to run at large or commit any nuisance within the limits of any trailer coach park. (1978 Code, § 5-713)

**14-314. Register of occupants.** (1) It shall be the duty of each licensee to keep a register containing a record of all trailer coach owners and occupants located within the park. The register shall contain the following information:

(a) Name and address of each occupant.

(b) The make, model, and year of all automobiles and trailer coaches.

(c) License number and owner of each trailer coach and the automobile by which it is towed.

(d) The dates of arrival and departure of each trailer coach.

(2) 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. Such register records shall not be destroyed for a period of three (3) years following the date of registration. (1978 Code, § 5-714)

**14-315. Revocation of license.** The health officer shall make a periodic inspection of each park to assure compliance with this chapter. In case of non-compliance with any provision of this chapter, the health officer shall serve a warning to the licensee. Thereafter upon failure of the licensee to remove the violation, the health officer shall recommend to the board of mayor and aldermen, revocation of the offending park's license. The board shall hold a hearing on the matter and upon determination of non-compliance shall revoke the 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. (1978 Code, § 5-715)

**14-316. Posting of license.** The license certificate shall be conspicuously posted in the office of or on the premises of the trailer coach park at all times. (1978 Code, § 5-716)