

ORDINANCE NO. 133-83
AN ORDINANCE AMENDING THE BONNEVILLE COUNTY ZONING ORDINANCE

After following all applicable laws & procedures as outlined by state and local ordinances the Bonneville County Commissioners have approved revision to the Bonneville County Residential Mobile Home zone chapter will now read as follows:

CHAPTER 15
MOBILE HOME ZONE R.M.H. AND REGULATIONS

This chapter's purpose is to provide for placement of structures which do not comply with the Uniform Building, Idaho Plumbing or the National Electrical codes, but do comply with accepted National Mobile Home Codes. Conventional homes must comply with the Uniform Building, Idaho Plumbing, and National Electrical codes.

SECTION 1-1501 GENERAL OBJECTIVES AND CHARACTERISTICS.

A. The R.M.H. Mobile Home Zone is established to provide a zone in which the primary use of the land is for mobile home parks and mobile home subdivisions and in which conventional housing may also be built. This zone is characterized by relatively level land situated adjacent to major roads. Mobile home parks and subdivisions which are designed for mobile home uses must be located in this zone.

B. The objectives of the mobile home zone are:

- (1) To encourage the continued use and development of the land within this zone for living.
- (2) To provide space in pleasant surroundings where families can enjoy favorable conditions for family living and for the raising of children.
- (3) To safeguard the health, safety, and welfare of the residents of these developments.
- (4) To provide for proper traffic circulation and open space within such developments.

SECTION 1-1502 LOCATION.

Mobile Homes on individual lots may be located only in A-1, R.M.H. and R-F zones. Mobile home subdivision and mobile home courts are allowed only in R.M.H. & R-F zones. Travel trailer courts are allowed only in commercial, R.M.H. and R-F zones.

SECTION 1-1503 R.M.H. ZONE RESIDENTIAL MOBILE HOME ZONE.

The R.M.H. zone has been established primarily for the purpose of providing areas for mobile home developments, especially mobile home parks and subdivisions.

SECTION 1-1504 PERMITTED USES.

The following uses shall be permitted in the R.M.H. zone.

- (1) Single family mobile home dwellings, conventional built homes and accessory buildings and structures such as private garages, carports, private greenhouses, private swimming pools, arbors

and other garden structures.

- (2) Signs not exceeding eight (8) square feet to inform the public as to the lease or sale of property and name plates attached to dwellings not exceeding one and one-half (1½) square feet which are designed and maintained to harmonize with the residential character of the zone.
- (3) Fences, walls and hedges.
- (4) A temporary office when used in connection with property within a mobile home subdivision under construction, provided that such temporary office is located on the same tract of land as the subdivision. A permit therefore shall be valid for not more than two (2) years at the expiration of which time the said use shall be discontinued.
- (5) Customary household pets, such as dogs, cats, and canaries, but not including the breeding of any animals for sale.
- (6) Mobile home planned unit developments.
- (7) Mobile home parks.
- (8) Travel trailer courts.
- (9) Mobile home subdivision.
- (10) Exceptions to Front Setback Requirements.

A. Where lots comprising forty (40) percent or more of the frontage of any block on any street are structurally developed, no building hereafter erected or structurally altered in said block shall project beyond the average front yard setback so established.

EXCEPTION: No setback requirement shall be greater than the setback established for the subject zone, and it is further provided the front of no building which is to be located between two existing buildings, not exceeding one-hundred and fifty (150) feet apart, will be required to setback further than the average of the two existing buildings.

SECTION 1-1505 MOBILE HOME PARK REGULATIONS: STANDARDS AND REQUIREMENTS.

The mobile home court shall conform to the following standards and requirements.

SECTION 1-1506 The area shall be in one ownership and shall remain in one ownership and the same shall not be subdivided.

SECTION 1-1507 The final development plan must be prepared by an engineer or architect licensed to practice in the State of Idaho, and recorded.

SECTION 1-1508 The initial site size for a mobile home park shall be five (5) acres or more and such additional area as may be necessary to meet the requirements of this Ordinance.

SECTION 1-1509 Setback from internal roadways. Each mobile home shall be setback twenty-five (25) feet from property line or road right-of-way.

SECTION 1-1510 SIDE YARD. Each mobile home shall be located so as to provide one side yard of at least eight (8) foot width and the other side yard of at least twelve (12) foot width.

- SECTION 1-1511 REAR YARD. Mobile homes shall be located so as to provide an eight (8) foot rear yard for each unit.
- SECTION 1-1512 All off-street parking spaces and driveways shall be hard surfaced within one year from date of approval of the mobile home park or as agreed in a development agreement.
- SECTION 1-1513 LOT WIDTH. Minimum lot width shall be 50'.
- SECTION 1-1514 Mobile home parks shall have a twenty-foot wide landscaped sight obscuring strip installed and maintained around the entire property. The planting strip may be counted in the set back requirements from public streets and may be deleted along boundaries abutting similar land uses and the required eight-foot buffer will suffice. As an option, a sight obscuring fence not less than six (6) feet in height set on the right-of-way line of any public street may be put in.
- SECTION 1-1515 Setbacks from public streets: same as in the A-1 zone.
- SECTION 1-1516 No mobile home or add-on shall be located closer than eight (8) feet to a property line.
- SECTION 1-1517 Roadways shall be of adequate width to accommodate anticipated traffic as determined and approved by the County Engineer, and all streets shall be bordered by a sidewalk and shall be hard surfaced or constructed as specified by County Engineering standards. All streets must be inspected and approved by the County Engineer.
- SECTION 1-1518 All mobile home parks shall have entrances as required depending on traffic loading.
- SECTION 1-1519 Access shall be provided to each mobile home space by means of an access way reserved for maneuvering mobile homes into position and shall be kept free from trees and other immovable obstructions. Paving the access way will not be required. Use of planks, steel mats, or other means during placement of a mobile home will be allowed so long as the same are removed immediately after placement of the mobile home.
- SECTION 1-1520 Off-street parking shall be provided at the rate of two 10x20 parking spaces per mobile home space contained within the mobile home court. In no case shall the parking space be located greater than one-hundred (100) feet away from the mobile home space it is designed to serve.
- SECTION 1-1521 In addition to meeting the above requirements and conforming to the other laws of the County, all mobile

home parks shall also conform to requirements of the State Health Department. In event of any conflict between regulations or codes of this Article, the most restrictive provision shall govern. Mobile home courts may include a launderette for convenience of the occupants of the court, but not for the general public.

SECTION 1-1522 An area 10x20 to serve as the storage space for the renters boats, trailers, campers and other items that cannot be stored in the mobile homes shall be provided on each individual space to accomodate such storage behind the building setback lines, or in a separate off street storage area.

SECTION 1-1523 The site of any mobile home park shall be graded and/or filled and maintained so as to prevent the accumulation of storm or waste water of any kind. A mobile home park shall not be permitted where there is inadequate drainage. Adequate drainage shall be provided and maintained for all patios, mobile home stands, buildings, sidewalks, streets and other improvements.

SECTION 1-1524 Streets and traffic control signs as required by the County Engineer shall be placed in all mobile home parks.

SECTION 1-1525 All streets, water, sanitary sewer, and storm drain systems shall meet County or State standards and shall be inspected by and meet the approval of the County Engineer.

SECTION 1-1526 Only mobile homes shall be allowed to occupy a mobile home space in a mobile home court.

SECTION 1-1527 REVIEW AND APPROVALS. The Planning Commission shall review the plan and proposed documents to determine compliance with all portions of the County's Land Use Planning and Zoning Ordinance. If approved, the Commission shall express its approval and state the conditions of approval, if any, or if disapproved, shall express its disapproval and reason therefore in writing.

Approval of the Preliminary Plan shall be good for one (1) year. Thereafter, approval of the Preliminary Plan will have expired unless a Final Plan has been submitted to the Planning Commission or a mutually-agreed-upon extension has been granted by the Planning Commission. Whenever a Final Plan is submitted for less than the entire area covered by the Preliminary Plan, approval of the Preliminary Plan for the remaining unplatted area shall be automatically extended for an additional one (1) year.

SECTION 1-1528 PREPARE PRELIMINARY PLAN. The preliminary plan and documents shall be prepared and submitted as follows: Six (6) copies of the preliminary plan must be submitted to the County Planning Office at least ten (10) days prior to the meeting of the Planning Commission at which the plan will be considered. It should

be drawn to a scale not smaller than one-inch equals 100 feet, and show the following information:

- (1) The proposed street and mobile home court layout.
- (2) Size and character of recreation buildings and other structures associated with land and facilities to be used by the mobile home occupants.
- (3) Layout of typical trailer space.
- (4) Tabulations showing:
 - (a) area of land within the mobile home park.
 - (b) number of mobile home spaces provided for in the mobile home park.
 - (c) number of off-street parking spaces.
- (5) Proposed location of off-street parking spaces.
- (6) Generalized landscape planting plan.
- (7) Location of existing and proposed utility lines and easements, water and sewer lines, fire hydrants, storm drains and facilities, curbs, sidewalks, and other improvements.
- (8) Typical street sections if any variations from normal County standards are proposed.
- (9) Draft of proposed documents including:
 - (a) management policies, covenants, and restrictions setting forth the responsibilities and duties of the renters or occupants and owners within the mobile home park.
 - (b) maintenance agreement between the developers and the County stating among other things:
 1. That the developer will construct the project in accordance with approved plans.
 2. That in the event of failure or neglect on the part of the owners, successors, or assigns to maintain the common areas, landscaping and other improvements in good condition it shall be deemed a public nuisance endangering the health, safety, and welfare of the citizens, in which case the County may perform the necessary work and for the purpose may enter in upon the land and do said work and charge the cost thereof, including reasonable attorney's fees, against the owners or their successors

or assignees.

(10) Insert showing location of development.

(11) North point, scale and date.

SECTION 1-1529 FINAL SITE PLAN. Upon approval of the preliminary plan and documents by the Planning Commission, the developer shall submit to the Planning Commission five copies of a final site plan of either the entire mobile home park or the first stage of such development that is to be constructed, and final copies of the required documents. Such plan shall be drawn to scale not smaller than one inch equals 100 feet, and shall provide, in detail, the information required in this Ordinance. This shall include detailed and complete plans of the alignment, location and grade of all streets and utilities.

Copies of the final approved documents shall be filed in the Planning and Zoning Office. No building permit shall be issued for said mobile home court until final plans have been approved by the Planning and Zoning Commission and County Commissioners and the required documents filed in the Planning and Zoning Office and until the development agreement has been signed and filed.

SECTION 1-1530 TRAVEL TRAILER PARK.

STANDARDS AND REQUIREMENTS.

The development of a travel trailer court shall conform to the following standards and requirements:

SECTION 1-1531 Each travel trailer court shall be held in one ownership and shall contain at least (2½) acres of land.

SECTION 1-1532 Setback from County roads, same as in the A-1 Zone.

SECTION 1-1533 The roadway system shall provide convenient circulation through the travel trailer park and provide access to each travel trailer space. No travel trailer space will be permitted direct access to a public street, road, or highway other than by means of the travel trailer park roadway system. All entrances and exits from the travel trailer parks shall be forward motion only. No exit or entrance from a travel trailer court shall be through a residential zone and no entrance or exit shall be located closer than seventy (70) feet to the intersection of two streets.

SECTION 1-1534 BUFFER YARD.

Same as in Section 1-1514

SECTION 1-1535 Each travel trailer space shall be at least twenty (20) feet in width and at least fifty (50) feet in length. All trailers will be parked clear of any interior roadway.

- SECTION 1-1536 All travel trailer parks shall be served by an approved water and sewage disposal system. In addition, each travel trailer park shall have a sewage dump for self-contained trailer units.
- SECTION 1-1537 In addition to meeting the above requirements, all travel trailer parks shall conform to the requirements of the State and District Health Department relating to travel trailer parks.
- SECTION 1-1538 The site of any travel trailer park shall be graded and/or filled and maintained so as to prevent the accumulation of storm or waste water of any kind. A travel trailer park shall not be permitted where there is inadequate drainage. Adequate drainage shall be provided and maintained for all patios, travel trailer stands, buildings, streets and other improvements.
- SECTION 1-1539 Traffic signs as may be required by the County Engineering department shall be placed in all travel trailer parks.
- SECTION 1-1540 Both dependent and independent travel trailers shall be allowed to occupy travel trailer spaces in a travel trailer park.
- SECTION 1-1541 All improvements, including utilities, streets, paved areas and landscaping, must be completed before start of operation.
- SECTION 1-1542 No travel trailer shall be located closer than eight (8) feet to a property line.
- SECTION 1-1543 REVIEWS AND APPROVALS.
Same as Section 1-1527.
- SECTION 1-1544 PREPARE PRELIMINARY PLAN.
Same as Section 1-1528.
- SECTION 1-1545 FINAL SITE PLAN.
Same as Section 1-1529.
- SECTION 1-1546 MOBILE HOME SUBDIVISION REGULATIONS.
All mobile home subdivisions shall follow the regular requirements and procedures as outlined in Chapter 28 in the subdivision Regulations of Bonneville County with the following stipulations.
- SECTION 1-1547 WIDTH. The minimum width of any building site for a mobile home lot shall be sixty-five (65) feet.
- SECTION 1-1548 SIDE YARD. For each interior lot no mobile home or add-on shall be closer than eight (8) feet to a property line, however, one side yard must be a minimum of twelve (12) feet in width and free of obstruction to allow for storage of boats, campers, trailers, etc. Side yard requirements shall be the same for accessory buildings.

SECTION 1-1550 STREET SETBACK.

Shall be the same as in the A-1 zone.

SECTION 1-1551 REAR YARD. No mobile home or add-on shall be closer than eight (8') feet from the rear lot line, or from any accessory structure behind the mobile home or add-on.

This Ordinance shall become effective upon publication thereof.

Passed by Board of County Commissioners this day of August 16, 1983.



Clyde A. Burtenshaw, Chairman



Thomas F. Loertscher, Member



A. Wylie Smarr, Member

Attest:

By: 

Ronald Longmore, County Clerk

Published: September 1, 1983.