

O-96-24

**AN ORDINANCE
of the
TOWN OF UNICOI
TENNESSEE**

ESTABLISHING MOBILE HOME PARK REGULATIONS

WHEREAS, the board of mayor and aldermen of the town of Unicoi, Tennessee desires to promote health, safety, welfare, as it relates to mobile homes and mobile home parks, now therefore

BE IT ORDAINED BY THE BOARD OR MAYOR AND ALDERMEN, that:

MOBILE HOME PARK REGULATIONS FOR THE TOWN OF UNICOI, TENNESSEE

SECTION

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1-101 PURPOSE

Because of their unusual characteristics, mobile home parks pose special problems in the application of land use control techniques and require special consideration as to their proper location and character in relation to adjacent uses and to the development of the community, and as to the circumstances and conditions under which they may be permitted. The standards provided in this ordinance represent an attempt to provide adequate protection for, and consideration of, both the community and the mobile home dweller.

1-102 APPLICABILITY

The provision of this ordinance shall apply to the following:

- A. All new mobile home parks located within the Town of Unicoi. In any district in which mobile home parks are permitted, the following regulations shall apply:
- B. Any additions made to existing mobile home parks located within the town of Unicoi which extend the number of dwelling units or the area occupied by dwelling units beyond that originally approved by the planning commission
- C. Mobile home subdivisions located within the Town of Unicoi shall comply with all applicable provisions of the Unicoi Subdivision Regulations, as amended.

1-103 DEFINITIONS

The following definition shall apply in the interpretation and application of this chapter for the purpose of this ordinance, certain words or terms used herein shall be defined as follows: words used in the present tense include the future tense; words used in the singular number include the plural; and words used in the plural include the singular. The word "shall" is always mandatory, not directory. And the word "may" is permissive.

Access Road: A road is entirely located within a mobile home park and which is designed to provide mobile home park residents with an opportunity for vehicular movement both within the park and to the nearest public right-of-way.

Alley: A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Buffer Strip: A solid wall, fence, evergreen hedge, or similar screening device not less than seven (7) feet high.

Building Inspector: The officer, or his duly authorized representative, charged with the administration and enforcement of this ordinance.

(1) **Mobile Home Mobile or Manufactured Home.** A detached single family dwelling unit with all of the following characteristics:

(a) Designed for long-term occupancy and containing sleeping accommodation, 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 plat of ground under single ownership containing a minimum of two (2) acres upon which two (2) or more mobile homes are located or are intended to be located. A mobile home park, however, does not include sites where unoccupied mobile homes are on display for sale.

(3) **Health officer** shall mean the health officer of the Unicoi County, Tennessee or his authorized representative.

(4) **Building Inspector** shall mean the building inspector of the Town of Unicoi, Tennessee, or his authorized representative.

(5) **Plumbing Inspector** shall mean the plumbing inspector of the Town of Unicoi, Tennessee, or his authorized representative.

(6) **Electrical inspector** shall mean the electrical inspector of the Town of Unicoi, Tennessee, or his authorized representative.

Mobile Home Space: The lot area allocated for an individual mobile home. This area includes the land under which the actual mobile home is located and the required front, side and rear yards for the associated mobile home.

Mobile Home Subdivision: A subdivision designed and or intended for the sale of lots for siting mobile homes.

1-104 **Minimum Standards** The following minimum standards shall apply to all mobile home parks.

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

General Standards

1-104.1 Mobile homes shall not be used for commercial, industrial, or other nonresidential uses within the mobile home park, except that one (1) mobile home in the park may be used to house a management office or similar facility noted below in Subsection 1-104.2

1-104.2 Each mobile home park shall be provided with a management office and such service buildings as are necessary to provide facilities for mail distribution, storage space for supplies, maintenance materials and equipment, and laundry facilities equipped with washing machines and dryers. All service buildings shall be not more than four hundred (400) feet from the spaces which they solely serve and shall be of permanent construction and maintained in a clean and sanitary condition.

1-104.3 In each mobile home park, the duly authorized attendant or caretaker shall be charged at all times to keep the mobile home park, its facilities and equipment in a clean, orderly, safe and sanitary condition.

1-104.4 Cabanas, travel trailers and other similar enclosed structures are allowed provided they are kept in areas which are separate from mobile home spaces.

1-104.5 Each mobile home shall have a non-combustible, corrosive resistant skirt extending from the bottom of the mobile home to the mobile home space pad foundation. Said skirt shall be provided with an access way with a door measuring at least eighteen (18) inches by twenty-four (24) inches; and further, said skirt shall be constructed so as to prohibit insect and rodent infestation. The site shall not be exposed to objectionable smoke, noise, odors, insect, or rodent harborage or other adverse influences.

1-105 Density and Dimension Requirements for Mobile Home Parks

1-105.1 Mobile home parks shall be subject to the density provisions of the zoning district in which they are located. The minimum area for a mobile home park is two (2) acres.

1-105.2 Each mobile home park shall meet the following minimum setback requirements, irrespective of the zoning district in which the park is proposed:

Front yard setback	30 feet
Side yard setback	20 feet
Rear yard setback	20 feet

In instances where a side or rear yard abuts on a public right-of-way, the minimum setback shall be thirty (30) feet.

1-105.3 No building or structure erected or stationed in a mobile home park shall have a height greater than two (2) stories or thirty-five (35) feet, whichever is less, unless such building or structure is exempted from height limitations, as provided in the Unicoi Zoning Ordinance.

1-106 Density and Dimension Requirements for Mobile Home Spaces

1-106.1 The minimum lot area per mobile home space shall be five thousand (5,000) square feet. For double wide mobile homes, the minimum lot area shall be seven thousand five hundred (7,500) square feet. This lot area, in addition to including the space on which a mobile home is located, shall also include driveways, off street parking spaces (not including those for travel trailers and similar structures), accessory building space, and required front, side and rear yards.

1-106.2 Each mobile home space shall be at least forty (40) feet wide and such space shall be clearly marked by permanent markers.

1-106.3 There shall be a front yard setback of at least ten (10) feet from all access roads within the mobile home park.

1-106.4 Mobile homes shall be placed on each space so that there shall be at least a twenty (20) foot clearance between mobile homes, provided however, with respect to mobile homes parked end to end, clearance shall be not less than sixteen (16) feet. No mobile home shall be located closer than twenty (20) feet from any building within the mobile home park.

1-107 Sign Specifications

1-107.1 Mobile home parks shall be permitted to display, on each public right-of-way frontage, one (1) free standing sign not to exceed twelve (12) feet in height and thirty (30) square feet in area to identify the name, address, and phone number of the park, provided such sign(s) are in compliance with all applicable provisions of the Town of Unicoi Sign Ordinance.

1-107.2 Each occupant of a mobile home space shall be permitted one (1) wall sign, provided such signs is flush with the mobile home, does not exceed four (4) square feet in area and meets all other applicable requirements of the Town of Unicoi Sign Ordinance.

1-108 Road Specifications

1-108.1 All roads within a mobile home park shall be private and shall not be accepted as public roads, unless such roads first meet all applicable requirements noted in the Town of Unicoi Subdivision Regulations and are formally offered to and accepted by the Town of Unicoi.

1-108.2 Each mobile home park site shall be located with at least forty (40) feet of frontage on a public right-of-way. Each mobile home space shall contain a driveway which intersects an access road. Each access road shall provide unobstructed vehicular access to a public right-of-way.

1-108.3 Sole vehicular access shall not be through an alley.

1-108.4 Private access roads and driveways in a mobile home park shall be paved to a width of not less than twenty (20) feet and shall consist of a five (5) inch compacted crushed stone base with a two (2) inch compacted asphaltic concrete plant mix surface.

1-108.5 Dead end access roads shall contain a paved cul-de-sac or other permanent turn around. Such turn around shall be constructed of at least a five (5) inch crushed rock base and a two (2) inch compacted asphaltic concrete plant mix surface. Moreover, such permanent turn around space shall have a minimum diameter, as measured from the widest point, of at least seventy (70) feet, unless a higher standard is required for emergency vehicle access.

1-109 Parking Space Specifications

1-109.1 There shall be at least one (1) paved, off street parking space for each mobile home space, which shall be on the same mobile home space as the mobile home served, and may be located in the rear or side yard of the associated mobile home space.

1-109.2 Additional parking space may be required in separate areas for travel trailers, tractor trailers, boats, and other accessory vehicles. Approval for such space shall be made by the planning commission during the mobile home site plan review process.

1-109.3 Any parking spaces separate from individual mobile home spaces may be required to include spaces for the physically handicapped.

1-110 Utility Specifications

1-110.1 Sewer, water (including fire hydrants), gas, electricity, storm sewer, telephone, cable and other utilities shall be installed at the expense of the developer or owner. Such utilities shall also be installed prior to the initiation of any road surfacing activities.

1-110.2 Utility easements no less than eight (8) feet wide shall be required along each side of all private access roads for the extension of existing or planned utilities. Vegetated drainage easements of no less than fifteen (15) feet shall be provided on each side of the top bank of a stream or other permanent water body existing on the mobile home park site. Such area may be considered as part of the open space required Subsection 1-112.

1-110.3 Fire hydrants shall be required and shall be located no more than one thousand (1,000) feet apart and within five hundred (500) feet of any structure.

1-110.3 All access roads and walkways shall be lighted with security lights spaced no further than one hundred fifty (150) feet from each other.

1-111 Topographic and Drainage Specifications

1-111.1 The proposed park shall be located on a well drained and flood free site as determined by the erosion control plans (drainage plans) prepared for the proposed park. In all cases water runoff and erosion and sediment control plans shall be prepared by a licensed engineer who specializes in hydrology. At a minimum, such plans shall include calculation and narrative which indicate specifically how surface water runoff and erosion and sedimentation will be controlled so that off site properties and water systems will be unaffected by the proposed development. Drawings, including cross sections, shall be provided which graphically demonstrate existing and proposed water flows and which include the location, dimensions and materials associated with pipes, storm drains, detention and dissipation basins, swells, and other control measures and structures. The location of straw bales, rip rap, silt fences and other erosion and sediment control measures shall also be included. And, the "drainage plan" shall include a letter which states that the hydrologist certifies that, by adhering to the design provided in the plan, post development surface water runoff will not exceed predevelopment surface water runoff for the 10 year 24 hour storm event. In cases where a mobile home park is to be completed in phases, water runoff and erosion control measures shall be established and completed for each phase prior to initiating a new phase.

1-112 Buffering and Open Space Specifications

1-112.1 There shall be buffer strips as defined in section 1-103, along side and rear lot lines of the mobile home park. The buffer strips shall be arranged so that the park is entirely enclosed, with the exception of driveways and space required for front yards.

1-112.2 Each mobile home park shall provide a common area for playgrounds and leisure time pursuits totaling a minimum of five hundred (500) square feet for each mobile home space, exclusive of

roadways, required yards for mobile home spaces and parking spaces. Buffer strips, as required in section 1-112.1 may be counted toward common area requirements.

1-112.3 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. Moreover, such landscaping shall be maintained to an extent which meets all Town codes.

1-112.4 Walkways not less than two (2) feet wide shall be provided from mobile home spaces to service buildings.

1-113 Application Process for a Mobile Home Park

1-113.1 Preliminary General Plan Mobile Home Park Development Plat

As an initial phase of the application process for a mobile home park, the Town of Unicoi Planning Commission shall review a preliminary mobile home park development plan. The plan shall be submitted to the town planner no later than the last business day of the month preceding the meeting in which the planning commission review is requested. In addition, a copy of the plan shall be submitted to all representatives who may provide utilities to the park. The submission to utility representatives shall take place at least fifteen (15) calendar days prior to the planning commission meeting. At a minimum, the preliminary mobile home park development plan shall include the following:

1-113.1.1 General Requirements

- A. A vicinity map which shows streets and other general development of the surrounding area.
- B. An indication of existing land uses associated with property adjacent to the proposed park, including adjacent zoning.
- C. An indication of the total acreage associated with the mobile hoe park.
- D. The location of the mobile home park with labeled dimensions which show the property in relation to required setback lines. A certificate of accuracy signed by the surveyor shall also be submitted for the survey of the property boundary and any internal subdivisions. In all cases property to be subdivided shall adhere to the Town of Unicoi Subdivision Regulations.
- E. The location and dimensions of all uses and improvements constructed or to be constructed within the mobile home park.
- F. The location, dimensions, and areas of all proposed or existing lots or mobile home park spaces.
- G. The distance between proposed mobile homes and their mobile home space boundaries.
- H. An indication of the date, the approximate north point, and a graphic scale no less than one inch (1) equals one hundred (100) feet.

1.113.1.1 Name Requirements

- A. The name of the proposed mobile home park.
- B. The name and address, including telephone number, of the legal owner or agent of property.

C. The name and address including telephone number of the professional person(s) responsible for the design of the proposed park.

D. The name and address, including telephone number of the certified engineers responsible for the drainage and erosion control plan.

1.113.1.3 Legal Information

A. Citation of the last instrument conveying title to the property proposed for the mobile home park.

B. Citation of any existing legal rights-of-way or easements affecting the property.

C. Location of property, in terms of tax map and parcel reference.

D. A plan for establishing easements for utilities, drainage systems, and pedestrian networks.

E. The location and dimensions of existing easements and rights-of-way.

1.113.1.4 Natural Features and Drainage Information

A. Approximate topography including, at a minimum, spot elevations.

B. A drainage plan as discussion in Subsection 1.111.1 of this ordinance.

C. If the proposed park is to involve construction activities, such as clearing, grading and excavation, which will result in the disturbance of more than five (5) acres, the Tennessee Department of Environment and Conservation requires that a notice of intent (NOI) form be completed and filed with the State. A completed copy of this form shall also be required for submission as part of the preliminary mobile home park development plan.

1.113.5 Infrastructure and Parking Space Information

A. The location, width, grade and name of all existing and proposed streets within or immediately adjacent to the subject property.

B. A cross section of proposed access roads. Such cross section shall indicate the depth and materials associated with both the base and the surface layer.

C. The location and dimensions of existing and proposed points of ingress and egress both within and adjacent to the subject property.

D. The location, dimensions, and lighting systems associated with proposed off street parking facilities. Handicapped parking spaces shall also be indicated on the plan.

E. The location, dimensions, and lighting system associated with any existing or proposed pedestrian systems related to the park.

F. The location and sizes of existing and proposed sewers, water mains, culverts, and other underground structures within the tract.

G. Preliminary proposals for connection with existing water supply and sanitary sewer systems.

H. The written comments of any applicable utility representatives responsible for reviewing the preliminary plan. These comments shall be submitted to the town planner by the developer no less than seven (7) calendar days prior to the planning commissions upcoming meeting.

1-113.1.6 Open Space and landscaping Information

A. The location, dimensions, and area of all portions of the park to be set aside for playground, open space or similar uses.

B. A preliminary landscape plan, prepared by a landscape architect.

1-113.2 Final Mobile Home Park Development Plan

After a preliminary mobile home park development plan has been reviewed by the planning commission and obtained preliminary approval subject to certain specific revisions, a revised final mobile home development plan may be submitted for review by the planning commission. Where no subdivision of land is involved, final approval of the mobile home park will be conditioned on whether the proposed park meets all applicable provision of this ordinance. Moreover, final approval, necessary for the issuance of a building permit, shall be withheld until the following specific requirements have been met:

A. All surface water runoff and erosion and sediment control measures have been fully installed to the specifications provided in the drainage plan.

B. Or, if certain surface water runoff control and erosion and sediment control measures are to be installed while building construction is occurring, a water runoff and erosion and sediment control bond shall be posed at the time of the application for final approval in an amount estimated by the planning commission as sufficient to secure to the Town of Unicoi the satisfactory installation and maintenance of the surface water runoff and erosion control measures.

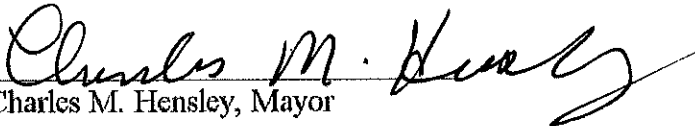
C. A bond is posted for landscape completion, maintenance and replacement.

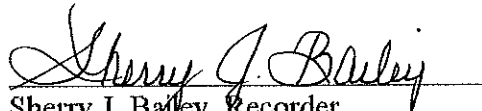
This ordinance shall take effect from and after final passage, the public welfare requiring it.

VOTING FOR THIS ORDINANCE:

First reading: July 15, 1996
Hensley y Nuss ABSENT Lynch y.

Second reading: 70-21-, 1996
Hensley y Nuss y Lynch y.


Charles M. Hensley, Mayor


Sherry J. Bailey, Recorder