

ORDINANCE NO. 885

An ordinance amending Section 13 of Chapter 8 of Title 5 of the Municipal Code of the City of Payette, Idaho to disallow mobile homes and trailers within the City of Payette, Idaho except in licensed trailer court, and "T" trailer districts.

Be it ordained by the Mayor and Council of the City of Payette, Idaho that Section 5-8-13 of the Municipal Code of the City of Payette, Idaho be amended as follows:

5-8-13 PARKING OR CAMPING RESTRICTIONS: It shall be unlawful, within the city limits, for any person to park outside of a licensed trailer court any trailer, trailer coach, automobile trailer or mobile home on any street, alley or highway or other public place, or on any tract of land owned by any person, occupied or unoccupied within the City, except as provided in this Section as follows:

(a) No person shall park, place or locate and use any house trailer or tent for human habitation on any lot, tract, or parcel of land in the City for a period longer than three (3) hours except in a licensed trailer camp court, and except the parking of only an unoccupied trailer in any accessory private garage building, or other suitable enclosure, or in the side or rear yard in any district is permitted, providing no living quarters shall be maintained or any business conducted in such trailer while the same is so parked or stored, except as provided in this Section.

(b) Any person who is constructing a dwelling house upon his own lot, tract or parcel of land, may for a period not exceeding one hundred twenty (120) days park and occupy a trailer house upon said lot, tract or parcel of land which may be occupied by the owners of said property and his family during the period of construction, but in no event shall such occupancy exceed a total of one hundred twenty (120) days.

(c) An independent trailer coach or an independent mobile home, ~~no smaller-in-area-than-Four-Hundred-(400<sup>1</sup>)-square-feet;~~ may be parked for permanent use in a "T" Trailer District ~~UCU-Commercial-District; -UBU Commercial-District-or-UEU-Commercial-District-Zone~~ on the condition that the same is skirted with a fire proof skirting and that there is a complete compliance with the subdivision regulations and ordinances of the City, or Standard A119.9 - 1968 of USA Standards Committee on Mobile Homes and Travel Trailers and Bulletin No. 501B. - 1968 of the National Fire Protection Association and other applicable regulations and ordinances of the City not in conflict with said standard and bulletin; and further provided that the ~~home~~ shall own or be purchasing under contract of sale the real property upon which the trailer coach is to be parked.

(d) A temporary license or permit may be issued to any person found to be a tourist or visitor, which will permit such person to park his house trailer upon a lot, tract or parcel of land for a period not to exceed thirty (30) days, provided, however, that such temporary permit shall be issued only upon satisfactory evidence that proper sanitary facilities are available. Such temporary permit shall carry a fee of one dollar (\$1.00) to be paid at the time the permit is issued.

(e) These provisions shall not apply or affect new or used trailer houses or mobile homes for sale, stored or placed on trailer sales lots, that have been established under proper permit and license from the City, and are otherwise subject the regular building and zoning provisions of the City.

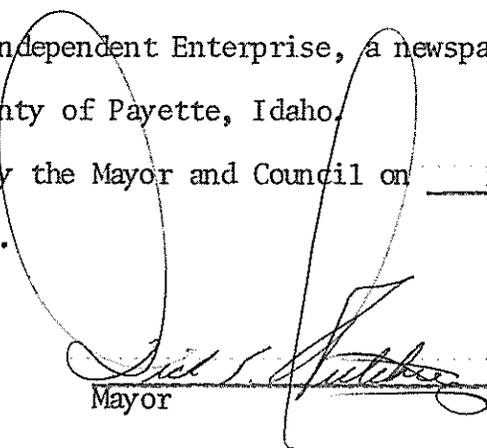
~~(f) -- An independent mobile home may be parked or located and used for residential or dwelling purposes in Residential Zones "A" and "B" and outside "T" Trailer Districts with a special permit of the City Council and showing that such location will not cause damage, and provided further; that before such permit is issued by the City Council there shall be on file in the office of the City Clerk the written consent of all the adjoining property owners and the owners of seventy-five percent (75%) of the remaining area of all the property within a radius of three hundred (300) feet of any part of the premises whereupon such trailer house is to be parked or located. Provided, however, that compliance with the municipality's subdivision regulations and ordinances and with Standard A119.1-1968 of USA Standards Committee on Mobile Homes and Travel Trailers and Bulletin No. 501B-1968 of the National Fire Protection Association is mandatory; and further provided that the person owning and parking said independent mobile home shall own or be purchasing under contract of sale the real property upon which the mobile home is to be parked; and other city ordinances not in conflict with said standard and bulletin.~~

~~The provisions of this Section shall not apply to trailer houses now lawfully in place and in use so long as they are used continuously and conform to all the provisions of this Code.~~

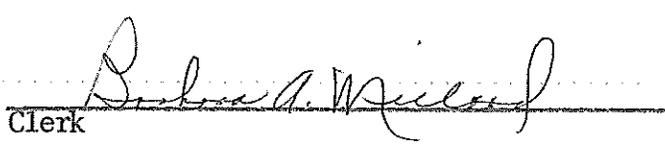
(f) The restrictions in this section contained shall not apply to mobile homes that have a minimum width of twenty (20') feet, have a gable roof and comply with the Uniform Building Code adopted by the City.

That this ordinance shall take affect and be in force from and after it's publication in the Independent Enterprise, a newspaper of general circulation in the City and County of Payette, Idaho.

PASSED and APPROVED by the Mayor and Council on 21st  
     August     , 1978.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Clerk