

## ARTICLE 3

### Design Requirements

**Section 3.1 - Site Requirements.** Each mobile home park shall be located outside of flood hazard areas on a well-drained site and shall be situated so drainage will not endanger water supply. Each mobile home park shall be located on a single lot or on adjacent lots of the same ownership and planned so as to facilitate the efficient management and administration of such park.

**Section 3.2 - Minimum Mobile Home Park Size.** The tract of land designated to be used as a mobile home park shall conform to those same minimum lot area standards as established by the *McMinn County Subdivision Regulations*.

**Section 3.3 - Size of Mobile Home Spaces.** Each mobile home space shall be at least four thousand (4,000) square feet, including parking area, with a minimum width and length of forty (40) by one hundred (100) feet, respectively.

Each mobile home located in a mobile home park shall be situated such that there is at least:

1. Twenty (20) feet from the mobile home to any adjacent property line;

2. Thirty-five (35) feet from the mobile home to any public road right-of-way;
3. Ten (10) feet from the mobile home to any private roads or access drives within the mobile home park;
4. Fifteen (15) feet of clear and open space between the mobile home and any adjacent mobile home and its attachments, and between the mobile home and any other buildings.

**Section 3.4 - Street Requirements.** The minimum widths of various streets within a mobile home park shall comply with the following: (also see Article 3, Section 3.14).

1. One-Way.....12 feet  
(with no on-street parking)
2. One-Way.....18 feet  
(with parallel parking on one side only)
3. One-Way.....26 feet  
(with parallel parking on both sides)
4. Two-Way .....20 feet  
(with no on-street parking)
5. Two-Way .....20 feet  
(with parallel parking on one side only)
6. Two-Way .....36 feet  
(with parallel parking on both sides)

**Section 3.5 - Street or Road Base.** Same as Section 10.05 of the McMinn County Subdivision Regulations.

**Section 3.6 - Surface Course.** Same as Section 10.06 of the McMinn County Subdivision Regulations.

**Section 3.7 - Parking and Buffer Area.** Each mobile home park shall provide two (2) parking spaces per mobile home space. Each parking space shall be at least ten (10) feet by twenty (20) feet. They may be arranged side-by-side or end-to-end.

Each mobile home park shall have a "green strip" or "buffer strip" at least ten (10) feet wide along exterior boundaries of the park.

**Section 3.8 - Water Supply.** Water shall be piped directly to each mobile home space or site. The developer of a mobile home park shall attach to any public water supply located within one thousand (1,000) feet of the proposed mobile home park. If such a public water supply is available it shall be used exclusively.

No independent water supply shall be constructed without written approval of plans and specifications by the health officer. In cases where an independent system is approved, the water shall be from a supply properly located and protected. The water supply shall be adequate in quantity and quality in accordance with county and state health regulations.

Samples of water for bacteriological examination shall be taken before the initial approval of the physical structure and thereafter at least every twelve (12) months.

When any repair or alteration of the said water supply system is made, the park operator shall notify the McMinn County Health Department for the purposes of resampling and testing of the water. If a positive sample is obtained, the owner or operator of the park shall be required to provide such treatment deemed necessary by the health officer in order to maintain a safe potable water supply. Water shall be furnished at the minimal capacity of two hundred (200) gallons per day per mobile home space (one hundred (100) gallons per day per travel trailer space).

Parks which have water available from a six (6) inch or larger water main shall install fire hydrants. Such hydrants shall be located no more than seven hundred (700) feet apart or less if required by the utility district (also, see Article 3, Section 3.14).

**Section 3.9 - Sewage Disposal.** Each mobile home park shall provide an adequate sewage disposal system approved in writing by the health officer. Each mobile home space shall be equipped with at least a three (3) inch sewer connection trapped below the frost line and reaching at least four (4) inches above the surface of the ground. All trunk sewer lines shall be laid in trenches separated at least ten (10) feet horizontally from any drinking water supply line.

The developer of a mobile home park shall first attempt to dispose of sewage through a public sewerage system. If this attempt is not feasible, then a septic tank and subsurface soil absorption system may be used provided the soil characteristics are suitable and an adequate disposal area is available.

The following information is given for general information only, but in all cases the health department's current standards will apply. The minimum size of any septic tank to be installed under any conditions shall be not less than seven hundred fifty (750) gallons working capacity. Such a tank shall accommodate no more than two (2) mobile homes. For each additional mobile home on such a single tank, a minimum additional liquid capacity of one hundred seventy-five (175) gallons shall be provided. The sewage from no more than twelve (12) mobile homes shall be disposed of in any one single tank installation.

The amount of effective soil absorption area or total bottom area of overflow trenches will depend on local soil conditions and shall be determined only on the basis of the percolation rate of the soil. The percolation rate shall be determined as outlined in Appendix A of the Tennessee Department of Public Health Bulletin entitled *Recommended Construction of Large Septic Tank Disposal Systems for Schools, Factories and Institutions.*

No mobile home shall be placed over a soil absorption field.

An officially approved package treatment plant may be used instead of a public sewerage or septic tank system.

**Section 3.10 - Solid Waste Disposal.** The storage, collection, and disposal of refuse within a mobile home park shall be so managed as to create no health hazards. All refuse shall be stored in flytight, watertight, and rodent-proof containers. Garbage and refuse shall be collected and disposed of no less than twice each week.

**Section 3.11 - Required Recreation Area.** A centrally-located recreation area for the use of all mobile home park residents shall be provided in all mobile home parks having more than ten (10) mobile home spaces. The recreation area shall contain a minimum of five hundred

(500) square feet per mobile home space. Mobile home parks with ten (10) or less spaces shall have the option of providing a centrally located recreation area with a minimum of three thousand (3,000) square feet, or five hundred (500) square feet per unit if this is greater; or may incorporate the recreation area into each individual lot, in which case each individual mobile home space shall be five hundred (500) square feet more than the otherwise required minimum per individual space.

Such recreational land, when provided separately by the mobile home park, shall be maintained in an attractive manner and shall be well-drained and usable for recreation.

**Section 3.12 - Utilities to Each Space.** Each mobile home park shall contain utility connections for each mobile home space.

**Section 3.13 - Skirting.** The owner or operator of a mobile home park may require individual mobile homes within the park to be skirted.

**Section 3.14 - Large Mobile Home Parks.** In mobile home parks of over seventy-five (75) mobile home spaces, the following will be required:

1. Fire hydrants as needed or as required by the water utility district; and
2. Main collector roads installed and built to the minimum local road standards in the county's subdivision regulations when those 75 units must all be served by the same road.

**Section 3.15 - Individual Mobile Homes.** Although individual mobile homes to be located on a lot by themselves, are not regulated by this resolution, they shall meet the same standards as conventional residences, and comply with the *McMinn County Subdivision Regulations*