

506.2. There shall be no more than two (2) points of access to any one (1) public street on a lot of less than 400 feet but more than 100 feet in width. Lots less than one hundred(100) feet in width shall have no more than one (1) point of access to any one (1) public street.

506.3. No point of access shall be allowed within twenty-five (25) feet of the right-of-way of any public street intersection.

506.4. Where sidewalks exist, the area existing between the street and an interior parking space or driveway parallel to the street shall have a curb at least six (6) inches in height and six inches (6) inches in width separating the parking area from the sidewalk to prevent encroachment of vehicles onto the sidewalk area.

506.5. No curbs on county streets or rights-of-way shall be cut or altered without written approval of the Washington County Highway Department. Written approval shall be submitted in order to obtain any permits from the Zoning Office.

506.6. Cases requiring variances relative to this action, and hardships not caused by the property owner, shall be heard and acted upon by the Board or Zoning Appeals with a recommendation from the Public Works Committee, provided, further, that no curb cuts for off-street automobile storage or parking space shall be permitted where the arrangement would require that vehicles back directly into a public street.

506.7. Access control on property abutting state or federal highways shall be governed by official regulations of the Tennessee Department of Transportation, Division of Highways or the provisions of this resolution, whichever is higher.

507. Alcoholic Beverages. The retail sale of beverages having an alcoholic content of less than five (5) percent by weight and the retail sale of beverages having an alcoholic content of more than five (5) percent by weight and requiring for their sale a license issued by the Tennessee Alcoholic Beverage Commission shall be permitted only in Business District that permits the sale of retail goods, (B-2, B-3, &B-4) No such sale, however, shall be permitted until all state laws have been complied with and approval has been received from the Washington County Beer Board or other such board as designated by the Washington County Board of Commissioners.

508. Mobile Home Parks. Except for the A-1 General Agriculture District and the R-3 Residential District, mobile homes will be permitted only in approved mobile home parks. Each mobile home park shall be subject to the density provisions of the district in which it is located. A mobile home park is any plot of ground containing a minimum of two acres upon which two or more mobile homes unless otherwise provided for in this resolution, are located or are intended to be located, but does not include sites where unoccupied mobile homes are on display for sale. The following property development standards shall apply for all mobile home parks:

508.1. Mobile Home Park Definitions. A detached single family dwelling unit with all the following characteristics:

508.1.1. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.

508.1.2. Designed to be transported after fabrication on its own wheels, or on flatbed or other trailers or detachable wheels.

508.1.3. 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.

508.2. The owner of the land parcel proposed for a mobile home park shall submit a plan for development to the Washington County Planning Commission. In addition to the site plan development requirements of sections 511 or 512 the plan shall show:

508.2.1. The park plan drawn to scale.

508.2.2. The area and dimensions of the proposed park.

508.2.3. The location and width of all roadways and walkways.

508.2.4. The location and dimensions of any proposed service buildings and structures.

508.2.5. The location of all water and sewer lines.

508.2.6. The location of all equipment and facilities for refuse disposal and other park improvements.

508.2.7. A drainage plan of the park.

508.2.8. A certificate of accuracy signed by the surveyor or engineer that the engineering work is correct.

508.2.9. Certificate and signature of the health officer.

508.2.10. Any other information deemed pertinent by the planning commission.

508.3. Each mobile home park site shall meet the following minimum standards:

508.3.1. The mobile home park shall contain no more than five (5) individual mobile home spaces per gross acre in any allowed district when served by a sanitary sewer system. Mobile home parks not served by a sanitary sewer system shall not exceed three (3) mobile home spaces per gross acre in any allowed district. All mobile home parks shall maintain a minimum of twenty (20) feet between each mobile home.

508.3.2. No mobile home shall be located closer than fifty (50) feet to any side or rear property lines of the park.

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

508.3.4. The site shall not be exposed to objectionable smoke, noise, odors, insect or rodent harborage or other adverse influences.

508.3.5. The site shall be located with direct access to a public street.

508.3.6. Each mobile home park shall provide a common area for playgrounds. The area shall contain a minimum of 500 square feet for each mobile home space exclusive of roadways, mobile home spaces, and parking spaces.

508.3.7. Entrances and exits to the mobile home park shall be designed for safe and convenient movement of traffic into and out of the park, and shall be located and designed as prescribed by the planning commission.

508.3.8. There shall be a planted buffer strip along the side and rear property lines. 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.

508.3.9. The park shall be adequately lighted.

508.3.10. Each mobile home shall have two 10 feet by 20 feet parking spaces paved to the same standards as roadways detailed in the next section.

508.3.11. Roadways shall have a minimum pavement width of twenty (20) feet except on cul-de-sacs (dead end streets) with five units or less which may have a pavement width of sixteen feet. The required improvements are as follows:

508.3.11.1. Base: A compacted base course six (6) inches deep and one and one-half (1-1/2) feet wider than the width of the pavement on each side of the street shall be installed on all streets, including cul-de-sacs, temporary turn arounds and access streets to adjoining properties, according to the method specified in Section 303 *Standard Specifications for Roads and Bridge Construction*, (Tennessee Department of Highways January 1, 1968) and latest revision thereto. Wetting of the stone before compaction may be done at a point of origin or on the job site at the option of the contractor. In all cases the center line of a roadway shall coincide with the center line of the right-of-way dedicated for such road or street.

508.3.11.2. Binder: After a thoroughly compacted base has been established, an asphalt binder course shall be constructed in one layer not less than one and three fourths (1-3/4) inches thick as specified under Section 307, Bituminous Plant Base (hot mix) Type B, *Standard Specifications for Road and Bridge Construction*, Tennessee Department of Highways, January 1, 1968 and latest revisions thereto.

508.3.11.3. Surface course: The surface course shall consist of a course constructed with asphalt concrete, prepared with mineral aggregate laid hot as specified under Section 411, Asphalt Concrete Surface (hot mix) Grade E, mixed with sand, *Standard Specifications for Road and Bridge Construction*, Tennessee Department of Highways, January 1, 1968 and latest revisions thereto. It shall be constructed in one layer not less than one and one-fourth (1-1/4) inches thickness.

508.3.12. Each mobile home shall be anchored according to state law and shall be skirted as specified in Article IV, Application of Regulations, Section 410, Manufactured Home Skirting.