

JAN WADE HENSLEY
Mayor



TINA DUNN
Recorder-Treasurer

City of Covington

POST OFFICE BOX 768
200 West Washington Avenue, Covington, Tennessee 38019
Telephone (901) 476-9613 Fax (901) 476-6699

THE MEETING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF
COVINGTON, TENNESSEE ON OCTOBER 3, 2023, AT 4:00 P.M.

1. Meeting to be called to order by Mayor Jan Hensley.
2. Invocation to be given by Alderwoman Jean Johnson.
3. Pledge of Allegiance to the Flag to be led by Alderman John Edwards.
4. Welcome to visitors and grievances from citizens.
5. New Business:
 - Ordinance 1765 – Standards Mobile Home Parks & Camping Grounds (Public Hearing) for approval on third and final reading

ORDINANCE 1765

AN ORDINANCE TO AMEND THE TEXT OF THE COVINGTON REGIONAL ZONING ORDINANCE TO AMEND STANDARDS FOR MOBILE HOME PARKS AND ADOPTING NEW STANDARDS FOR CAMPING GROUNDS

WHEREAS, Sections 13-7-301 through 13-7-306 of the *Tennessee Code Annotated* empowered the City of Covington to enact the Covington Regional Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals, and general welfare of the City to amend the Regional Zoning Ordinance; and,

WHEREAS, the Covington Municipal-Regional Planning Commission has reviewed said proposed zoning amendment pursuant to Sections 13-7-203 and 13-7-204 of the *Tennessee Code Annotated* and recommends such amendment to the Covington Board of Mayor and Aldermen; and,

WHEREAS, the Covington Board of Mayor and Aldermen has given due public notice on said amendment and has held public hearing; and,

WHEREAS, all the requirements of Sections 13-7-201 through 13-7-210 and Sections 13-3-301 through 13-3-306 of the *Tennessee Code Annotated*, with regard to the amendment of the Covington Regional Zoning Ordinance by the Planning Commission and subsequent action of the Covington Board of Mayor and Aldermen, have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON:

SECTION 1. That the following language shall be added to Article II, Section 2.020, DEFINITIONS with any existing definitions of the same replaced with the following:

Camper – Any individual who occupies a campsite or otherwise assumes charge or, placed in charge of a campsite.

Campsite – Any plot of ground within a camping ground intended for exclusive occupancy by a camping unit or units under the control of the camper.

Camping Ground – A parcel of land used or intended to be used, let or rented for occupancy by campers or for occupancy by camping trailers, fifth wheel trailers, motor homes, recreational vehicles, travel trailers, tents, or any other movable or temporary living quarters, rooms, or sleeping quarters of any kind.

Each mobile home space shall be of sufficient size that, in addition to the dwelling, the following space shall be provided:

1. Each mobile home space shall be at least thirty-six (36) feet wide and such space shall be clearly defined by permanent markers.
2. There shall be a front yard setback of ten (10) feet from all access roads within the mobile home park.
3. Mobile homes shall be placed in each space so there shall be at least twenty (20) foot clearance between dwellings in all directions. No mobile home shall be located closer than twenty (20) feet from any building within the mobile home park.
4. There shall be at least two (2) off-road parking spaces for each residential space, which shall be on the same site as the mobile home served and may be located in the rear or side yard of said mobile home space.
5. Each mobile home space shall be provided with a pad that shall be a minimum of twelve (12) feet by fifty (50) feet, which shall be constructed of four (4) inches of compacted gravel, at a minimum.
6. No mobile home park shall be permitted unless such mobile home park is served by a public water supply. No mobile home space shall be located more than two hundred fifty (250) feet from a fire hydrant.

7. **Minimum Lot Density Chart**

	<u>Private Wastewater Treatment</u>	<u>Public Sewer System</u>
Single Wide Mobile Home	15,000 sq.ft.	7,500 sq.ft.
Double Wide Manufactured Home	20,000 sq.ft.	10,000 sq.ft.

The minimum lot density, unless a higher density is approved by the Tennessee Department of Environment and Conservation, Division of Water Resources and the Board of Zoning Appeals after appropriate soil tests have been completed and analyzed as to the capability of the soil to accommodate a septic tank and drain field.

D. General Requirements for Mobile Home Parks

1. Roads within the mobile home park shall be paved to a width of not less than twenty-two (22) feet (for bi-directional) or not less than twelve (12) feet (for single directional) in accordance with the procedures and standards for minor residential roads as specified in the Covington Regional Subdivision Regulations, and the right-of-way shall only be of sufficient width to include the road surface itself and necessary drainage facilities. All roads within the mobile home park shall be private roads and shall not be accepted as public roads.
2. Mobile home parks that provide fifty (50) or more residential spaces shall be required to provide more than one ingress/egress point to the mobile home park.

4. The location of all points of entry and exit for motor vehicles and internal circulation pattern.
5. The location of open space.
6. Such other architectural, engineering, and topographic data as may be required to permit the Tennessee Department of Environment and Conservation, Division of Water Resources, Covington Public Works or designated staff, and the Board of Zoning Appeals (if applicable) to determine if the provisions of these regulations are being complied with, shall be submitted with the site plan.
7. A time schedule for development shall be prepared, which shall demonstrate the applicant's readiness and ability to provide the proposed services.
8. All mobile home parks existing at the date of the passage of this Ordinance that do not conform to the provisions of the zoning Ordinance shall be governed in accordance with the provision of Section 6.020, of this Ordinance.

F. Application for Mobile Home Park Development

An application for a permit to develop and construct a mobile home park shall be filed in accordance with this Ordinance, and shall be accompanied by all site plans, schedules, and other information herein required. Said application shall be processed in the following manner.

1. The written application, plans, and schedules, herein required, and a statement of approval of the proposed sewage disposal system from the Tennessee Department of Environment and Conservation, Division of Water Resources will be submitted to the Covington Municipal-Regional Planning Commission for site plan approval. The Covington Municipal-Regional Planning Commission shall duly review these materials and shall co-ordinate the review with the appropriate entities.
2. An annual fee to operate a mobile home park shall be based on the number of residential pads approved. A permit will be issued upon receipt of the annual fee and shall be posted on the property. Any addition of mobile home pads shall require approval in the same fashion, as did the original plan. The annual fee shall be paid to the Covington Building Inspectors Office per space approved whether occupied or not.
4. Under no circumstance shall any portion of the mobile home park be subdivided into individual lots, and when any ownership of the mobile home park changes, notification shall be presented to the Code Department.
5. Any newly placed mobile home in the mobile home park shall be permitted as required in Section 8.030 of this Ordinance.

2. No camping ground shall be permitted unless such camping ground is served by a public water supply with access to potable water. Sanitary facilities, including flush toilets and showers shall be located within three hundred (300) feet walking distance of each primitive tent campsite.
3. Access roads within the camping ground shall be paved to a width of not less than twenty-two (22) feet (bi-directional) or not less than twelve (12) feet (for single directional) in accordance with the procedures and standards for minor residential roads as specified in the Covington Regional Subdivision Regulations, and the right-of-way shall only be of sufficient width to include the road surface itself and necessary drainage facilities. All roads within the camping ground shall be private roads and shall not be accepted as public roads.
4. Camping Grounds that provide fifty (50) or more sites shall be required to provide more than one ingress/egress point to the camping grounds.
5. All campsites within the camping grounds shall abut an access road. There shall be at least two (2), off-road parking space for each campsite, or a general parking lot where individual campsites do not have their own parking space.
6. Each camping ground shall be provided with a dumping station. Each camping ground site shall provide a connection to electricity and a private wastewater treatment system approved by the Tennessee Department of Environment and Conservation, Division of Water Resources. Primitive tent campsites do not require connections to electric nor a private wastewater treatment system.
7. Commercial, industrial, or other nonresidential uses including customary home occupations within the camping ground are prohibited, except to house a rental office, maintenance, and amenity structures such as laundry, bathroom facilities and convenience commercial such as small incidental retail. (Ex. Drink Machines and small item retail)
8. Each space shall be identified by either numbers or letters or a combination of both numbers and letters and shall be visible from the access road.
9. At least ten (10%) percent of the land area being used for the camping grounds shall be designated for open space and recreation in a centralized location. This area shall not be used for the placement of campsites nor for parking.
10. The storage, collection, and disposal of refuse in the camping grounds shall be so managed as to create no health hazards. All refuse shall be stored in flyproof, watertight and rodent proof containers. Garbage shall be collected and disposed of in a legal manner daily. There shall be one (1) trash receptacle for each campsite.
11. There shall be one (1) picnic table and one (1) fireplace/grill per campsite.

D. Plans and Schedules Required

3. Under no circumstance shall any portion of the camping ground be subdivided into individual lots, and when any ownership of the camping ground changes, notification shall be presented to the Codes Department.
4. Any newly placed structure in the camping ground shall be permitted as required in Section 8.030 of this Ordinance.

SECTION 5. That the language found in Section 5.051 FAR, FORESTRY, AGRICULTURE, RESIDENTIAL DISTRICT, Section C. 3. "Travel Trailer Parks" be deleted and replaced with the following language:

3. Camping Grounds.

SECTION 6. That the language found in 5.055 C-1, RURAL COMMERCIAL DISTRICT, Section C. 3. "Travel Trailer Parks" be deleted and replaced with the following language:

3. Camping Grounds.

SECTION 7. That the language found in 5.056 C-2, LIGHT COMMERCIAL DISTRICT, Section C. 2. "Travel Trailer Parks and Overnight Campgrounds" be deleted and replaced with the following language:

3. Camping Grounds.

SECTION 8. That the language found in 5.057 C-3, HIGHWAY COMMERCIAL DISTRICT, Section C. 2. "Travel Trailer Parks and Overnight Campgrounds" be deleted and replaced with the following language:

3. Camping Grounds.

SECTION 9. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, this ordinance shall take effect from and after its passage, the welfare of the city requiring it."

Passed First Reading

Mayor

Passed Second Reading

City Recorder-Treasurer

Public Hearing

Passed Third Reading