

Article 4.4 Recreational Vehicles and RV Parks

8.4.401: TEMPORARY OR INTERMITTENT USE OF RECREATIONAL VEHICLES:

Temporary or intermittent use of recreational vehicles (RVs) shall comply with the following standards:

A. The RV shall have current registration and shall be in serviceable condition so it can be operated in a safe and lawful manner upon the roads and highways in the State of Idaho as set forth in the Motor Vehicle Laws of the State of Idaho, Title 49, Idaho Code. An RV shall not be set on blocks with the tires or running gear removed.

B. No decks or additions shall be attached to an RV, nor shall an RV be skirted.

C. An RV shall not be used as a dwelling except as provided in this section. The owner of an RV must have a primary residence other than the RV. If the parcel on which the RV is located is otherwise undeveloped, there shall be no mail service to that parcel.

D. The RV must be hooked into a sewage disposal system which meets the requirements of the Panhandle Health District, or shall be totally self-contained and removed from the site to empty holding tanks at an approved location.

E. An RV may be used as a dwelling for the owners of the parcel on which the RV is located during construction of a dwelling on that parcel. In such cases, the provisions of this section regarding the owner's primary residence and mail service shall not apply. Upon completion of the residence or expiration of the building permit for the residence, the use of the RV shall revert to temporary or intermittent use as provided in this section.

F. An RV shall not be used as a rental.

8.4.402: RECREATIONAL VEHICLE PARKS: Recreational vehicle parks shall provide temporary living quarters, but shall not provide permanent or year-round housing. Recreational vehicle parks shall comply with the following standards:

A. Recreational vehicles shall be separated from each other and from other structures by at least ten (10) feet. Accessory structures such as attached awnings or carports, shall be considered to be part of the recreational vehicle for the purpose of this requirement.

B. Each recreational vehicle lot or space shall contain a stabilized vehicular parking pad composed of paving, compacted crushed gravel, or other all-weather material.

C. Each recreational vehicle lot shall have at least one (1) off-street vehicle parking space.

D. Internal roads and parking service areas shall provide safe and convenient access for service and emergency vehicles and to amenities within the park. Internal roads shall not be designed to encourage use by outside traffic to traverse the park to adjoining developed areas.

E. Approaches for interior driveways in recreational vehicle parks which enter and exit onto a public road must be approved by the applicable Highway District or the Idaho Transportation Department, whichever agency has jurisdiction.

F. If it is determined by the highway agency with jurisdiction that traffic control devices or other traffic regulation improvements will be required in conjunction with the development of a recreational vehicle park, the applicant shall be responsible for the cost of installation or construction of those improvements.

G. Yards, fences, walls, or vegetative screening shall be provided at the property lines of the park where it adjoins parcels that are zoned or used for residential purposes. In particular, extensive off-street parking areas, service areas for loading and unloading purposes other than for passenger uses, and areas for storage and collection of refuse, shall be screened.

H. Uses that are clearly incidental to the operation of the park, such as management headquarters, recreational facilities, toilets, dumping stations, laundry facilities, a convenience store, and other facilities established within the park, are permitted as accessory uses.

I. Occupancy of a recreational vehicle park space by a particular recreational vehicle shall be limited each year to those days between May 1 and the first Sunday in October, and, in addition, a maximum of one (1) period of no more than thirty (30) consecutive days during the remainder of the calendar year.

J. Any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair or to attach the recreational vehicle to the ground for stabilizing purposes, is prohibited.

K. A site plan shall be submitted upon application for a building or site disturbance permit for the development of a recreational vehicle park. The site plan must include a North arrow and date of drawing, and must clearly depict the following:

1. Existing structures which will remain on the parcel, and their uses, and any existing structures proposed to be modified or removed;
2. All proposed structures and their uses;
3. Existing and proposed roads, easements, and points of access;
4. Recreational vehicle lot dimensions;
5. Size of the site in acres;
6. Dimensions of property lines and property line setbacks;
7. Reserved or dedicated open space;
8. Major landscape features, both natural and man-made;
9. Locations of existing and proposed utility lines;

10. Accessory off-street parking and loading facilities, and parking space areas;
11. Wastewater drainfield areas;
12. Traffic circulation patterns;
13. Refuse and service areas;
14. Signs;
15. Outdoor storage, and
16. Proposed screening and buffering, including fences, yards, walls or vegetation.

8.4.403: PARK MODEL RECREATIONAL VEHICLES: Park model recreational vehicles (also known as park models or park trailers) shall be subject to the regulations pertaining to recreational vehicles as set forth in this title. (Ord. 514, 10-4-17)