

SECTION 217**RMHP****RESIDENTIAL MOBILE HOME PARK****SECTION 217.1 GENERAL DESCRIPTION**

The RMHP District is intended to provide for the location of properly planned residential mobile home parks in areas where public wastewater services are available. No mobile home will be permitted within the City of Cookeville except within the boundaries of a RMHP District. All mobile homes must be properly certified by the Fire Marshall of the State of Tennessee.

SECTION 217.2 PERMITTED USES AND STRUCTURES

217.2A Mobile home parks

217.2B Public parks and public recreational facilities

217.2C Churches and similar places of worship meeting the provisions of Section 206.4 of this Zoning Code

217.2D Public schools

217.2E Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

SECTION 217.3 PERMITTED ACCESSORY USES AND STRUCTURES

The following accessory uses shall be permitted for the exclusive use of park occupants:

217.3A Management offices and service buildings

217.3B Mail distribution facilities

217.3C Laundry facilities

217.3D Indoor recreation areas

SECTION 217.4 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

217.4A Commercial uses supplying essential goods or services for the exclusive use of park occupants

217.4B Childcare centers meeting the requirements of Section 206.7 of this Zoning Code

217.4C Where this district adjoins a commercial or industrial district without an intervening street, but with or without an intervening alley, off-street parking lots in connection with nearby commercial or industrial uses, provided:

- 1. Such parking lots may be permitted only between the commercial or industrial district and the nearest street in the residential district
- 2. The off-premise parking requirements of Section 205.4 of this Zoning Code shall be met
- 3. A Type 2 Screen/Buffer Yard as specified in Section 208 of this Zoning Code shall be provided along all property lines of such lots adjoining residential districts
- 4. No source of illumination for such lots shall be directly visible from any window in any residence in the residential district
- 5. There shall be no movement of vehicles on such lots between the hours of 10:00 p.m. and 6:00 a.m. and the Board of Zoning Appeals may impose greater limitations
- 6. There shall be no sales or service activity on such lots

SECTION 217.5 PROHIBITED USES AND STRUCTURES.

Any use or structure not specifically permitted or permitted on appeal.

SECTION 217.6 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

217.6A MINIMUM LOT AREA

The site shall comprise a single tract. The minimum lot area shall be three (3) acres, but the entire tract need not be developed at one time.

217.6B Lot width at right-of-way100 feet

217.6C Minimum depth of all yards on Major Streets as specified in Section 204.1250 feet

217.6D Perimeter setback all sides30 feet

SECTION 217.7 MAXIMUM DWELLING UNIT DENSITY

The maximum dwelling unit density for any mobile home park shall be ten (10) mobile homes per gross acre.

SECTION 217.8 ACCESS AND CURB CUTS

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

SECTION 217.9 LIMITATIONS ON SIGNS

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

SECTION 217.10 EROSION AND STORM WATER MANAGEMENT

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

SECTION 217.11 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply.

SECTION 217.12 SIDEWALK REQUIREMENTS

The sidewalk requirements of Section 209 of this Zoning Code shall apply.

SECTION 217.13 ADMINISTRATIVE PROCEDURE

The following administrative procedure shall be followed for the development or expansion of any mobile home park:

217.13A APPLICATION REQUIRED

A written application shall be submitted to the Department of Planning and Codes prior to the development or expansion of any mobile home park. Said application shall be in writing, signed by the applicant, and shall include the name and address of the applicant and the location and legal description of the mobile home park.

217.13B DEVELOPMENT PLAN REQUIRED

The application shall be accompanied by an overall development plan. The development plan and all construction plans shall be prepared by and have the seal of an architect or engineer duly registered to practice in the State of Tennessee. Said plans shall at a minimum include the following:

1. Area and dimensions of the tract of land;
2. A location map showing the park site in relation to the existing public street pattern and indication of the uses of property adjacent to the site and the location of all buildings within two hundred (200) feet of the site;
3. Topography and drainage ways with contour lines at five (5) foot intervals;
4. Number, location, and size of all mobile home lots;
5. Dimensions and locations of proposed streets, walkways, recreational areas and open space;
6. The location and details of lighting and electrical systems;
7. Construction plans to include at least the following: profiles of proposed streets, sanitary sewers and storm sewers with grading sizes and elevations indicated, proposed water distribution system showing pipe sizes, location of valves and fire hydrants, and complete grading plan.

217.13C REVIEW OF DEVELOPMENT PLAN

The Building Official shall review the application and site plan for the development of a mobile home park and shall certify that the requirements of this Section have been met.

217.13D COMPLETION OF IMPROVEMENTS REQUIRED

No building permit shall be issued until all required improvements including streets, drainage and utilities have been completed.

SECTION 217.14 MOBILE HOME PARK STANDARDS

All mobile home parks shall comply with the following standards:

217.14A SITE CONDITIONS

1. Conditions of soil, ground, water level, drainage, and topography shall not create hazards to property or to the health or safety of the park occupants.
2. No mobile home park shall be located within any identified flood hazard or sinkhole retention area.
3. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences.
4. Exposed ground surfaces in all parts of every mobile home park shall be paved, or protected with vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

217.14B INDIVIDUAL PLOT SIZE REQUIREMENTS

1. Individual plot spaces for mobile homes shall be clearly defined within mobile home parks and provided so that the center line of pads are located not closer than forty (40) feet apart.
2. Minimum plot width.....40 feet
3. Minimum plot depth.....100 feet
4. No more than seventy-five (75) percent of the mobile home plot gross area shall be covered by the mobile home and its accessory structures.

217.14C SETBACK, SCREENING AND BUFFER YARD REQUIREMENTS

1. All mobile homes shall be located so that there will be a minimum of twenty (20) feet between mobile homes or any attachment such as a garage or porch.
2. The minimum front yard setback from the interior access drive shall be ten (10) feet.
3. No mobile home or any attachments shall be located closer than thirty (30) feet from any right-of-way or any property line.
4. A Type 2 Screen/Buffer Yard in conformance with Section 208 of this Zoning Code shall be provided along all perimeter property lines of the mobile home park except across ingress and egress points to public streets.

217.14D PUBLIC UTILITY REQUIREMENTS

Each individual mobile home plot shall contain electrical, water and wastewater connections for individual mobile home units and shall meet the following standards:

1. **Electrical:** An electrical outlet supplying at least 110/220 volts shall be provided for each mobile home space, and shall be weather proof and accessible to the parked mobile home. All electrical installations shall be in compliance with the National Electric Code, and shall satisfy all requirements of the Cookeville Electric Department and the Building Official.
2. **Water Supply:** All mobile home parks shall be connected to the municipal water supply with a system approved by the Tennessee Department of Environment and Conservation and each mobile home space shall be provided with an adequate outlet. All water line installations shall be inspected by appropriate officials from the Cookeville Department of Water Quality Control.
3. **Wastewater:** All mobile home parks shall be connected to the municipal sewer system in a manner approved by the Tennessee Department of Environment and Conservation and each mobile home space shall be provided with an adequate outlet. All plumbing installations shall be in compliance with existing ordinances and shall be inspected by appropriate officials from the Cookeville Department of Water Quality Control. No mobile home park shall be permitted in the City of Cookeville that requires septic tanks for sewerage disposal.

217.14E REFUSE: STORAGE, COLLECTION AND DISPOSAL REQUIREMENTS

The storage, collection, and disposal of refuse in the 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.

217.14F PUBLIC HEALTH, SANITARY AND ANCHORING REQUIREMENTS

All public health, sanitary, and anchoring prescribed by the Tennessee Code Annotated must be adhered to.

SECTION 217.15 DEVELOPMENT STANDARDS

All mobile home parks shall met the following development standards:

217.15A ACCESS STREETS

All mobile home parks shall contain private interior drives of at least twenty (20) feet in width. Said drives shall meet the construction standards for public streets as specified in the City of Cookeville Subdivision Regulations.

217.15B PARKING SPACES

Parking spaces shall be provided at the rate of at least one (1) parking space for each mobile home space, plus an additional parking space for each two (2) mobile home spaces to provide for guest parking, two (2)-car tenants, and for delivery. Each parking space shall be paved with a minimum dimension of nine (9) feet by nineteen (19) feet per space.

217.15C RECREATION AREAS REQUIRED

1. In all mobile home parks accommodating or designed to accommodate twenty-five (25) or more mobile homes, there shall be one or more recreation areas, which shall be easily accessible to all park residents.
2. The size of such recreation areas shall be based upon a minimum of one hundred (100) square feet for each lot. No outdoor recreation areas shall contain less than 2,500 square feet.
3. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.

217.15D WALKWAYS REQUIRED

1. All mobile home parks shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park street and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
2. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum, width of three and one-half feet.
3. All mobile home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum of two (2) feet.

217.15E MOBILE HOME PAD

The area of each mobile home plot shall be improved to provide a pad for the adequate support for the placement of a mobile home, thereby securing the superstructure against uplift, sliding, rotation, and overturning. The pad shall have a minimum dimension of ten (10) feet by fifty (50) feet with a minimum of six (6) inches of compacted gravel or other suitable pavement material installed.

217.15F SKIRTING REQUIRED

Each mobile home shall have a non-combustible, corrosive resistant skirt extending from the bottom of the mobile home to the pad pavement. Said skirt shall be provided with an access way with a door measuring at least eighteen (18) inches by twenty-four (24) inches.