

11-308. MH MOBILE HOME PARK RESIDENTIAL DISTRICTS

A. Purpose and Intent

These districts are designed to provide suitable areas for mobile home park residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically feasible. Single-family mobile home dwellings in mobile home parks and accessory structures will characterize these districts. These districts also include community facilities, public utilities and open uses that serve the residents of these districts.

B. Uses and Structures

1. Principal Permitted Uses and Structures

RESIDENTIAL DWELLINGS - limited to -
Mobile Home Parks

INSTITUTIONAL - limited to -
Parks, playgrounds and playfields

PUBLIC UTILITIES - limited to -

Electric, communication and telephone distribution lines, poles, transformers and splice boxes (but not including electric transmission lines)

Water, storm drainage and sewer lines, and gas distribution lines with incidental appurtenances (but not including major fuel transmission lines)

Private Streets

Rights-of-way to all modes of transportation

Small landscaped, scenically significant open areas, natural reserves

UNDEVELOPED AND VACANT - except for -

Circuses, carnivals and similar transient enterprises

Open water including ponds, lakes and reservoirs, streams and waterways (all man-made)

2. Permitted Accessory Uses and Structures

a. Private garages and parking areas;

b. Private swimming pools, tennis courts and other outdoor recreation facilities exclusively for use of the residents;

c. Accessory uses or structures customarily incidental to the above permitted uses.

3. Conditional Uses

INSTITUTIONAL - limited to -
Temporary non-profit festivals

PUBLIC UTILITIES - limited to -

Electric or gas substations

Reservoirs and water tanks

Water production, treatment facility

UNDEVELOPED AND VACANT - limited to -

Open water including ponds, lakes and reservoirs, streams and wastewaters (all man-made).

4. Prohibited Uses

Any use not allowed by right, by accessory or by conditional use is prohibited in the MH-Mobile Home Park Residential Districts.

C. Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements, extensions or conversions located in any MH-District.

1. Minimum Required Lot Area

Within the MH-Districts, the minimum lot area for a mobile home park shall be two (2) acres.

2. Minimum Mobile Home Plot Size

Within the MH-Districts, the minimum plot sizes for an individual mobile home in the mobile home park shall be 4,500 square feet.

3. Maximum Height

The maximum height of any portion of a mobile home shall be seventy-five (75) feet above the finished grade. However, this limitation shall not apply to those uses spelled out in 11-104 (d), Exception on Height Limits.

D. Yard Requirements

1. General Provisions

General provisions applicable to residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, exceptions to these provisions, and other regulations are contained in Section 11-105 of this Ordinance.

2. Basic Provisions

The basic yard regulations appearing below apply to all individual mobile home plots located in the mobile home park.

a. Front Yards

In all MH-Districts, front yards for individual mobile home plots shall be a minimum of twenty-five (25) feet.

b. Side Yards

In all MH-Districts, side yards for individual mobile home plots shall be a minimum of ten (10) feet.

c. Rear Yards

In all MH- Districts, rear yards for individual mobile home plots shall be a minimum of ten (10) feet.

d. Park Buffer

Around all mobile home parks there shall be provided a 20 foot wide buffer area in addition to the yard requirements above. Landscaping and screening shall be provided.

E. Site Plan Review for Community Facilities and Mobile Home Parks

1. Prior to issuance of a building permit, a Site Plan for the use and development of the entire tract shall be submitted to the Planning Commission. The Site Plan shall conform to the following requirements:

a. Be drawn on a scale of 1" = 100';

b. Include the following:

-All existing and proposed roads and drainage ways;

-Curb cuts, drives and parking areas;

-Landscaping and planting screens;

-Building lines enclosing the portion of the tract within which the buildings are to be erected;

-The proposed use of the land and buildings;

-The existing zoning;

c. Show the building elevations for the front, rear and sides of all buildings and any proposed signs.

d. Include a vicinity map showing the relationship of the proposed development to Brownsville;

e. Show the relation of the proposed development to:

-The street system

-The surrounding use district, and

-Surrounding properties.

f. Bear a certificate by a licensed civil engineer, architect, or surveyor, certifying that the plan as shown is true and correct;

g. Bear a form for certificate of approval by the Secretary of the Planning Commission

h. Provide a form for certification by the owner and trustee of the mortgage, if any, that they adopt the plan, and dedicate the streets as shown on the plan, and agree to make any required improvements of adjacent streets as shown on the plan.

2. The Planning Commission, within thirty (30) days shall approve the Site Plan as submitted or reject the Site Plan as submitted. The reasons for rejection of the Site Plan shall be certified to the applicant in writing. The Planning Commission shall have the authority to give conditional approval to a Site Plan, subject to revisions being required of the applicant.
3. The certification required of the owner and trustee of the mortgage in 11-406 (E)(1)(h) of this ordinance shall serve as the commitment by the owner that the Site Plan shall be recorded by the owner with the Haywood County Register's Office and shall regulate the development of the subject parcel. If, during the process of construction, the Building Inspector notes variations from the approved Site Plan, he shall promptly notify the owner in writing of these variations and shall direct that the variations be corrected within a specified period. If, after proper notice by the Building Inspector, shall have the authority to cite the owner to Municipal Court for violation of this ordinance.
4. The Building Inspector shall have the authority to authorize minor revisions to the approved Site Plan during the process of construction, if, in his opinion, the revisions do not substantially alter the nature of the approved Site Plan, with the written concurrence of the Chairman of the Planning Commission.

F. Special Provisions for Mobile Homes

Due to the unique characteristics of mobile homes, the following restrictions are applied in order to eliminate the adverse effects of such structures and at the same time, permit such structures as an alternative form of housing.

- 1 Mobile homes shall be permitted only in those locations designated on the Brownsville Zoning Map as MH-Mobile Home Park Residential Districts. No traditional housing units shall be permitted in these districts in order to prevent a mixture of the two types of structures.
- 2 All mobile homes permitted under this section shall be set upon concrete blocks or steel piers which are constructed upon a concrete footing and each mobile home shall be anchored with approved anchors.
- 3 The Board of Appeals may require other conditions as needed in order to protect the inhabitants of the mobile home and preserve the character of the district.

G. Regulations for Establishment of Mobile Home Park

1. Licenses and License Fee

- a. No mobile home may be located in the City of Brownsville unless the same shall be in an approved and duly licensed Mobile Home Park.
- b. It shall be unlawful for any person to maintain or operate within the corporate limits of the City of Brownsville any mobile home park unless such person shall first obtain a license for that park.
- c. Licenses shall not be transferable.
- d. The annual license fee for each mobile home park shall be equal to but not greater than the amount allowed by the State Business Tax.
- e. The license shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

2. Application for License

Applications for a mobile home license shall be filed with and issued by the Building Inspector. 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 mobile home park.
- c. The complete plan of the park showing compliance with Sections 11-306 (E) and 11-306 (G) (4).
- d. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park. The sketch shall be drawn to scale showing the number and arrangement of mobile home lots, roadways, water supply, water outlets, location and type of sewage, liquid and garbage disposal and location of other facilities.
- e. Such further information as may be requested by the Building Inspector to enable him to determine if the proposed park will comply with legal requirements.

The application and all accompanying plans and specifications shall be filed in triplicate. The Building Inspector and the Health Officer shall investigate the applicant and inspect the proposed plans and specifications. If the proposed mobile home park will be in compliance with all provisions of this ordinance, the Building Inspector shall approve the application and upon completion of the park according to the plans, shall issue the license.

3. Revocation of License

The Health Officer shall make periodic inspection of the park to insure compliance with this ordinance. In case of non-compliance with any provisions of this ordinance, the Health Officer shall serve warning to the licensee. Thereafter, upon failure of the licensee to remove said violation, the Health Officer shall recommend to the Board of Mayor and Aldermen revocation of the license. The City Board shall hold a hearing on the matter and upon determination of non-compliance revoke said 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.

4. Specifications for Mobile Home Park Plan

The mobile home park shall conform to the following requirements:

- a. **The park shall be located in a well-drained site properly graded to insure rapid drainage and freedom from stagnant pools of water.**
- b. **The minimum required lot area for a mobile home park shall be two (2) areas.**
- c. **Mobile home spaces shall be clearly defined and mobile homes parked so that there will be at least fifteen (15) feet of clear space between mobile homes or any accessory structure, such as a garage or fifteen (15) feet between mobile homes and any buildings or structures. No mobile home shall be located closer than thirty (30) feet to any public street or highway.**
- d. **The minimum plot size for an individual mobile home in the mobile home park shall be 4,500 square feet.**
- e. **The minimum yard requirements for all individual mobile home plots in the mobile home park are:**
 - (1) **Front Yards for individual mobile home plots shall be a minimum of twenty-five (25) feet.**
 - (2) **Side yards for individual mobile home plots shall be a minimum of ten (10) feet.**
 - (3) **Rear yards for individual mobile home plots shall be a minimum of fifteen (15) feet.**
- f. **All mobile home spaces shall abut upon a driveway of not less than thirty (30) feet in width which shall have unobstructed access to a public street. All driveways shall be lighted at night with 25-watt lamps at intervals of one hundred (100) feet located approximately fifteen (15) feet from the ground.**
- g. **An electric outlet supplying at least 110-220 volts shall be provided for each mobile home space, and shall be weatherproof and accessible to the parked mobile home. All electrical installations shall be in compliance with the National Electrical Code, and Tennessee Department of Insurance and Banking Regulations No. 15, entitled "Regulation Relating to Electrical Installations in the State of Tennessee," and shall satisfy all requirements of the electric service organization.**
- h. **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; where possible, approved municipal water supplies shall be used. Water shall be piped to each mobile home lot. Adequate water supply for fire protection must be provided.**
- i. **Liquefied petroleum gas for cooking purposes shall not be used at individual mobile home spaces unless the containers are properly connected by copper or other suitable metallic tubing. Liquefied petroleum gas cylinders shall be securely fastened in place, and adequately protected from the weather. No cylinder containing liquefied petroleum gas shall be located neither in a mobile home, nor within five (5) feet of a door thereof.**
- j. **Waste from laundries shall be discharged into a public sewer in compliance with applicable ordinances or into a private sewer disposal plant in such manner to conform to the specifications of the Health Officer. All kitchen sinks, washbasins, bath or shower tubs in any mobile home in any park shall empty into the sanitary sink drain located on the mobile home space. Mobile home parks within three hundred (300) feet of the municipal sewer shall connect to it, with approved and properly sized lines.**
- k. **Refuse storage, collection and disposal shall be in accordance with other regulations and ordinances of the City of Brownsville.**

- l. The Mobile Home Park shall be subject to the rules and regulations of the fire-prevention authorities having jurisdiction.
 - m. No permanent additions of any kind shall be built onto, nor becomes a part of, any mobile home. All mobile homes shall be set on concrete blocks or steel piers which are constructed upon a concrete footing and each mobile home shall be anchored with approved anchors.
 - n. All service buildings, mobile homes, mobile home spaces and the grounds of the park shall be maintained in a clean slightly condition and kept free of any conditions that will menace the health of any occupant of the public or constitute a nuisance.
5. Register of Occupants

It shall be the duty of the licensee to keep a register containing a record of all mobile home 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 mobile homes;
- c. License number and owner of each mobile home;
- d. The state issuing such license;
- e. The dates of arrival and departure of each mobile home.

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. The register records shall not be destroyed for a period of three (3) years following the date of registration.