

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

Chapters 15 and 27 of the Zoning and Building Ordinance of Bonneville County are hereby amended, modified, and changed to read as follows:

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. 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 should be encouraged to locate in this zone.

B. The objective of the Mobile Home Zone are:

- (1) To encourage the continued use and development of the land within this zone for mobile home living.
- (2) To provide space in pleasant surroundings where families living in mobile homes 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 mobile home developments.
- (4) To allow housing alternatives for residents of the County.
- (5) To provide for proper traffic circulation and open space within mobile home developments.

SECTION 1-1502 LOCATION.

No occupied mobile home shall be located anywhere within the unincorporated areas of Bonneville County except in approved mobile home courts, mobile home subdivisions, mobile home PUD's, travel trailer parks by special

use permit, A-1 zone, and in the RF zone. NOTE: Travel trailer parks are allowed in the C-1 and C-2 zones, and in the RMH zone by special use permit.

SECTION 1-1503 RMH ZONE RESIDENTIAL MOBILE HOME ZONE:

The RMH 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 RMH Zone.

- (1) Single family mobile home dwellings 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 therefor 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 by special use permit.

(9) Mobile home subdivisions.

SECTION 1-1505 MOBILE HOME PARK REGULATIONS.

STANDARDS AND REQUIREMENTS.

The development of a 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.

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 Front Yard. Each mobile home shall be set back twenty-five (25) feet from the curb.

SECTION 1-1510 Side Yards. 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 eighteen (18) 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 Mobile home parks shall have a twenty-foot wide landscaped strip of lawn and shrubs 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 five and one-half (5½) feet in height set on the right-of-way line of any public street may be put in.

SECTION 1-1514 No mobile home shall be located closer than thirty (30) feet to a public street right-of-way line or as other wise specified in Section 1-419 of this Ordinance, and the resulting yards must be landscaped.

SECTION 1-1515 No mobile home or add-on shall be located closer than eight (8) feet to a property line.

SECTION 1-1516 Roadways shall be of adequate width to accomodate anticipated traffic as determined and approved by the County Engineer, and all streets shall be bordered by curb, gutter, and 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 1-1517 All mobile home parks shall have at least two entrances and more may be required depending on the size of the development. Exception: Second entrance may be exempted where conditions make two entrances physically impossible or unreasonable, but only when the health, safety, and welfare of the residents is not compromised nor the overall objective of the comprehensive plan diminished.

SECTION 1-1518 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 1-1519 Off-street parking shall be provided at the rate of two 10 x 20 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 1-1520 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 said 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 1-1521 An area 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 set back lines.

SECTION 1-1522 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 1-1523 Streets and traffic control signs as required by the County Engineer shall be placed in all mobile home parks.

SECTION 1-1524 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 1-1525 Only mobile homes shall be allowed to occupy a mobile home space in a mobile home court.

SECTION 1-1526 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 1-1527 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 assigns.

(10) Insert showing location of development.

(11) North point, scale and date.

SECTION 1-1528 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 1-1529 TRAVEL TRAILER PARK

STANDARDS AND REQUIREMENTS.

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

SECTION 1-1530 Each travel trailer court shall be held in one ownership and shall contain at least five (5) acres of land.

SECTION 1-1531 All travel trailers shall be set back at least thirty (30) feet from any public street, and fifteen (15) feet from an interior private roadway.

SECTION 1-1532 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 by 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

or two streets.

SECTION 1-1533 Travel trailer parks shall have a twenty-foot wide strip of lawn and shrubs 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 boundary buffer will suffice. As an option, a sight obscuring fence not less than five and one-half (5½) feet in height set on the right-of-way line of any public street may be put in.

SECTION 1-1534 Each travel trailer space shall be at least twenty (20) feet in width and at least fifty (50) feet in length.

SECTION 1-1535 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 1-1536 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 1-1537 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 1-1538 Traffic signs as may be required by the County Engineering Department shall be placed in all travel trailer parks.
- SECTION 1-1539 Both dependent and independent travel trailers shall be allowed to occupy travel trailer spaces in a travel trailer park.
- SECTION 1-1540 All improvements, including utilities, streets, paved areas and landscaping, must be completed within two (2) years of date the plan is approved by the County Commissioners.
- SECTION 1-1541 No travel trailer shall be located closer than eight (8) feet to a property line.
- SECTION 1-1542 REVIEWS AND APPROVALS. The Planning Commission shall review the plan and proposed documents to determine compliance with all portions of the County's Land Use Plan 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 Plat 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 area shall be automatically extended for an additional one (1) year

SECTION 1-1543 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) Proposed road and trailer space layout.
- (2) Proposed location for service facilities.
- (3) A generalized landscape plan.
- (4) Location of existing and proposed utility lines and easements, water and sewer lines, and other improvements.
- (5) Tabulations showing:
 - (a) area of land with the court.
- (6) Document stating the development will be constructed according to approved plans.
- (7) Insert showing location of development.
- (8) North point, scale, and date.
- (9) Any other data that the Planning Commission may require.

SECTION 1-1544 FINAL SITE PLAN. Upon approval of the preliminary plat 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 travel trailer court 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 provide, in detail, the information required in this Ordinance. This shall include detailed and complete plans of the alignment, location and grades of all streets and utilities.

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

SECTION 1-1545 STAGE CONSTRUCTION PERMITTED. Development may be carried out in progressive stages in which event each stage shall be so planned that the requirements and intent of this Ordinance shall be fully complied with at the completion of each stage. No final plan for the initial stage shall provide for less than five (5) acres and such additional area as may be necessary to meet the requirements of this Ordinance.

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 except no side yard shall be required for buildings located more than one hundred (100) feet from the front lot line.

SECTION 1-1549 Corner Lots. For a corner lot where a maximum of two lots abut a side street, the side street set back may be a minimum of fifteen (15) feet from the back of the curb provided the opposite side of the mobile home serves as the storage space, and the vehicular parking area, or unless a carport, garage or parking pad faces that side street. In such case the minimum set back will be thirty (30) feet from the back of the curb.

SECTION 1-1550 Front Yard. All mobile homes and add-ons shall be set back at least thirty (30) from the the back of the right-of-way.

SECTION 1-1551 Rear Yard. No mobile home or add-on shall be closer than twelve (12) feet from the rear lot line, or from any accessory structure behind the mobile home or add-on.