

ORDINANCE NO. 81-1

AN ORDINANCE OF THE COUNTY OF CARIBOU, IDAHO PROVIDING FOR REGULATION OF THE DEVELOPMENT OF MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS; PROVIDING FOR DEFINITION OF TERMS; PROVIDING FOR APPLICATION PROCESSING, REVIEW, CONSIDERATION AND PERMIT OF MOBILE HOME AND RECREATIONAL VEHICLE PARK PLANS; PROVIDING FOR THE PERTINENT REGULATIONS AND MINIMUM STANDARDS OF MOBILE HOME AND RECREATIONAL VEHICLE PARKS; RESTRICTING MOBILE HOMES AND RECREATIONAL VEHICLES TO LICENSED PARKS; PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE AND PROVIDING FOR THE REPEAL OF ANY AND ALL ORDINANCES IN CONFLICT HEREWITH.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CARIBOU COUNTY, IDAHO, AS FOLLOWS:

Section 1: STATEMENT OF PURPOSE. Realizing that the mobile home is now an integral part of the housing supply in Caribou County, Idaho, and realizing that safe and clean housing is a prime concern of this County, the Board of County Commissioners of Caribou County, Idaho, does provide the regulations of this ordinance for the following purposes:

- (A) To provide for the orderly placement of mobile homes within the county.
- (B) To safeguard the health, safety, and environment of residents of mobile homes through adequate regulations.
- (C) To allow a greater choice of housing alternatives for residents of the county.
- (D) To maintain a consistency of building codes and housing standards within the County of Caribou.
- (E) To provide for proper and adequate traffic circulation and open space within mobile home developments.
- (F) To provide a framework of regulation for planned mobile home development within Caribou County.

Section 2: DEFINITIONS:

Assessory Parking Area: An area set aside for the parking and storage of vehicles and mobile units assessory to everyday life. Such units may include but are not limited to motor homes, travel trailers, pickup campers, boats and other similar items.

Amenities: The improvements of a development other than necessary utilities or rights-of-way, which are installed to provide recreation and other similar benefits for residents of a development.

Board: Board of County Commissioners of Caribou County, Idaho.

Building: Any structure built for the support, shelter, or enclosure of persons, animals, or property of any kind upon real property.

Building Code: The latest edition of the Uniform Building Code published by the international Conference of Building Officials as adopted by the Board of County Commissioners of Caribou County, Idaho.

Buffer Zone: The area immediately abutting the property line of any mobile home park, which is intended to provide a buffer between dissimilar land uses.

Carport: A shelter over off-street parking space which does not have fully enclosed sides.

Commission: Caribou County Planning and Zoning Commission.

Flood Hazard Area: An area designated by the Board of County Commissioners of Caribou County as hazardous for construction because of periodic flooding, as determined by either the U.S. Army Corps of Engineers or the Engineering Department of the County.

Mobile Home: A transportable structure which is at least 10 body feet in width and 40 body feet in length, built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

Mobile Home, Double-wide or Triple-wide: A mobile home consisting respectively of two or three sections combined horizontally at the site to form a single dwelling, while still retaining their individual chassis for possible future movement.

Mobile Home Lot: A parcel of ground in a mobile home park intended to be leased or rented as a place to park a mobile home for dwelling purposes.

Mobile Home Park: A tract of ground under unified ownership developed for the purpose of providing rental space for parking mobile homes on individual spaces within its confines.

Person: Any individual, firm, trust, partnership, association or corporation, whether tenant, owner, lessee, licensee, permittee, agency, heirs, or assigns.

Playground Area: A parcel of ground having recreational equipment and open space to be used for leisure activities of park residents. This term applies only to mobile home parks which remain under single ownership.

Permitted Use: A use for which a permit may rightfully be granted provided performance standards are met.

Record: The act of formally registering an instrument, plat, or other legal document with the Caribou County Recorder.

Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters, which is less than 10 body feet in width and is less than 40 body feet in length, for recreational, camping, or traveling use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailers, camping trailers, truck camper, fifth wheel camper, and motor home.

Recreational Vehicle Lot: A parcel of ground in a recreational vehicle park intended to be rented as a place to park a recreational vehicle for temporary dwelling purposes.

Recreational Vehicle Park: A tract of ground under unified ownership developed for the purpose of providing rental space for parking of recreational vehicles on individual spaces within its confines.

Space Number: The number assigned to each mobile home park space or lot for identification purposes.

Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined in a definite manner.

Service Building: An accessory structure intended for storage of items used in site and building maintenance or overflow, from the storage space inside a mobile home.

Street Lighting: Illumination of the public right-of-way by lights placed along the edge of the traveled way to protect the public safety.

Utilities: Basic public service facilities such as water lines, sewer lines, natural gas lines, electric power lines, telephone wires and community television antenna lines.

Section 3: FILING APPLICATION - PRELIMINARY PLANS:

(A) All persons desiring to develop a mobile home or recreational vehicle park shall submit an application to the office of the County Clerk of Caribou County on forms provided by the County. Application shall contain the following:

1. Name and address of applicant and developer and names of principal professional personnel involved in plan preparation.
2. Location and legal description of the mobile home or recreational vehicle park.
3. Area of proposed development in acres and square feet.
4. Percentage of total area to be set aside for use in common or recreation.

5. Number of spaces or lots intended for development.

6. Approximate population of development when completed.

(B) PRELIMINARY PLAN - CONTENTS: A preliminary plan shall be submitted with the application and contain the following:

1. The area and dimensions of the tract of land, and name identification.

2. The number, location and size of all mobile home or recreational vehicle lots.

3. The location and width of roadways, walkways, and easements.

4. The location of water and sewer lines and riser pipes.

5. Plans and specifications of the water supply, refuse, and sewer disposal facilities.

6. Plans and specifications of all buildings constructed or to be constructed within the mobile home or recreational vehicle park.

7. The locations and details of lighting, electrical systems, gas lines, telephone lines and all other similar utilities of intended services to the park.

8. All plans and specifications to indicate distances, depths, set-backs and separations.

9. Double frontage lots backing on streets shall be prohibited from using exterior roadways as entrances or exit purposes.

10. All lot dimensions are to be shown on all lot lines.

11. Exterior boundaries of plat drawings must be tied to at least two County or U.S. Geological Survey Monuments.

12. All lots are to be numbered by progressive numbers in each block separately.

13. Hazards, flood hazard areas, or facilities that may impair safety of people and the precaution taken to protect their safety.

14. All plats shall be drawn to a scale of one inch to one hundred feet or larger.

Section 4: After completion the application and preliminary plan shall be transmitted to the Planning and Zoning Commission of the County for review.

Section 5: REVIEW BEFORE PLANNING AND ZONING COMMISSION.  
During the course of its consideration, each mobile home or

recreational park development shall be the subject of a review before the Caribou County Planning and Zoning Commission. The Planning and Zoning Commission shall review the same within thirty (30) days after the application and preliminary plan has been submitted to it. In all instances it shall attempt to schedule hearing on the same at its next regular meeting.

(A) Notice of review shall be transmitted to the news media in Caribou County for public information.

(B) Any person or group having legitimate cause shall be given the opportunity to be heard regarding the proposed development.

(C) All recommendations made by the Planning and Zoning Commission shall be recorded in the official minutes of that body.

Section 6: REVIEW BY BOARD OF COUNTY COMMISSIONERS.

Upon completion of review by the Planning and Zoning Commission, the Planning and Zoning Commission shall make recommendations for approval or disapproval of the application and preliminary plan. Said recommendations shall be contained in the minutes of said Commission, and signed by the Chairman or Secretary of the Planning and Zoning Commission, and a copy of the same shall be submitted with the application and preliminary plan to the Board at the next regular meeting of the Board.

Upon receipt of the application, preliminary plan, and recommendations of the Planning and Zoning Commission, and ~~recommendations of the Planning and Zoning Commission~~, the Board shall review the same within thirty (30) days after receipt.

(A) All recommendations received by the Planning and Zoning Commission and all decisions made by the Board in regard to said application and preliminary plans shall be recorded in the official minutes of the Board.

(B) The Board shall approve or deny the application and preliminary plan.

(C) If approval for the application and preliminary plan is given by the Board, said approval shall be effective for a period of one (1) year. If substantial construction

has not been initiated within the period of one (1) year after approval by the Board, the approval of the application, preliminary plan, and final plans shall be considered null and void, and the developer shall again make application should he so desire to continue with the development.

Section 7: FINAL PLAN. Upon approval of the preliminary plan, the developer and applicant shall cause the proposed development to be surveyed and a final plan prepared in accordance with the preliminary plan as approved. The final plan shall contain all information and be drawn to scale as required for preliminary plans under the previous sections, and shall further contain all such other information as required at the hearings held by the Commission and Board as to the preliminary plans. The preliminary and final plans shall be prepared by a registered professional engineer or registered land surveyor within the State of Idaho. Certification of the final plan shall be made by the registered engineer or surveyor prior to acceptance by the Board.

(A) The final plan shall be drawn in India ink, on linen plastic, or other non-shrinking material on a sheet of 18 inches by 24 inches in size.

(B) Copies of the final plan shall be reproduced in the form of blue-line or black-line print on white background.

(C) Upon completion of the final plan, the developer shall cause the same to be submitted to the Board. Upon receipt of the final plan the Board shall cause the same to be reviewed within thirty (30) days after receipt of the same, and shall approve, disapprove, or cause the same to be returned to the developer for corrections or additions. Upon acceptance of the final plan, the final plan shall be filed in the office of the County Recorder of Caribou County, Idaho.

(D) No possession or occupancy of the mobile home or recreational vehicle park shall be allowed until all necessary improvements, as set out in this ordinance and the final plan, shall have been fully constructed and completed. All improvements and construction shall be completed within one (1) year from the date of approval of the final plan. However, the Board may extend said period for one (1) year upon the showing of just cause by the developer. If the developer desires to have any occupancy of a portion of the mobile home park or recreational vehicle park, prior to its full completion, then the developer shall post bond as security for the completion of all park improvements, including but not limited to, landscaping, road improvements, pedestrian-ways, curbs, gutters, road surfacing, water and sewer lines, electrical utility lines and common facilities as shown on the final plan and as is required by this ordinance. Said bond shall be in an amount equal to one hundred and ten

percent (110%) of the estimated cost of the improvements as determined by the Board. Upon the posting of a bond satisfactory in form and amount to the Board for completion of such improvements, occupancy may be granted upon a partially constructed, completed and developed mobile home park or recreational vehicle park. Any and all estimates of completion and cost shall be submitted to the Board for its approval. At least fifty percent (50%) of the contiguous spaces shall be completed, and proper bond posted, before any occupancy shall be permitted.

(E) The duration of any bond or other assurance of completing the improvements and development of mobile home or recreational vehicle parks shall be for a period of two (2) years from the date of approval of the development by the Board. An extension of time may be allowed by the Board upon application of the developer, provided such application is submitted at least sixty (60) days prior to the expiration of the bond and provided the issuer of the bond is willing to extend the time of the assurance.

In the event the developer defaults or fails or neglects to satisfactorily install the required improvements within the time limitation, the Board may declare the bond or other assurance forfeited and the Board may install or cause to be installed the required improvements using the proceeds from the bonds or other assurances to defray the expense thereof. The Board shall not be responsible for the cost of completing said improvements.

(F) The developer shall be responsible for the quality of all materials and workmanship. All street, utility, and other improvements shall be inspected by the Board or its designee who shall make final inspection of the improvements. If the improvements do not meet the standards and plans, the developer shall be obligated to correct the improvements and complete the installation to meet all such plans and to be approved by the Board. Upon the Board's approval of the installation or improvements, the bond or other assurance shall be released and exonerated.

(G) All maintenance of private drives, including but not limited to, utilities, drainage, streets and snow removal, shall be the responsibility of the owner, and all such utilities, roadways and easements shall be kept in a good state of repair. If the developer or owner should fail to maintain said utilities or streets in a good state of repair, the Board may cause the same to be repaired, replaced or otherwise maintained at the developer's or owner's expense.

*County*  
*REA* → (H) Upon approval by the Board of a completed park, ~~the City~~ Clerk shall issue a mobile home park or recreational vehicle park license to the owner. The license shall be renewed on an annual basis. The annual fee for said license shall be as determined by resolution of the Board. In addition thereto, the developer or owner shall be required to pay an inspection fee for the Board as determined by resolution of the Board.

Section 8: APPLICATION TO EXISTING TRAILER COURTS  
OR RECREATIONAL VEHICLE PARKS.

A mobile home park or recreational vehicle park lawfully in existence and used prior to adoption of this ordinance, may continue to be used and exist subject to the ordinance, rules, and regulations in force with respect thereto prior

to the adoption of this ordinance, and this ordinance shall apply to mobile home and recreational vehicle parks which come into use or existence after the adoption hereof, except that:

(A) When the use or existence of a recreational or mobile home park governed by the ordinance, rules and regulations in effect prior to the passage of this ordinance affects the health, morals, safety or public welfare of the citizens of the County, then the Board shall cause such condition or conditions to be abated or further use denied.

(B) If the use or existence of a recreational or mobile home park, excepted from the provisions of this ordinance, is abandoned or denied for a period of six (6) months or more, then thereafter such recreational or mobile home park shall comply with the provisions of this ordinance as though it had come into being after its adoption.

(C) Any alterations, additions or improvements to existing recreational or mobile home parks shall comply with the provisions of this ordinance.

(D) No change or alteration in the plot plan shall be made without first making a written application for such change or alteration to the Board and receiving a written permit therefrom.

Section 9: MOBILE HOMES AND RECREATIONAL VEHICLES  
PROHIBITED OUTSIDE OF PARKS.

No occupied mobile home or recreational vehicle shall be parked outside of a licensed mobile home or recreational vehicle park, except as provided herein:

(A) Emergency or temporary stopping or parking within the County is permitted subject to regulations or limitations imposed by the traffic and parking regulations and ordinances of the County and State of Idaho.

(B) One (1) unoccupied mobile home or recreational vehicle may be stored by the owner on the rear one-half of a residential lot. The unoccupied unit shall be parked so as to comply with established building lines, setback requirements and separations of the particular zone in which the unit is parked. In any event, the unit will not be closer than four (4) feet to a property line.

(C) These provisions shall not apply to or affect new or used mobile homes and recreational vehicles which are for sale, and which are stored or placed on mobile home or recreational vehicle sales lots that have been established and which are otherwise subject to the required building and zoning provisions and ordinances of the County.

(D) The placement of mobile homes on privately owned lots for dwelling purposes where permitted by the Caribou County Zoning Ordinance.

(E) The placement of recreational vehicles in parks designated for that purpose where permitted by federal, state or county authority.

Section 10: MOBILE HOME PARK STANDARDS

(A) Size of Development. Each planned mobile home development shall contain a minimum of 25 development units.

(B) Coverage of Lot Area. No more than forty percent (40%) of any lot or place shall be covered by a mobile home nor shall more than forty-five percent (45%) of any lot or space be covered by any structure or structures, including the mobile home. Buffer area shall not be included in this calculation.

(C) Space Requirement. All mobile homes, including their structural additions, shall be located on the mobile home space as provided in Section 10 (G). No mobile home shall be placed closer than twenty (20) feet to any of the development property lines abutting a public street.

(D) Skirting. The mobile home park owner shall insure that all mobile homes placed within the mobile home park shall, within thirty (30) days of their installation, be completely skirted with a material harmonious in color and texture with the exterior of the mobile home.

(E) Access and Frontage. All mobile home parks shall have interior streets. All lots within a mobile home park shall have access to and but upon an interior street. No mobile home lot shall have vehicular access to a public street, except via the interior street within the mobile home development. The interior street shall be designed for vehicular traffic, shall be constructed and maintained according to this ordinance, not dedicated to the public, and shall provide access to and abut upon all spaces within the mobile home park, and shall allow access upon to a public street.

(G) Orientation. The general layout of a mobile home park shall provide adequate circulation space within its confines and integrate with any existing or planned street pattern in the general area of the development. Public street dedication may be required if needed to provide

proper integration with existing or planned streets.

(H). Minimum Requirements for Each Mobile Home Lot.

Minimum width - 40 feet

Minimum area - 3600 square feet

Minimum parking area - a paved or concrete space of not less than 400 square feet

Minimum front setback from interior park streets - 10 feet

Minimum sideyard setback from interior park street - 10 feet

Minimum space between mobile homes - 15 feet

Minimum sideyard setback from interior lot lines - 7.5 feet

Minimum rear yard - 7.5 feet

Minimum accessory patio area - 120 square feet  
The accessory patio is to be constructed of concrete or masonry materials of a minimum thickness of four (4) inches.

(I) Utilities. The park shall be equipped with basic public utilities to include a central sewer and water system acceptable to the Board and to the Idaho Department of Health or other public authority of the state, in a form that will make them readily useable by conventional mobile homes. All utilities shall be underground and shall meet a minimum standard.

(1) All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system at a safe distance. Sewers shall be at a grade which will insure a velocity of two feet per second when flowing full. All sewer lines shall be constructed of materials approved by the Board, shall be adequately vented, and shall have water tight joints.

(2) Individual Sewer Connections:

a. Each mobile home stand shall be provided with at least a four inch diameter sewer riser pipe, the sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.

b. The sewer connection shall have a slope of at least one-fourth (1/4) inch per foot, provided, that the total distance shall not exceed 12 feet. The sewer connection shall consist of one pipe line only without any branch fittings. All sewer connections shall have water tight joints.

c. All materials used for sewer connections shall be rigid, corrosive resistant, nonabsorbent and durable.

The inner surface shall be smooth.

d. The riser shall be protected within a concrete curb or by a concrete collar at least three inches thick and extending 12 inches from the riser in all directions. The finished grade shall be sloped to divert surface drainage away from the connection. The riser shall be protected from heaving and thawing by backfilling the trench with sand from the trench bottom to an elevation suitable to support the protective collar. The sewer connection shall be equipped with couplings that will assure tight joints at the mobile home and at the drain. The risers shall be plugged when the mobile home does not occupy the space.

(3) General Plumbing Requirements. All plumbing within each mobile home and all plumbing within the mobile home park shall comply with the standards of the State of Idaho, and the County of Caribou.

(4) Water Distribution Systems.

a. The system shall be so designed and maintained to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions at service buildings and other locations requiring potable water supply and be of the size required by the Board and or the State of Idaho.

b. Fire hydrants shall be required to maintain standards of fire protection, i.e., not more than 500 feet from any mobile home.

(5) Individual Water-riser Pipes and Connections.

a. Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position.

b. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

c. A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile home lot.

d. Underground stop and waste valves shall be installed on each water service.

(J) Accessory Structures. The occupant of any space in a mobile home park may erect or install accessory structures such as patio covers, storage buildings or cabanas provided such structures shall be incombustible and harmonious in design with the mobile home to which they belong. They shall in no instance violate the minimum space and setback requirements herein contained.

(K) Streets and Roads. All interior park streets shall be at least 40 feet in width, with cement curbs and gutters in accordance with specifications as prescribed by the County, and which shall be part of a street system which feeds directly into a public street or highway. The maximum length of a cul-de-sac street shall be 400 feet and the minimum radius of the turning circle at the end of a cul-de-

sac shall be 45 feet. Streets shall have at least six (6) inches of sub-base, two (2) inches prepared base, and two and one-half (2 1/2) inches of plant mix, hot asphalt material.

(L) Electrical Distribution System.

(1) General Requirements. Every park shall contain an electric wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the Electrical Code of the State of Idaho and such other regulations governing electrical distribution systems.

(2) Individual Electrical Connections: Shall conform to the requirements of the Electrical Code of the State of Idaho. Each mobile home shall have its own electric service and no park permittee shall distribute electricity.

(3) The design and layout of the mobile home park will provide free access to meters, electrical devices, wiring for inspection, meter reading and other purposes associated with the distribution of electrical energy.

(M) Recreational Area. A common recreation area properly landscaped, leveled and developed, shall be provided for each park. In no case shall such area be less than 4% of the total area of the mobile home park. If the area requirement is to be met by small parks dispersed through the mobile home park, no single park area shall contain less than 6,800 square feet.

(N) Drainage and Grade. The grades of streets and roadways shall at no place in the park exceed 7%. The entire area shall be adequately drained and stable. Storm drainage facilities shall be provided as required by the Board.

(O) Sidewalks. Pedestrian walkways, 4 feet in width and constructed according to specifications as prescribed by the County shall be provided along the street frontage of all mobile home spaces and on the street frontage of all recreation and accessory areas.

(P) Recreational Vehicle Storage. Each park shall contain an area set aside for parking recreational vehicles. Said area shall be fenced and contain 200 square feet for each mobile home space to be provided in the park.

(Q) Screening. The periphery of every mobile home park shall have sightproof screening from adjacent private property and, at the discretion of the Board, screening may be required adjacent to the public right-of-way. All

screening shall be maintained in a good state of repair.

(R) Supervision. An office shall be maintained on the park premises which allows residents to contact the park management at all times of the day.

(S) Lighting. Interior street lighting shall be provided which illuminates to an intensity of 1.5 foot candles at all places on the roadway.

(T) Space Numbering. Each space in any mobile home park shall be marked with its proper space number in a manner that will provide conspicuous identification for public safety personnel. Each numbering shall be subject to approval by the Board.

(U) Domestic Animals or Pets Restricted. No domestic animals or house pets shall be allowed to run at large or commit any nuisances within the limits of a mobile home park, and the owners of said animals shall be subject to the penalty provisions of this Ordinance for violation of the same.

(V) License Transfer. All licenses issued hereunder shall be personal to the licensee and be non-transferable without the written consent of the Board first being obtained.

(W) Signs. The Board may order the erection of any necessary vehicular and pedestrian control and regulatory signs within the park and the owner shall immediately comply at his own expense.

Section 11. STANDARDS FOR RECREATIONAL VEHICLE PARKS

A. Location Relative to Streets. Recreational vehicle parks shall be located with at least 60 feet of primary frontage on a public roadway of at least 50 feet in width. Access to and from the park shall be directly onto the primary frontage street.

B. Drainage. All recreational vehicle parks shall be located in areas that are adequately drained and have substantially stable soils. Adequate storm drainage facilities shall be provided.

C. Recreation and Play Area. Recreation and common play area for the park shall be provided equivalent to 5% of the gross park area, and shall consist of a well-kept lawn with both scattered trees and open spaces.

D. Size. No recreational vehicle park shall contain less than 2.5 acres or 25 spaces, whichever requirement is less restrictive.

E. Spaces-size and Orientation. Spaces for parking recreational vehicles shall be designated on a park map. Each space shall be located in such a manner as to facilitate maneuvers by vehicles larger than typical passenger cars. Spaces shall contain no less than 1500 square feet with a minimum 25 feet width and 60 feet length.

F. Parking. Each designated space shall contain enough room to park one (1) vehicle in addition to the recreational vehicle. In addition to this, the park shall contain additional surfaced parking area in the ratio of one (1) space for each five (5) recreational vehicle spaces in the park.

Recreational vehicles placed in parks shall maintain the following distances from the following reference points:

From rear space boundary - 10 feet

From any other recreational vehicle - 15 feet

From any side line of space - 7.5 feet

G. Water. All recreational vehicle parks shall have adequate water and sewage facilities as approved by the Board and the State of Idaho.

(H) Sewer. Each park shall have a dump station for the emptying of recreational vehicles' holding tanks. This station shall directly empty into the sanitary sewer system of the recreational vehicle park and shall have sanitary safeguards that comply with state law and local ordinance. Where individual spaces have sewage hook-ups, they shall conform in all respects to state law and local ordinance.

(I) Solid Waste Disposal. Provisions shall be made within the park for proper covered receptacles for the disposal of solid waste. The details and plans for this system shall require the approval of the State District Health Official and the Board.

(J) Electricity. All spaces having electrical hook-ups shall have such in accordance with the terms of the Electrical Code and regulations of the State of Idaho. Compliance shall be determined by the Board or the State of Idaho.

(K) Plumbing. All plumbing of facilities within a recreational vehicle park shall be completed in accordance with the laws and regulations of the State of Idaho.

(L) Placement of Utilities. All utilities shall be placed underground and located at depths sufficient to assure proper safety and sustained service. Where physical restrictions do not make it impossible, electric service lines shall be placed at the rear of the spaces for recreational vehicles.

(M) Streets. Interior streets shall remain privately owned and maintained. To maintain the safety and convenience of the public, all streets shall meet the following standards:

Minimum Width - 30 feet

Minimum Surface - 6 inches of sub-base, two inches prepared base, and two and one-half inches of plant mix, hot asphalt material

Maximum Grade - 7%

(N) Personal Service Facility. Each park shall provide at least one (1) personal service building constructed of permanent materials which can be easily cleaned and shall contain the following facilities: showers, toilets, lavatories, and other necessary health facilities. The following guidelines are to be followed in constructing such a facility:

(1) The structure shall be well ventilated and have a floor of concrete or similar material slightly sloped toward a central floor drain.

(2) The structure or structures shall have facilities in the following number:

Toilets - 1 unit per sex, per six spaces.

Showers - 1 unit per sex, per fifteen spaces.

Lavatories - at least two per sex, per fifteen spaces. Each shall be provided with paper towels and dispensable soap.

A dressing room of at least 25 square feet shall be provided for each combination shower facility and lavatory.

(3) Each facility shall have adequate hot water to serve the reasonable needs of a fully occupied park.

O. Fire Protection. Where not in conflict with other portions of this ordinance, all recreational vehicle parks shall conform to the requirements of the fire regulations of Caribou County.

P. Fuels. Any fuels used in recreational vehicle parks for cooking, heating, or other purpose shall be used in accord with County or State codes adopted to regulate the use of said fuels. Where said codes are in conflict, the rule that provides the greatest protection of the public shall apply.

Q. Screening and Buffer Area. Each recreational vehicle park where it abuts a residential area, shall be separated from said residential area by sightproof fence at least 7 feet in height. The park shall be designed so that no recreational vehicle shall be parked within 15 feet of the perimeter of the park or within 20 feet of the edge of the right-of-way of the primary frontage street or streets.

R. Landscaping. Trees, shrubs, and grasses of a kind and quantity determined sufficient by the Board.

S. Lighting of Roadways. Interior roadways shall be lighted with adequate fixtures to provide a minimum of 0.5 foot candles of illumination at all points on their surface.

T. Registration of Spaceholders. Every owner or operator of a recreational vehicle park shall maintain a register containing a record of all occupants of the spaces and times occupied. The register will be retained for a

minimum of three years and shall be open to the Board or its designee. The register shall contain the following information:

1. Names and addresses of occupants of the park.
2. The make and license number of motor vehicles and/or mobile homes.
3. The date of arrival and departure of each vehicle.

U. Permanent Alteration or Construction. There shall be no permanent construction onto or alteration of units placed in recreational vehicle parks. Skirting is not to be permitted and wheels may be removed for temporary repairs only. No flammable materials, rubbish, or other materials which might create a nuisance may be stored underneath the floor of a unit parked in a recreational vehicle park.

V. Telephone. Each recreational vehicle park shall have available for 24 hour use, a pay telephone placed in a central location.

W. Supervision. A manager or attendant shall be present and available at all times any recreational vehicle park is open and serving the public.

X. Signs. The Board may order the erection of any necessary vehicular and pedestrian control and regulatory signs within the park and the owner shall immediately comply at his own expense.

Y. Domestic Animals or Pets Restricted. No domestic animals or house pets shall be allowed to run at large or commit any nuisance within the limits of a recreational vehicle park and the owners of said animals shall be subject to the penalty provisions of this ordinance for violation of the same.

Section 12. PENALTIES. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined an amount not exceeding Three Hundred and 00/100 (\$300.00) Dollars or be imprisoned in the County Jail for a period not exceeding six (6) months, or be both so

fined and imprisoned. Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.

Section 13. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 14. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 15. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law, the rule requiring ordinances to be read on three separate days having been dispensed with.

PASSED AND APPROVED this 13 day of April, 1981.

BOARD OF COUNTY COMMISSIONERS  
OF CARIBOU COUNTY, IDAHO

By Robert E. Anderson  
Chairman

Attest:

Elaine S. Johnson  
Clerk