

TITLE 14

ZONING AND LAND USE CONTROL

CHAPTER

1. MUNICIPAL PLANNING COMMISSION.
2. GENERAL PROVISIONS RELATED TO ZONING.
3. [Deleted.]
4. [Deleted.]
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15. [Deleted.]
16. [Deleted.]
17. SELMER MOBILE HOME PARK ORDINANCE.

CHAPTER 1

MUNICIPAL PLANNING COMMISSION

SECTION

- 14-101. Creation and membership.
 14-102. Organization, powers and 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 for the Town of Selmer. The planning commission shall consist of seven (7) members. One (1) of the members shall be the mayor of the municipality or a person designated by the mayor and one (1) of the members shall be a member of the chief legislative body of the municipality selected by that body. The other members of the planning commission shall be appointed by the mayor. Except for the initial appointments, the terms if the appointive terms of the planning commission shall be for three (3) years each. The terms of the first members shall be appointed for terms of one, two, three, four, and five years, respectively so that the term of one member expires each year. Two (2) of the members shall reside within the regional area outside the municipal boundaries in accordance

with Tennessee Code Annotated, § 13-3-102 as amended by public chapter No. 253, Public Acts 2007 and as referenced in § 14-102 of this municipal code. The terms of the mayor or the mayor's designee and the member elected by the board of mayor and alderman shall run concurrently with their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. 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 or her pleasure. (Code of 1977, § 11-101, as amended by Ord. #566, Aug. 2007 and Ord. #572, March 2008)

14-102. Organization, powers, duties, etc. The planning commission shall have such organization, rules, staff, powers, functions, duties, and responsibilities as are prescribed in the general law relating to municipal planning commissions in title 13 of the Tennessee Code Annotated. (Code of 1977, § 11-102)

CHAPTER 2

GENERAL PROVISIONS RELATED TO ZONING

SECTION

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

14-202. [Deleted.]

14-201. Land use to be governed by zoning ordinance.¹ Land use within the Town of Selmer shall be governed by Ord. #539, July 11, 2006, referred to as the Selmer Municipal Zoning Ordinance Map, and any amendments thereto. (Code of 1977, § 11-201)

14-202. [Deleted.] (Code of 1977, § 11-202, as deleted by Ord. #539, July 2006)

¹Ordinance No. 539, and any amendments thereto are available in the office of the recorder.

CHAPTER 3

[as deleted by Ord. #539, July 2006]

CHAPTER 4

[as deleted by Ord. #539, July 2006]

CHAPTER 5

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CHAPTER 6

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CHAPTER 11

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CHAPTER 12

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CHAPTER 13

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CHAPTER 14

[as deleted by Ord. #539, July 2006]

CHAPTER 15

[as deleted by Ord. #539, July 2006]

CHAPTER 16

[as deleted by Ord. #539, July 2006]

CHAPTER 17

SELMER MOBILE HOME PARK ORDINANCE

SECTION

- 14-1701. Jurisdiction.
- 14-1702. Definitions.
- 14-1703. Permits
- 14-1704. Fees.
- 14-1705. Inspection services.
- 14-1706. Application procedure.
- 14-1707. Development site.
- 14-1708. Site improvements.
- 14-1709. Transportation system.
- 14-1710. Utilities.
- 14-1711. Mobile home site.
- 14-1712. Service facilities.
- 14-1713. Miscellaneous requirements.
- 14-1714. Enforcement.
- 14-1715. Amendment.

14-1701. Jurisdiction. The regulations established within this chapter shall govern all mobile home parks within the city. Any owner of land within this area wishing to develop a mobile home park shall submit to the procedures outlines in this chapter and shall make those improvements necessary to comply with the minimum standards of this chapter. (as added by ord. #415, § 1, Sept. 1992)

14-1702. Definitions. Except as specifically defined herein, all words used in this chapter have their customary dictionary definition where not inconsistent with the context. The term "shall" is mandatory. When not inconsistent with the context, words used in the singular number include the plural. Words used in the present tense include the future. For the purpose of this chapter certain words or terms are defined as follows:

(1) "Approved." Means acceptable to the appropriate authority having jurisdiction.

(2) "Building code." Unless otherwise designated, this term shall mean the Southern Standard Building Code and its amendments.

(3) "Building inspector." The person appointed by the Selmer Board of Mayor and Aldermen having jurisdiction over the city for the enforcement of the building code and other local developmental regulations, including this chapter.

(4) "Common area." Any area or space designed for joint use tenants occupying mobile home developments.

(5) "Developer." The person, firm, or corporation having a proprietary interest in a mobile home park for the purpose of preceding under this chapter.

(6) "Diagonal tie." Any tie down designated to resist horizontal forces and which does not deviate less than 30 degrees from a vertical direction.

(7) "Electric feeder." That part of the electric distribution system between the transformer and the electrical connections of a mobile home.

(8) "Ground anchor." Any device at a mobile home stand designed for the purpose of securing a mobile home to the ground.

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

(10) "Internal street." In a privately owned mobile home park, this term shall mean a private street owned, constructed, and maintained by the developer which provides access to all spaces and facilities for common use by park occupants.

(11) "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, or on a flatbed or other trailer 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, locations of foundation supports, connection to utilities and the like.

(12) "Mobile home lot." A parcel of land rented for the exclusive use of the occupants of a single mobile home.

(13) "Mobile home park." A parcel of land within the city under single ownership which has been improved for the placement of two (2) or more mobile homes for nontransient use.

(14) "Mobile home stand." That part of land subdivided into lots, each lot individually owned to utilize as the site for placement of a single mobile home and its facilities.

(15) "Occupied area." The total of all of the lot area covered by a mobile home and its accessory buildings on a lot or space.

(16) "Plat." A map or plan of an area indicating the location and boundaries of individual properties.

(17) "Service buildings." A structure housing a toilet, laundry facilities, office, or storage space.

(18) "Sewer connection." Consists of all pipes and fittings from the drain outlet of the mobile home to the inlet of the sewerage disposal system.

(19) "Site plan." This shall be the document, the contents of which are outlined within this chapter representative of the physical design of the mobile home park.

(20) "Subdivision regulations." This term shall refer to the subdivision regulations adopted by and in force within the city.

(21) "Tie down." Any device designed for the purpose of attaching a mobile home to ground anchors.

(22) "Travel trailer." A vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation uses, which:

(a) is identified on the unit by the manufacturer as a travel trailer;

(b) is not more than eight (8) feet in body width;

(c) is of any weight provided its body length does not exceed 29 feet; or

(d) is of any length provided its gross weight, factory equipped for the road, does not exceed 4,500 pounds.

(23) "Water connection." Consists of all pipes and fittings from the water inlet pipe of the mobile home to the outlet of the water distribution system.

(24) "Yards." That area on the mobile home lot or space between all lot or space lines and the sides of the mobile home and its attachments.

(25) "Zoning ordinance." This term shall mean the zoning ordinance adopted by and in force within the city. (as added by ord. #415, § 1, Sept. 1992)

14-1703. Permits. The following requirements for permits shall apply to any mobile home park within the city. The purpose of these permits shall be to provide contents to assure compliance with this chapter and other existing chapters; the public welfare demanding such.

(1) No place or site within Selmer shall be established by any group of persons, or corporation as a mobile home park unless he holds a valid permit issued by the building inspector in the name of such person or persons for the specific mobile home park.

(2) It shall be unlawful for any person or persons to maintain or operate, within Selmer, any existing mobile home park unless such person or persons first obtain a permit therefor. Mobile home parks in existence as of the effective date of this chapter¹ shall be required to obtain a mobile home park permit. Preexisting mobile home parks which cannot comply with the requirements regarding mobile home parks shall be considered as a non-conforming use.

¹This chapter was added by ord. #415 which passed third reading Sept. 8, 1992.

(3) Every person holding a mobile home park permit shall give notice in writing to the building inspector within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of interest and in control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership of control of such mobile home park for the purpose of transferring the permit.

(4) No mobile home park in Selmer shall operate without the appropriate city and county business permits or licenses.

(5) It shall be unlawful to construct any building including accessory buildings, to move or alter any building, or locate a mobile home on any lot or space until the building inspector has issued a building permit for such use.

(6) Any permit issued shall become void six (6) months from the date of issuance unless substantial efforts have been made by that date to exercise that power permissible by the permit.

(7) Any use, arrangement, or construction at variance with those originally authorized plans submitted as a basis for any permit shall be deemed a violation of this chapter and void the permit.

(8) In accordance with Tennessee State Law, a permit for the installation of the mandatory mobile home anchoring system is required and obtainable from the appropriate state inspector.

(9) No mobile home shall be used, place, stored or serviced by utilities within Selmer or within any mobile home park in the city unless there is posted near the door of said mobile home a valid Tennessee State License or a HUD inspection sticker.

(10) The building inspector is authorized to issue, suspend, or revoke permits in accordance with the provisions of this chapter. (as added by ord. #415, § 1, Sept. 1992)

14-1704. Fees. In order to assure a more cost effective system for the provision of inspection services, permit fees are hereby established as follows:

(1) Mobile home park permit fee - An annual mobile home inspection fee shall be required for all mobile home parks within Selmer. This fee for the mobile home park permit shall be collected by the building inspector.

(2) Business permit (license) fees - Appropriate city and county fees are required for business permits and license and shall be obtained prior to the construction of any mobile home park within Selmer.

(3) Electrical inspection fee - An electrical inspection fee is required and shall be levied in accordance to Tennessee statutes for inspection services recommended.

(4) Anchoring fee - The state anchoring system inspection fee as required by Tennessee statutes shall be levied in accordance with said statutes.

(5) Tennessee license fee - A state license fee for mobile homes is required by Tennessee statutes and shall be levied in accordance with said statutes. (as added by ord. #415, § 1, Sept. 1992)

14-1705. Inspection services. The building inspector, county health officer and all other authorized inspectors are hereby authorized and directed to make inspections within Selmer for the purpose of safeguarding the health and safety of the occupants of mobile home parks and of the general public. These representatives on behalf of Selmer shall have the authority to enter at reasonable times upon any private or public property for the purpose of inspections and investigations related to the performance of their duties concerning the enforcement of this chapter and other related regulations. Specifically, their inspections shall include but not be limited to the following duties:

(1) Building inspector - Upon inspection of a mobile home park or a mobile home by the building inspector, the following actions shall be undertaken for compliance with this chapter and other related regulations of Selmer which apply:

(a) Sections 14-1707 through 14-1713 of this chapter concerning the minimum standards acceptable for the development and operation of a designated mobile home park.

(b) Appendix "H" of the Southern Standard Building Code outlining minimum mobile home standards.

(c) A review shall be conducted of all necessary permits for not only the park but also individual mobile homes with all violations reported by the building inspector to the appropriate authority.

(d) A visual review of the general health and safety conditions with any possible violations noted and reported by the building inspector to the appropriate authority.

(2) County health officer - The State Department of Public Health shall make inspections of the water system, sewage disposal system, and solid waste disposal facilities in accordance with sections 53-3201 and 53-3220¹ of the Tennessee Code Annotated and other state regulations.

(3) Electrical inspection. The electrical inspector shall make inspections in accordance with those powers designated by the appropriate state regulations.

(4) Anchorage inspector - The anchorage inspector shall make inspections of the mobile home anchorage and tie down facilities in accordance with section 68-36-405 of the Tennessee Code Annotated and the State Fire Marshall's Office.

¹These sections were transferred to T.C.A. sections 68-24-101 and 68-24-120 and repealed by Acts 1989, ch. 228, section 1. However, the chapter heading of the repealed sections was transferred to chapter 125 during the reorganization of T.C.A., title 68 in 1992. These provisions were codified as they appeared in Ord. #415, Sept. 1992.

(5) The officials noted in the above subsection in the performance of their respective duties shall have the authority to inspect that register containing a record of all residents of a mobile home park.

(6) It shall be the duty of the owners or occupants of mobile home parks and mobile homes or of the person in charge thereof to give the designated inspectors free access to such premises at reasonable time for the purpose of inspection.

(7) It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent or employee access to any part of such mobile home park or its premises at reasonable times for the purpose of making alterations as are necessary to comply with this or other local regulations.

(8) Upon inspection of any mobile home park in which conditions or practices exist in violation of this chapter or other related regulations, the building inspector shall give notice in writing to the person to whom the permit was issued that unless such conditions or practices are corrected within a six (6) month period, the mobile home park shall be revoked and the operation of the mobile home park shall cease operation. (as added by ord. #415, § 1, Sept. 1992, modified)

14-1706. Application procedure. (1) The developer shall consult early and informally with the planning commission and all applicable city departments for advice and assistance before the preparation of the site plan and the formal application for approval in order to become familiar with all regulations and area plans.

(2) Applications for a mobile home park shall be filed with the planning commission for review and recommendation. Plans of the proposed mobile home park shall be filed with the building inspector at least seven (7) days prior to the planning commission meeting at which it is to be considered. The plan shall contain the following information and conform to the following requirements:

- (a) The plan shall be clearly and legibly drawn to a scale not smaller than one hundred (100) feet to one (1) inch;
- (b) Name and address of owner of record;
- (c) Proposed name of park and the total acreage involved;
- (d) Existing zoning classification;
- (e) North point and graphic scale and date;
- (f) Vicinity map showing location and acreage of mobile home park;
- (g) Exact boundary lines of the tract by bearing and distance;
- (h) Names of owners of record of adjoining land;
- (i) Existing streets, utilities, easements and water courses on and adjacent to the tract;
- (j) Contour lines at 2' intervals or as required by the planning commission with input from the city engineer;

(k) 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;

(l) Provisions for water supply, sewerage and drainage;

(m) Such information as may be required by the city to enable it to determine if the proposed park will comply with legal requirements;

(n) The applications and all accompanying plans and specifications shall be filed in triplicate with the building inspector;

(o) Certification that the applicant is the land owner;

(p) Certification by the state health officer concerning the acceptability of the sewage disposal and water system;

(q) Certification of approval by the city engineer;

(r) Certification of approval to be signed by the secretary of the planning commission;

(3) Within sixty (60) days after submission of the site plan, the planning commission will review it and recommend approval or disapproval, or approval subject to modification. If disapproved, reasons for such shall be stated in writing.

(4) The planning commission recommendation shall be forwarded to the board of mayor and aldermen for final approval, provided that, where modifications have been required of the applicant which are to appear on the site plan, such changes, as recommended by the planning commission, shall have been made. (as added by ord. #415, § 1, Sept. 1992)

14-1707. Development site. (1) The proposed mobile home park shall be located only in zones as prescribed by the Selmer Zoning Ordinance.

(2) The development site shall be suitable for residential use. It shall not be subject to hazards such as insect or rodent infestation, objectionable smoke, noxious odors, unusual noise, or the probability of flooding or erosion. The soil, ground water level, drainage, and topography shall not create hazards to the property or to the health and safety of occupants.

(3) The development site for a mobile home park shall comprise an area of not less than ten (10) acres. All sites shall consist of a single plat so dimensioned and related as to facilitate efficient design and management.

(4) Essential community facilities and services for residential development shall be reasonably accessible to the development site or provisions shall be made to assure that such facilities and services will be provided.

(5) Direct vehicular access to the development site shall be provided by an abutting improved public street of at least a "collector" classification (as shown on the city's major street plan). (as added by ord. #415, § 1, Sept. 1992)

14-1708. Site improvement. (1) Site improvements shall be harmoniously and efficiently developed in relation to topography and the shape of the site.

Full attention should be paid to use, appearance, and livability. Site improvements shall be fitted to the terrain with a minimum disturbance of the land. Existing trees, rock formations, and other natural site features should be preserved to the extent practical.

(2) When necessary, grading shall be utilized to preserve desirable site features through the diversion of surface water away from mobile home stands, the prevention of standing water and excess soil saturation, and the disposal of water from each mobile home space or lot. In no cases, however, shall grading be permitted to direct excessive surface water flow onto adjacent property.

(3) In the case of fill work at the development site, material shall be uniform in texture and free from debris. Fill material shall be applied in uniform layers, raked and compacted to minimize settlement.

(4) Specific areas for the collection and disposal of surface and subsurface water shall be provided to protect the mobile home and provide safe use of other improvements. Surface water shall be directed toward existing off-site drainage facilities located in public right-of-ways. Internal drainage facilities shall be of adequate size, design, and construction and assured of permanent maintenance through easements or other means.

The planning commission upon advice from technical staff such as the city engineer or Planning staff may require other drainage measures such as interjectional drains, drop inlets, bridges, etc., as deemed necessary.

(5) Exposed ground surfaces in all parts of every development site shall be either paved, covered with stone or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

(6) An evergreen buffer strip consisting of trees shrubs, or hedge which will grow to a height of not less than ten (10) feet and be spaced not less than ten (10) feet apart shall be planted along all boundaries of the mobile home park. It is also recommended that trees or shrubs be utilized for internal screening of garbage collectors and to provide adequate privacy among the units.

(7) The provision of designated open space and recreation areas is encouraged to the extent necessary to meet the anticipated needs of the occupants. A centralized location is preferable for convenience and efficient maintenance. (as added by ord. #415, § 1, Sept. 1992)

14-1709. Transportation system. (1) All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot and other improvement park facilities. Access shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic.

(2) The street system shall be designed to recognize existing easements, utility lines, etc., which must be preserved and to permit connection of existing facilities where necessary for the proper functioning of the drainage and utility systems. Streets shall also be adapted to the topography, have

suitable alignment for traffic safety, and have satisfactory surface and ground water drainage.

(3) All streets either public or internal (private) shall be constructed to the standards established in the Selmer Subdivision Regulations.

(4) Before any proposed street may be constructed, the area must first be inspected by the city engineer who will at that time review the size of culvert necessary, to prevent future drainage problems. The developer will be responsible for the provision of specified culvert and in the manner as is indicated by the city engineer.

(5) Surfaced streets are required, and all streets shall meet the technical specification for base and asphaltic concrete paving as required in the Selmer Subdivision Regulations.

(6) All streets located within a mobile home park shall be illuminated with lighting units consisting of 400 watt mercury vapor lamps at intervals of 100 feet approximately 30 feet from the ground.

(7) Off-street parking areas shall be provided in all mobile home parks for the use of the occupants and guests without interference with the normal movement of traffic. All parking spaces shall be located so access can be gained only from internal streets of the mobile home park. Specific parking facility requirements are detailed in section 14-1711(10).

(8) All mobile home parks shall be provided with safe and convenient pedestrian access between mobile homes and park facilities. A common walk system is recommended for those areas in which pedestrian traffic is concentrated in a large development. (as added by ord. #415, § 1, Sept. 1992)

14-1710. Utilities. (1) Water supply. An adequate supply of safe water under adequate pressure shall be provided in each mobile home park. Where a public supply of water is satisfactory quantity, quality, and pressure is available, connection shall be to this system and used exclusively.

(a) The bacteriological and chemical quality of the water shall be acceptable to the McNairy County Health Officer in accordance with minimum requirements for the State of Tennessee.

(b) The source of water supply shall be capable of supplying a minimum volume of 250 gallons of water per day per mobile home with pressure of not less than twenty (20) pounds residential pressure per square inch under normal operating conditions at each mobile home. The individual size of the feeder water lines shall be a minimum of 6" or more as required by the city engineer.

(c) The water system must be adequate to provide 500 gallons per minute fire flow and maintain a 20 psi residential pressure. All fire hydrants shall be located at no distances beyond 400 feet.

(d) The water supply system shall be connected by pipes to all mobile homes and other facilities requiring water in such a manner that neither underground nor surface contamination will reach the water from

any source. All water piping, fixtures, and other equipment shall be constructed and maintained in accordance with the Southern Standard Plumbing Code and Tennessee State Health regulations. Written approval from the Tennessee Department of Public Health shall be required for all water line extensions.

(e) In the case of all developments, the fire hydrants shall be the 3 way type as specified by city standards.

(2) Sewage disposal. An adequate and safe sewerage disposal system shall be provided in all mobile home parks for conveying and disposing of all sewage. Mobile home parks must connect to a satisfactory public sewage disposal system. In no case will a septic tank system or package treatment plant be approved. In addition, the sewage disposal system shall meet the following general requirements:

(a) The sewage disposal system shall be approved in writing by the Tennessee State Health Department and subject to maintenance inspections.

(b) All sewer lines shall be located in trenches of sufficient depth to prevent breakage from traffic or other movements and constructed in such a manner as to have water tight joints. Sewer lines shall be separated from the water supply system and be constructed and maintained in accordance with the Southern Standard Plumbing Code and Tennessee State Health Regulations.

(c) All sewer lines shall be at a grade which will insure a velocity of two feet per second when flowing full and designed for a minimum volume flow of 250 gallons of sewage per day per mobile home.

(3) Electrical distribution. Every mobile home park shall contain an electrical wiring system consisting of wiring, fixtures, and equipment installed and maintained in accordance with the applicable codes and regulations governing electrical distribution systems. The electrical distribution system shall also meet the following general requirements:

(a) Main primary lines not located underground shall be suspended at least eighteen (18) feet above the ground. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any mobile home or other structure.

(b) All direct buried cables shall be without splices or taps between junction boxes and protected by ridged conduit at all points of entry or exit from the ground. Such cables shall be located no less than eighteen (18) inches below the ground surface and located in a separate trench not less than one (1) foot radial distance from water, sewer, gas, and other piping.

(c) Demand factors for feeder and service lines shall be calculated in accordance with the Southern Standard Building Code to determine the appropriate line sizes.

(4) Gas supply. Natural gas and liquefied petroleum gas systems equipment and installations within a mobile home park shall be designed and constructed in accordance with the applicable codes and regulations. The natural gas supply system shall meet the following general requirements:

(a) Underground piping shall be buried at a sufficient depth to protect it from physical damage as outlined in the Southern Standard Gas Code. No piping shall be installed underground beneath a mobile home or other structure.

(b) All gas regulators, meters, valves and other exposed equipment shall be protected from physical damage by vehicles or other causes.

(c) A readily accessible and identified emergency shut-off valve controlling the flow of gas to the entire internal gas piping system of a mobile home park shall be installed near to the point of connection to the service piping.

(d) Demand factors for use in calculating gas piping accordance with the Standard Gas Code.

(5) Oil supply. Oil supply systems equipment and installations within a mobile home park shall be designed in accordance with the applicable codes and regulations. Oil may be supplied by either an outside underground tank, an outside above ground tank or a centralized oil distribution system designed and installed in accordance with accepted engineering practices which comply with national codes.

(6) Garbage disposal. The storage, collection, and disposal of refuse in a mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. A commercial dumpster system shall be utilized exclusively for solid waste disposal. In addition, the refuse disposal system shall meet the following general requirements:

(a) All refuse shall be stored in fly proof, water tight, and rodent proof containers, which shall be located not more than 150 feet from any mobile home space or lot. These containers shall be located not more than 150 feet from any mobile home space of lot. These containers shall be located on concrete dumpster pads designed to prevent or minimize spillage and container deterioration.

(b) A sufficient number of containers of adequate capacity in accordance with city approval shall be provided to properly store all refuse. The refuse within these containers shall be collected and disposed of on at least a weekly basis in the approved manner. (as added by ord. #415, § 1, Sept. 1992)

14-1711. Mobile home site. (1) Every mobile home site shall meet the minimum requirements set forth in this section for the development of individual sites. These criteria are for the purpose of assuring privacy, adequate

natural light and air, and convenient access and circulation around each mobile home.

(2) Within mobile home parks. 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 twenty-eight (28) feet of open space between mobile homes or any attachment such as a garage or porch, and at least thirty (30) feet end to end spacing between trailers and any building or structure, twenty (20) feet between any trailer and property line and fifty (50) feet from the right-of-way of any public street or highway. In addition, each mobile home space shall contain:

(a) A minimum lot area of four thousand (4,000) square feet.

(b) A minimum depth with end parking of an automobile equal to the length of the mobile home plus thirty (30) feet.

(c) A minimum depth with side or street parking equal to the length of the mobile home plus fifteen (15) feet; and

(d) A minimum width of at least forty (40) feet and a minimum depth of at least seventy-five (75) feet with the limits of each mobile home space being clearly marked by permanent ground stakes.

(3) Each mobile home space shall have an area designated as a mobile home stand or pad which meets all the setback requirements and affords practical access for the placement and removal of a mobile home. It is recommended that these stands consist of runways (24" wide) running vertical to the mobile home and spaced, at a minimum, every eight (8) feet for the length of the mobile home. These piers shall meet the following construction requirements or the Southern Standard Building Code whichever is the most restrictive:

(a) Piers less than forty (40) inches in height shall be constructed of open or closed cell, eight (8) inch by eight (8) inch by sixteen (16) inch concrete blocks (with open cells vertically placed upon the footer). Single-stacked block piers shall be installed with sixteen (16) inch dimension perpendicular to the main (I-beam) frame. The piers shall be covered with a two (2) inch by eight (8) inch by sixteen (16) inch wood or concrete cap.

(b) Piers between forty (40) and eighty (80) inches in height and all corner piers over three blocks high shall be double blocked with blocks interlocked and capped with a four (4) inch by sixteen (16) inch wood or concrete cap.

(4) All mobile homes shall be secured to the site through an anchorage system consisting of over the top tie downs to restrict overturning and frame tie downs to restrict the unit from being pushed from its piers. These tie downs shall meet the anchorage requirements specified by Tennessee State Statutes and the Southern Standard Building Code for installation and inspection requirements.

(5) An individual water connection shall be provided at each site with at least a 3/4 inch connecting water riser pipe. This pipe shall extend in a vertical position at least four (4) inches above ground level at the appropriate location. Adequate provisions shall be made to prevent the freezing of service lines, valves, and riser pipe. The riser pipe shall be capped when the site is unoccupied. At each site a shut off valve located below the frost line shall be provided near the water riser.

(6) Each site shall be provided with at least four (4) inch corrosive resistant sewer riser pipe. This pipe shall extend in a vertical position at least four (4) inches above the ground level at the appropriate location. This service pipe shall consist of water tight joints and slope at least one-fourth (1/4) inch per foot to a collector line. Provisions shall be made to plug the drain when the site is unoccupied. All sewer lines shall be laid in trenches separated at least ten (10) feet horizontally from any drinking water supply line.

(7) Electrical service drops from feeder distribution lines shall be provided, installed, and maintained in accordance with the National Electrical Code and Tennessee Department of Insurance and Banking Regulations Number 15, entitled "Regulations Relating". A weather-proof overcurrent protection device and disconnecting means shall be provided for each site. All exposed non-current carrying metal parts of the mobile home shall be properly grounded.

(8) Each site provided with natural or liquified petroleum shall have an approved manual shut off valve installed upstream of the gas outlet. Underground piping shall be at a sufficient depth to be protected from physical damage and shall not be installed beneath a mobile home stand unless it is installed in an approved gas tight conduit. Liquified petroleum gas or oil containers shall be securely but not permanently fastened to prevent accidental over-turning. No containers shall be stored within or beneath any mobile home. All gas or oil systems shall be installed and maintained in accordance with the applicable codes and regulations governing such systems.

(9) Off-street parking spaces shall be provided in sufficient number to meet the needs of the occupants and their guests. Such facilities shall be provided at the rate of at least three (3) spaces per mobile home. The size of the individual parking space shall consist of a minimum width of not less than ten (10) feet and a length of not less than twenty-two (22) feet. Each space shall be constructed of either a hot mix or concrete hard surface.

(10) It is recommended that provision be made for external storage facilities at each site. These facilities should be designed in a manner that would enhance the appearance of the development. (as added by ord. #415, § 1, Sept. 1992)

14-1712. Service facilities. (1) The requirements of this section shall apply to permanent service facilities including, but not limited to management offices, laundry facilities, sanitary facilities. Such facilities are required for

developments for the convenience of the occupants. All recreational open space shall consist of a minimum area of not less than 100 square feet per space.

(2) The growth of brush, weeds, and grass in open areas shall be controlled and maintained to prevent heavy undergrowth of any description. Special emphasis shall be on the preventing of the growth of ragweed, poison ivy, poison oak, poison sage, and other noxious weeds considered to be detrimental to health.

(3) Care shall be taken to control dry brush, litter, rubbish and other such flammable materials which might communicate fire between mobile homes and other structures.

(4) A mobile home shall not be occupied for dwelling purposes unless it is properly installed on a mobile home stand and connected to all utilities. The park management shall supervise such installations.

(5) No mobile home shall be admitted to a mobile home park unless it can be demonstrated that it meets the requirements of the Mobile Home Standards for Plumbing, Heating, and Electrical Systems or any state administered code insuring equal or better systems. Mobile homes manufactured prior to 1976 shall be exempt from this requirement.

(6) No dogs, cats, or other domestic animals shall be permitted unrestrictive freedom within the limits of a mobile home park. Any kennels or pens for such animals shall be maintained in a sanitary condition at all times.

(7) Pre-existing mobile home parks shall comply with all state regulations applicable thereto which were in force prior to the establishment of this mobile home park chapter. Expansion shall only occur after compliance with the requirements of this chapter.

(8) Every mobile home park within Selmer shall be operated with adequate supervision to assure the park, its facilities and equipment are maintained in good repair and operated in a clean and sanitary condition at all times.

No travel trailers shall be placed on a mobile home stand or connected to utilities either in a mobile home park for occupancy at all times. (as added by ord. #415, § 1, Sept. 1992)

14-1714. Enforcement. (1) It shall be the duty of the building inspector to enforce the provisions of this chapter and the duty of those inspectors specifically mentioned in 14-1705 of this chapter to enforce those regulations under their jurisdiction as those regulations apply to this chapter.

(2) The developer or the person to whom a permit for a mobile home park is issued shall be the sole individual responsible for compliance with this chapter and the other related regulations. Actions toward the enforcement of this chapter and all other related regulations shall be directed toward the person to whom the mobile home park permit is issued. (as added by ord. #415, § 1, Sept. 1992)

14-1715. Amendment. (1) Whenever the public necessity, convenience or general welfare justifies such action, the Selmer Mayor and Board of Aldermen may amend or supplement this chapter. Any person may petition the mayor and board of aldermen for an amendment or amendments to this chapter.

(2) Any proposed amendment or supplement shall be first submitted to the planning commission for its recommendation to the mayor and board of aldermen. Absence of action after thirty-five (35) days after submission to the planning commission shall be a positive recommendation for such amendment to the board of aldermen. (as added by ord. #415, § 1, Sept. 1992)