

TITLE 14 MOBILE

HOMES AND TRAVEL TRAILERS

[Ordinances 548 & 642](#) codified in [Ord. 1115, 2014](#)

CHAPTER 14.01 MOBILE HOME – GENERAL PROVISIONS

14.01.010 Description and purpose of provisions

This chapter establishes minimum standards and requirements for the occupation of mobile homes and for the construction and operation of mobile home parks. It is concerned with the relationship of the mobile home to adjacent land uses in order to protect and secure the public health, safety and general welfare of the City of Rexburg.

The regulations in this chapter are intended to provide a stable, healthful environment, together with the full range of services, for those residents choosing to reside in mobile homes on a permanent or temporary basis or for those people desiring to utilize travel trailers or campers. ([Ord. 548 §1, 1974](#)).

14.01.020 Definitions

For additional information on this section please see [Ord. 548 §3, 1974](#).

CHAPTER 14.02 LOCATION, PARKING, AND STORAGE RESCTRICTIONS

14.02.010 Location in Mobile Home Park required

It shall be unlawful to maintain a mobile home or trailer for residential purposes outside a mobile home park or a mobile home subdivision district. Such prohibition shall apply regardless of whether the parking site shall be on private or public premises, streets, alleys, or highways.

Exceptions to the foregoing requirements: Mobile Homes used for residential Quarters for watchmen or caretakers and located on the premises of an industrial establishment in any industrial zone shall be permitted. ALSO, double-wide mobile homes on masonry foundations shall be permitted for residential purposes in Residential Zones R2, R3, and Commercial Zones and Industrial Zones. ([Ord. 642 §1, 1981](#)). Note: The aforementioned zoning titles have been updated. For current zoning titles see [Ord. 1026](#).

14.02.020 Wheel removal restrictions

Removing the wheels of a mobile home or trailer or setting the mobile home or trailer on posts or footing shall not make the mobile home or trailer exempt from the requirements of this chapter. ([Ord. 548 §2, 1974](#)).

14.02.030 Wheel removal permissions

The wheels of the mobile home may be removed, but no axles, springs, and other equipment needed to mobilize. Jacks or stabilizers may be placed under the frame of the mobile home to

prevent movement on the springs while the mobile home is parked and occupied. ([Ord. 548 §7\(K\) \(part\), 1974](#)).

14.02.040 Travel trailer stand

Trailer stand shall be a minimum of eight feet by thirty-two feet (8' x 32') and located at least five (5) feet from all access ways, and shall be so placed as to maintain at least fifteen (15) feet between all stands in the park. ([Ord. 548 §12\(B\), 1974](#)).

14.02.050 Permit for temporary parking on private premises

Permits shall be issued for the parking of not more than one (1) mobile home or trailer on private premises where such parking is to be done in connection with a bona fide visit of the owner or occupant of such mobile home with individuals living on the premises and such stay will not exceed thirty (30) days. There shall be no fee for said permit. ([Ord. 548 §4\(part\), 1974](#)).

14.02.060 Parking and storage of unoccupied Mobile Homes, Trailers or Travel Trailers

Parking of unoccupied mobile homes is prohibited on public premises, streets, alleys, or highways, at all times, except for emergency purposes.

Storage of any unoccupied mobile homes or trailer shall be permitted on the rear one-half (2) of any lot, provided, that such unoccupied mobile home or trailer shall not extend into any set back area, nor shall it be connected to in conflict with any other ordinance. ([Ord. 548 §4\(part\), 1974](#)).

14.02.070 Parking space requirements for Mobile Homes

There shall be one (1) vehicle parking space at least nine feet by twenty feet (9' x 20') in size for each mobile home space, with clear and unobstructed access to an accessway. Any parking in the accessway shall not fulfill this requirement.

Guest parking shall be provided on the mobile home park site (but not in the required accessway if said accessway has less than thirty (30) feet of surfaced roadway at the rate of one (1) vehicle parking space for each mobile home space. ([Ord. 548 §7\(G\), 1974](#)).

14.02.080 Parking space provided for Travel Trailer Parks

One parking space shall be provided for each trailer space and be within fifty feet (50') thereof. ([Ord. 548 §12\(C\), 1974](#)).

14.02.090 Mobile Home Park auxiliary storage buildings

The owner or operator of a mobile home park may construct an individual auxiliary storage building on each mobile home space in the mobile home; provided the building has a maximum floor space of twelve (12) square feet; has a maximum height of seven (7) feet above the ground; has a minimum setback of five (5) feet from adjacent mobile home spaces and access roads; and has a minimum setback of fifteen (15) feet from any public street or highway right-of-way. ([Ord. 548 §7\(K\) \(part\), 1974](#)).

14.02.100 Travel Trailer patio and storage

No patio or storage building shall be required. ([Ord. 548 §12\(D\), 1974](#)).

CHAPTER 14.03 CONDITIONS AND REGULATIONS

ARTICLE I MOBILE HOMES

14.03.010 Density requirements

In no event shall the density exceed eight (8) mobile homes per gross acre. Density requirements shall be established as the minimum square footage of gross site area for each mobile home. If it is determined by the Planning Commission that a street widening or terminating dedication is necessary, the amount of land dedicated shall be subtracted from the gross site area when calculating the proposed density. ([Ord. 548 §7\(C\), 1974](#)).

14.03.020 Setbacks from park boundary lines

Mobile home parks shall observe the following setbacks between mobile home stands and development boundary lines:

When abutting any residentially or agriculturally zoned property - fifteen (15) feet.

When abutting commercially zoned property - ten (10) feet.

The setback from any abutting street shall be at least twenty-five (25) feet. ([Ord. 548 §7\(D\), 1974](#)).

14.03.030 Development of boundary lines

An ornamental, sight-obscuring fence or wall of not less than five (5) feet nor more than six (6) feet in height. And/or evergreen planting of not less than five (5) feet in height, shall surround the mobile home park. Such fence, wall or planting may be placed up to the front property line if adequate vision clearance for entrances and exits is maintained. ([Ord. 548 §7\(E\), 1974](#)).

14.03.040 Service building requirements

Every mobile home park that accepts or accommodates travel trailers shall provide adequate flush type toilet fixtures and laundry facilities.

Service buildings housing sanitation facilities shall comply with all applicable City and State ordinances and statues regulating buildings, electrical installations and plumbing and sanitation systems.

For the service building requirements please see [Ord. 548 §7\(J\), 1974](#).

14.03.050 Minimum land area

The following area requirements shall be deemed to be the minimum land area necessary to establish a mobile home or travel trailer park:

For the requirements please see [Ord. 548 §7\(B\), 1974](#).

14.03.060 Permitted uses for Mobile Homes

No building, structure or land within the boundaries of a mobile home park shall be used for any purpose except for the uses permitted by this section as follows:

For a list of permitted uses of mobile homes please see [Ord. 548 §7\(A\), 1974](#).

14.03.070 Sign regulations

Signs shall be regulated as provided by uniform code. In addition there shall be adequate signs and marks indicating direction, parking areas, recreation areas and street names shall be established and maintained in the mobile home park. ([Ord. 548 §7\(F\), 1974](#)).

14.03.080 Access restrictions

A mobile home park shall not be established on any site that does not have access to a public street on which the potential paving width is less than forty (40) feet. No mobile home space shall be located in such a manner that a public street must be used to maneuver the mobile home into the space. ([Ord. 548 §7\(H\), 1974](#)).

14.03.090 Emergency sanitation facilities

Each mobile home park shall be provided, for emergency purpose, with the sanitation facilities as prepared by the Idaho State Board of Health. ([Ord. 548 §7\(I\), 1974](#)).

14.03.100 Structures, alterations, and additions

Structures located in any mobile home space shall be limited to a storage building, ramada or carport. The permanent storage structure shall contain a minimum of thirty-two (32) square feet of floor area and will not be less than seven (7) feet nor more than nine (9) feet in height. The storage structure, ramada or carport may be combined as one structure. No structural additions shall be built onto or become a part of any mobile home, and no mobile home shall support any building in any manner. The words Astructure additions@ shall not be construed to exclude the construction of an awning, patio cover, or cabana adjacent to a mobile home. ([Ord. 548 §7\(K\) \(part\), 1974](#)).

14.03.110 Skirting

Skirting of mobile homes is encouraged, but such skirting shall not attach the mobile home permanently to the ground, provide a harborage for rodents, nor create a fire hazard. ([Ord. 548 §7\(K\) \(part\), 1974](#)).

ARTICLE II TRAVEL TRAILERS

14.03.120 Permit requirements

It shall be unlawful to construct, maintain, operate, or alter any trailer court or trailer housing within the City of Rexburg, Idaho, unless a permit therefore shall have first been issued by the Building Inspector.

For additional information please see [Ord. 422 §2, 1960](#).

14.03.130 Duration of permit

Each permit issued hereunder for trailer courts shall be valid for the calendar year for which it is issued and shall expire December 31st. ([Ord. 422 §3, 1960](#)).

14.03.140 Permit fees

No permit shall be issued until the plans and/or the existing condition of the trailer court or trailer housing for which the application for permit is made shall be inspected and approved by the following city officers, to-wit: Building Inspector, Plumbing Inspector, Fire Inspector, and Electrical Inspector.

The officers designated in this section are hereby authorized and directed to make periodic inspections to determine the condition of all trailer courts and trailer housing.

Whenever any inspection reveals that conditions or practices exist which are in violation with any provision of this ordinance, or any ordinance of the City of Rexburg, Idaho, or law or laws of the State of Idaho, the inspecting officer shall give notice in writing to the person in charge of such trailer court of trailer housing, and unless such conditions or practices are corrected within a reasonable period of time, such period of time to be determined by the inspecting officer, the trailer court of trailer housing shall cease operation. ([Ord. 422 §4, 1960](#)).

14.03.150 Service building requirements

For additional information on this section please see [Ord. 548 §7\(J\), 1974](#).

14.03.160 Attendant required

A duly authorized attendant or caretaker shall at all times be in charge of any trailer court for which he is employed. ([Ord. 422 §16, 1960](#)).

14.03.170 Applicability of provisions – Exceptions

Travel trailer parks are designed for the location of travel trailers, campers, and motorized coaches, used for short-term occupancy. ([Ord. 548 §12\(part\), 1974](#)).

14.03.180 Minimum size requirement

No minimum size requirement for trailer spaces. ([Ord. 548 §12\(A\), 1974](#)).

CHAPTER 14.04 REGISTRATION OF OCCUPANTS

14.04.010 Register of mobile homes, trailers, and occupants

Every mobile home or travel trailer park owner or operator shall maintain a register containing a record of all mobile homes, trailers and occupants using the park. Such register shall contain the names and addresses of all mobile home occupants stopping in the park; the make, model, and license number of each motor vehicle and mobile home; the State Territory, or County issuing the mobile home license, and the dates of arrival and departure of each mobile home. ([Ord. 548 §13, 1974](#)).

CHAPTER 14.05 ZONING APPROVAL

14.05.010 Building permit and tentative approval

No building permit shall be issued for construction of a new mobile home park or expansion of an existing mobile home park in any district until the proposed location is approved with the stipulations of the approval stated therein.

At the time of the public hearing the planning Commission may give tentative approval of the use of the proposed location for mobile home park purposes. Final approval of said use shall be contingent upon the submission of acceptable detailed plot plans of the proposed mobile home park development as required by Section 5 (A). ([Ord. 548 §5\(part\), 1974](#)).

14.05.020 Plot plans required

The application for a permit to construct a new mobile home park or to expand an existing mobile home park shall be accompanied by four (4) copies of the plot plan of the proposed park. The plot plan should show the general layout of the entire mobile home park, and should be drawn to a scale not smaller than one (1) inch representing forty (40) feet. The drawing shall be placed on substantial tracing paper, or equivalent, and shall show the following information:

For a complete list of this information please see [Ord. 548 §5\(A\), 1974](#).

CHAPTER 14.06 SITE REQUIREMENTS

14.06.010 Access ways

Access ways shall connect each mobile home space to a public street and shall have the following minimum pavement widths:

For additional information about the specific widths please see [Ord. 548 §8\(A\), 1974](#).

14.06.020 Walkways

Walkways shall be provided from each mobile home space to the service building and recreational area or areas, and from the patio to the access way. Common walkways shall have a minimum width of three (3) feet and private walkways shall have a minimum width of one and one-half (1-2) feet. The access way may be considered as part of the walkway to the service building and recreation areas, provided said access ways shall be widened by three (3) feet over the minimum width requirements set forth in Section 6 of this chapter. ([Ord. 548 §8\(B\), 1974](#)).

14.06.030 Recreation area

A minimum of eight percent (8%) of gross mobile home area shall be reserved for recreation. The recreation area may be in one (1) or more locations in the park. At least one (1) recreation area shall have a minimum size of five thousand (5,000) square feet, and be of a shape that will make it usable for its intended purpose. ([Ord. 548 §8\(C\), 1974](#)).

14.06.040 Electricity

An electrical outlet supplying at least 200 amp service shall be provided for each mobile home space. The installation shall comply with all State and Local electrical codes. Such electrical outlets shall be weatherproof. No power line shall be permitted to lie on the ground, or to be suspended less than fifteen (15) feet above the ground. ([Ord. 548, §8\(D\), 1974](#)).

All electrical wiring in the trailer court or trailer housing shall comply with the ordinances of the City of Rexburg, Idaho. Electrical outlets shall be provided at each trailer coach space supplying voltages of 220 volts and 110 volts. All driveways and walkways within the trailer court shall be lighted at night (from one hour after sundown to one hour before sun up) with electrical lamps of not less than 25 watts each spaced at intervals of not more than 100 feet. ([Ord. 422, §11, 1960](#)).

14.06.050 Sewage disposal

All plumbing in the mobile home park shall comply with State and Local plumbing laws and regulations and must connect to a public sewer or central sewer facilities approved by the City.

Each mobile home space shall be provided with at least a three inch (3") sewer connection. The sewer connection shall be provided with suitable fittings so that a watertight connection can be made between the mobile home drain and sewer connection. Such individual mobile home connections shall be so constructed that they can be closed when not linked to a mobile home, and shall be trapped in such a manner as to maintain them in an odor free condition. Sewer lines shall be constructed with the approval of the Building Inspector, and in accordance with his recommendations. All sewer lines shall be adequately vented, and shall be laid out with sufficient earth cover to prevent breakage from traffic. ([Ord. 548 §8\(E\), 1974](#)).

14.06.060 Water supply accessibility

An accessible, adequate safe and potable central supply of water shall be provided in each mobile home park, capable of furnishing a minimum of one hundred twenty-five (125) gallons per day per mobile home space. A public supply of water shall be used whenever possible and connection shall be made thereof. ([Ord. 548 §8\(F\) \(part\), 1974](#)).

14.06.070 Water supply piping and maintenance

The water system of the mobile home park shall be connected by pipes to all buildings and all mobile home spaces.

All water piping shall be constructed and maintained in accordance with State and Local law; the water piping system shall not be connected with non-portable or questionable water supplies, nor be subject to the hazards of back flow or backsiphonage.

Individual water service connections which are provided for direct use by mobile homes shall be so constructed that they will not be damaged by the parking of such homes. The mobile home park water system shall be adequate to provide twenty (20) pounds per square inch of pressure at all mobile home connections.

The use of ordinary stop and waste valves where back flow can occur into the portable water system is prohibited. ([Ord. 548 §8\(F\) \(part\), 1974](#)).

An adequate and safe supply of water under pressure shall be applied to each trailer court or trailer housing. The source and distribution system shall be approved by the applicable inspecting officer. Each trailer coach space shall have a water supply outlet. An adequate supply of water shall be provided at all times in each service building. ([Ord. 422 §8, 1960](#)).

CHAPTER 14.07 SPACE REQUIREMENTS

14.07.010 Mobile home space area

The average size of a mobile home space in a mobile park shall not be less than four thousand (4,000) square feet and no space shall be smaller than two thousand four hundred (2,400) square feet. No space shall have a width of less than thirty-two (32) feet. ([Ord. 548 §9\(A\), 1974](#)).

14.07.015 Travel trailer space area

Each trailer coach space shall be at least 20 feet in width. And shall have its boundaries well defined. The space shall abut on a driveway not less than 20 feet in width, which shall have unobstructed access to a public street or highway. Trailer coaches shall be parked on each space so that there will be at least 8 feet of clearance between coaches, and shall be so parked that no part of the coach or its trailer hitch shall extend into the roadway, or obstruct any walk way or sidewalk. Coaches shall not be parked closer than 4 feet to any building or fence or other structure. No greater number of coaches shall be allowed than the number of trailer coach space available therefore. In all trailer courts the coaches and trailer coach spaces shall be set back from the property line to afford front yards, side yards, and rear yards which will fully comply with the regulations in the particular zone in which they are situated, as established in zoning Ordinance No. 390 of the City of Rexburg, Idaho. ([Ord. 422 §6\(part\), 1960](#)). Note: For current zoning regulations see [Ord. 1026](#).

14.07.018 Travel trailer park spaces

Park spaces for vehicles must be so laid out that parking of vehicles will not obstruct any driveway, roadway, walkway, or sidewalk, and will leave at least six (6) feet of space not occupied by any vehicle, between the coaches. ([Ord. 422, §6\(part\), 1960](#)).

14.07.020 Outdoor living area

Each mobile home space shall be provided with a minimum outdoor living area of three hundred (300) square feet. ([Ord. 548 §9\(B\), 1974](#)).

14.07.030 Patio and deck restrictions

Each mobile home space may be provided with a patio or deck having a minimum area of one hundred forty (140) square feet but not more than one-half (2) of the outdoor living area. The patio or deck shall have a minimum width of ten (10) feet. ([Ord. 548 §9\(C\), 1974](#)).

14.07.040 Parking stand required

Occupied mobile homes shall be parked on stands only. Said stands shall be set back a minimum of eight (8) feet from any street or common walkway. ([Ord. 548 §9\(D\), 1974](#)).

14.07.050 Space required between mobile homes

Minimum space requirements between mobile home stands:
For specific measures please see [Ord. 548 §9\(E\), 1974](#).

CHAPTER 14.08 IMPROVEMENT REQUIREMENTS

14.08.010 Roadway surfacing

Roadways within access ways and sidewalks shall be paved with a crunched rock base and asphaltic or concrete surfacing according to structural specifications established by the City Engineer. ([Ord. 548 §10\(A\), 1974](#)).

14.08.020 Patios and decks

Patios may be paved with asphalt, concrete, or suitable hard surfaced material or if decks are used, they shall be of durable, safe construction. ([Ord. 548 §10\(B\), 1974](#)).

14.08.030 Accessway and walkway lighting

All access ways and walkways within the park shall be alighted at night to provide a minimum of 1.5 foot candles of illumination. ([Ord. 548 §10\(C\), 1974](#)).

14.08.040 Wiring to be underground

Wires for service to light poles and mobile home spaces shall be underground. ([Ord. 548 §10\(D\), 1974](#)).

14.08.050 Mobile home stand surfacing

Mobile home stands shall be paved with asphalt or concrete surfacing or with crushed rock contained within concrete curbing or pressure-treated wooded screens. ([Ord. 548 §10\(E\), 1974](#)).

14.08.060 Drainage requirements

The mobile home park shall be well drained. Provisions for drainage shall be made in accordance with plans approved by the City Engineer. ([Ord. 548 §10\(F\), 1974](#)).

14.08.070 Public telephones

Public telephone service may be made available for the mobile home park residents. ([Ord. 548 §10\(G\), 1974](#)).

14.08.080 Laundry room facilities

Adequate and properly equipped laundry room facilities shall be made available to the residents of the mobile home park. Said facilities shall include drying areas of two thousand five hundred (2,500) square feet per one hundred (100) dwellings units. ([Ord. 548 §10\(H\), 1974](#)).

14.08.090 Fenced storage area

A fenced storage area shall be provided for each mobile home park for the storage of accessory items such as boats, vacation trailers, campers and related equipment owned by the park residents. Such item will be stored in the storage area and not be parked beside the mobile home. ([Ord. 548 §10\(I\), 1974](#)).

14.08.100 Mail delivery facilities

Mailboxes provided. Each mobile home site shall be equipped with a receptacle for mail deliveries in accordance with standards recommended by the local postmaster. ([Ord. 548 §10\(J\), 1974](#)).

CHAPTER 14.09 HEALTH, SANITATION, AND MAINTENANCE REQUIREMENTS

14.09.010 Refuse management intent

The storage, collection and disposal of refuse in the park shall be so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards or air pollution. ([Ord. 548 §11\(A\) \(part\), 1974](#)).

14.09.020 Refuse containers

All refuse shall be stored in fly tight, watertight, rodent proof containers which shall be located not more than one hundred fifty feet (150') from mobile home space. They shall be provided in sufficient number and capacity to prevent any refuse from overflowing.

Racks or holders shall be provided for all refuse containers. Such containers, racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. ([Ord. 548 §11\(A\) \(part\), 1974](#)).

14.09.030 Refuse collection

All garbage shall be collected at least twice weekly. Rubbish shall be dumped frequently enough to prevent it from overflowing available containers. Where suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers. ([Ord. 548 §11\(A\) \(part\), 1974](#)).

14.09.040 Approval for incinerator construction

Incinerators shall be constructed only with approval of the State and Local Health Officers. Such approval shall be based on a review of the plan specifications for such incinerators and approval of the site where they will be located. Such approval shall specify the type of material which shall be placed in the incinerators. ([Ord. 548 §11\(A\) \(part\), 1974](#)).

14.09.050 Authorized personnel for incinerator use

Incinerators shall be fired only when attended by some person specifically authorized by the owner or operator of the mobile home park. ([Ord. 548 §11\(A\) \(part\), 1974](#)).

14.09.060 Incinerator restrictions

Trash incinerators shall not be used for the disposal of garbage. ([Ord. 548 §11\(A\) \(part\), 1974](#)).

14.09.070 Fire protection requirements

The park area shall be subject to the rules and regulations of the City prevention authority.

Mobile home park areas shall be kept free of litter, rubbish, and other flammable materials.

Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in service buildings and in all other locations named by such fire prevention authority, and shall be maintained in good operating condition.

Fires shall be made only in stoves, incinerators and other equipment intended for such purposes. ([Ord. 548 §11\(D\), 1974](#)).

No open fires shall be permitted in any trailer court in any place where the same shall endanger life or property. ([Ord. 422 §13\(part\), 1960](#)).

14.09.080 Communicable or contagious disease procedures

Every person operating a mobile home park shall notify the local Health Offices immediately of any suspected communicable or contagious disease within the mobile home park. In the case of diseases diagnosed by a physician as quarantined, such person operating a mobile home park shall not permit the departure of a mobile home or its occupants, or the removable therefrom of clothes or other articles which have been exposed to infection, without approval of the Health Officer. ([Ord. 548 §11\(E\), 1974](#)).

14.09.090 Pet restrictions

No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large, or to commit any nuisance within the limits of any mobile home park. ([Ord. 548 §11\(F\), 1974](#)). Note: the aforementioned also applies to travel trailer parks. See [Ord. 422 15, 1960](#)).

14.09.100 Insect and rodent control

Insect and rodent control measures to safeguard public health, as recommend by the Health Officer, shall be applied in the mobile home park.

Effective larvicide solutions may be recommended by the Health Officer for fly or mosquito breeding areas which cannot be controlled by other, more permanent measures.

Accumulations of debris which may provide harborage for rodents shall not be permitted in the mobile home park.

When rats or other rodents are known to be in the mobile home park, the park operator shall take definite action, as directed by the Health Officer, to exterminate them.

Suitable measures recommended by the Health Officer shall be taken by the mobile home park operator to control other insects. ([Ord. 548 §11\(B\), 1974](#)). Note: the aforementioned also applies to travel trailer parks. See [Ord. 422 §10, 1960](#).

14.09.110 Liquefied petroleum gas restrictions

Liquefied petroleum gas for cooking purposes shall not be used at individual home spaces unless the containers are properly connected by copper or other suitable metallic tubing. Liquefied petroleum gas cylinders shall be so fastened in place, and shall be adequately protected from the

weather. No cylinder containing liquefied petroleum gas shall be located in a mobile home nor within five (5) feet of a door thereof. ([Ord. 548 §11\(C\), 1974](#)).

14.09.120 Service buildings

For additional information on this section please see [Ord. 422 §7, 1960](#).