

Ordinance # 34

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MOBILE HOME PARK ORDINANCE

FOR

MOUNT CARMEL, TENNESSEE

Prepared for

MOUNT CARMEL PLANNING COMMISSION

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Prepared by

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TENNESSEE STATE PLANNING COMMISSION

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MOBILE HOME PARK ORDINANCE

FOR

MOUNT CARMEL, TENNESSEE

BE IT ENACTED AND ORDAINED by the Board of Mayor and Aldermen of the Town of Mount Carmel that in any district of said town in which mobile home parks are permitted, the following regulations shall apply:

Section A. 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, or on flatbed or other trailers or detachable wheels.
 - c. Arriving at the site where it is to be occupied as a dwelling complete, 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.

2. Mobile Home Park shall mean any plot of ground containing a minimum of two acres upon which two or more mobile homes are located or are intended to be located, but does not include sites where unoccupied mobile homes are on display for sale.
3. Buffer Strip shall mean a plant material which will provide a screen not less than six feet in height.
4. Health Officer shall mean the Health Officer of the Town of Mount Carmel, Tennessee or his authorized representative.
5. Building Inspector shall mean the Building Inspector of the Town of Mount Carmel, Tennessee or his authorized representative.
6. Plumbing Inspector shall mean the Plumbing Inspector of the Town of Mount Carmel, Tennessee or his authorized representative.
7. Electrical Inspector shall mean the Electrical Inspector of the Town of Mount Carmel, Tennessee or his authorized representative.

Section B. MINIMUM STANDARDS

1. The site shall be located on a well drained and flood free site with proper drainage.

2. The site shall not be exposed to objectionable smoke, noise, odors, insect or rodent harborage or other adverse influences.
3. The site shall be located with direct access to an open public street.
4. There shall be buffer strips along side and rear lot lines of the park.
5. Each mobile home space shall be a minimum of 2,500 square feet with a minimum of 75 feet in depth, and shall abut on a driveway with unobstructed access to open approved public street. Each mobile home shall be set back a minimum of 10 feet from property lines and space lines, and there shall be a minimum distance of 20 feet between mobile homes.
6. Each mobile home space shall provide a 200 square foot space for an automobile parking space.
7. No service building shall be located less than 20 feet from any mobile home space. Service buildings shall be of permanent construction, adequately ventilated and lighted and built in conformity to all city codes and ordinances.

8. The public water supply and sanitary sewer connections shall be provided to each mobile home space. Piping and connections shall be as specified and approved by the plumbing inspector.
9. Each mobile home park shall provide a common area for playgrounds, and leisure time pursuits totaling a minimum of 500 square feet for each mobile home space exclusive of roadways, mobile home spaces and parking spaces.
10. All service buildings shall be convenient to the spaces which they solely serve and shall be maintained in a clean and sanitary condition.
11. The drives, walks, and parking areas shall be paved with a hard surface material which shall be not less than a double bituminous surface.
12. Driveways shall be a minimum of 20 feet in width.
13. Any part of the park area not used for buildings or other structures, parking, or access ways shall be landscaped with grass, trees, shrubs, and pedestrian walks.
14. The park shall be adequately lighted.

Section C. GENERAL PLAN

The owner or lessee of the land parcel proposed for a mobile home park shall submit a plan for development to the Mount Carmel Regional Planning Commission for approval. The plan shall show:

1. The park plan drawn to scale.
2. The area and dimensions of the proposed park.
3. The location and width of all roadways and walkways.
4. The location and dimensions of any proposed service buildings and structures.
5. The location of all water and sewer lines.
6. The location of all equipment and facilities for refuse disposal and other park improvements.
7. A plan for drainage of the park.
8. A certificate of accuracy signed by the surveyor or engineer that the engineering work is correct.
9. Certificates and signatures of the Health Officer and Building, Electrical and Plumbing Inspectors.
10. A certificate for planning commission approval.
11. Any other information deemed pertinent by the planning commission.

Section D. REGISTRATION

1. Operators of all mobile home parks situated in the corporate limits of Mount Carmel shall keep a complete and permanent register of the inhabitants of the park, noting the following information:

- a. Car license number and state.
 - b. Names, age and sex of occupants of each mobile home.
 - c. Dates of admission and departure on the park.
2. No space shall be rented for residential use of a mobile home in any such park except for periods of 30 days or more, and no mobile home shall be admitted to any park unless it can be demonstrated that it meets the requirements of the building, housing, plumbing, electrical, fire and health officer of the Town of Mount Carmel, Tennessee.

Section E. PERMITS

1. It shall be unlawful for any person to maintain or operate a mobile home park within the limits of the city, unless such person shall first obtain a permit.
2. The annual permit fee for each mobile home park shall be \$_____ for each mobile home space situated within a mobile home park.
3. The annual renewal of permits for mobile home parks shall be issued by the Building Inspector. The issuance of annual permits shall be contingent upon inspection and approval of the park by the Health Officer and Building Inspector.

Section F. ENFORCEMENT

1. These regulations shall be enforced by the Building Inspector.
2. Any person or persons who shall willfully neglect or refuse to comply with any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction shall be fined not less than two dollars (\$2.00) nor more than fifty dollars (\$50.00) for each offense. Each day of violation shall constitute a separate offense.

Section G. LEGAL STATUS PROVISIONS

1. Conflict with Other Ordinances. In case of conflict between this ordinance or any part thereof, and the whole or part of any existing or future ordinance of the Town of Mount Carmel, the most restrictive shall in all cases apply.
2. Validity. If any section, clause, provision, or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this ordinance which is not of itself invalid or unconstitutional.

3. Effective Date. This ordinance shall take effect and
be in force fifteen (15) days from and after its
passage, the public welfare demanding it.

Certified by Planning Commission _____

Approved and signed in open meeting _____

Mayor

Approved as to Form:

City Attorney

Attest:

City Recorder

ORDINANCE NO. ____

AN ORDINANCE TO AMEND ORDINANCE NO. ____ OF THE TOWN OF MOUNT CARMEL, TENNESSEE AND ALL ORDINANCES AMENDATORY THEREOF.

Be it ordained by the Board of Mayor and Aldermen of the Town of Mount Carmel, Tennessee as follows:

Section I. That the Mount Carmel, Tennessee Zoning Ordinance dated October 1963, adopted and enacted as a part of the said Ordinance No. ____ be and the same is hereby amended as follows:

Article V, Section J. Modular homes. The use of modular homes as a principal building are permitted on single lots provided that:

1. A modular home to be classified as a permanent residential dwelling shall contain at a minimum, 1,056 feet of floor space.
2. It shall not be constructed on any type of chasis.
3. It shall be assembled on a permanent foundation.
4. It shall meet all of the requirements of the Southern Standard Building Codes.

Section II. This ordinance shall take effect and be in force from and after its adoption, the public welfare demanding it.

Certified by the Planning Commission:

Passed on 1st Reading:	<u>6-19-75</u>	Date
Passed on 2nd Reading:	<u>7-10-75</u>	Date
Passed on 3rd Reading:	<u>8-14-75</u>	Date

Approved as to Form:

Mayor

City Attorney

Attest:

City Recorder

PROPOSED AMENDMENTS TO THE MOUNT CARMEL ZONING ORDINANCE

ARTICLE V. GENERAL PROVISIONS

Section H. Trailer or Mobile Home. The use of a trailer or mobile home as a dwelling in conjunction with another principal building, other than a licensed and approved trailer court, is prohibited. A trailer or mobile home may be used as a principal building on a single lot provided that:

1. The wheels are removed and the trailer is made a permanent or semi permanent structure, and
2. The provisions of the building code, housing code, sanitation code, plumbing code, electrical code, and all other city codes and ordinances are complied with.

It is proposed that this section be amended to read as follows:

Section H. Mobile Homes. The use of mobile homes as dwellings are permitted only in licensed and approved mobile home courts. Mobile homes used as dwellings within mobile home parks shall conform to the following:

1. The wheels are to be removed and the mobile home made a permanent or semi permanent structure, and
2. The provisions of the building code, housing code, sanitation code, plumbing code, electrical code, and all other city codes and ordinances are complied with.

AMENDMENTS TO THE MOUNT CARMEL ZONING ORDINANCE

ARTICLE V. GENERAL PROVISIONS

Section H. Mobile Homes. The use of mobile homes as dwelling are permitted only in licensed and approved mobile home courts. Mobile homes used as dwellings within mobile home parks shall conform to the following:

1. The wheels are to be removed and the mobile home made a permanent or semi permanent structure, and
2. The provisions of the building code, housing code, sanitation code, plumbing code, electrical code, and all other city codes and ordinances are complied with

ARTICLE VI. PROVISIONS GOVERNING RESIDENCE DISTRICTS

Section B. R-2 Districts (High Density Residence)

1. Uses Permitted

- (a) Single family, two family, and multiple family dwellings.
- (b) The taking of boarders or tourists or the leasing of rooms by the family resident on the premises, provided the area used for each purpose in any dwelling may not exceed sixty (60) per cent of the total floor area of any dwelling.
- (c) Mobile home parks provided they meet all requirements of the Mobile Home Park Ordinance.