



**R.V. RESIDENCY APPLICATION**  
GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT  
109 South McKinley Avenue, Emmett, Idaho 83617  
(208) 365-5144  
Web: [www.gemcounty.org](http://www.gemcounty.org)

Date: \_\_\_\_\_

**GENERAL INFORMATION:**

Property Owner: \_\_\_\_\_ Phone #: \_\_\_\_\_

Property Owner's Current Address: \_\_\_\_\_

R.V. Occupant: \_\_\_\_\_ Phone #: \_\_\_\_\_

Zone: \_\_\_\_\_ Total Acres: \_\_\_\_\_ Parcel # \_\_\_\_\_

R.V. Site Location / Address: \_\_\_\_\_

Directions to Site: (if necessary) \_\_\_\_\_

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**REQUIRED SUBMITTALS:**

Fee: \$ 125.00 for (1) one year

\* Note: \$ 60.00 2<sup>nd</sup> year if time extension is needed and applied for, and granted

Proof of Property Ownership (Warranty Deed, etc.)

Driveway Access Permit (required if new driveway is installed) - Gem County Road and Bridge, 402 N. Hayes or call 208-365-3305

Septic Permit/Approval, S.W. District Health, 1008 E. Locust or call 208-365-6371

Self contained unit (check this box if you are proposing a self-contained R.V.)

Plot Plan / Site Plan (drawn with dimensions) - show all existing buildings/structures, property

lines, setback distances, well, septic, etc.

Architectural Committee Approval (if applicable)

Tie down plan (if wheels are removed)

Fuel source (check this box if you are using a heating fuel source other than electrical power; may require Fire District approval for separation of the tank from the structure).

RV must have and maintain a current registration for the duration of the permit.

**NOTICE TO OWNER / APPLICANT:**

*Failure to obtain and/or renew your R.V. Residency Permit could result in penalties, as explained further below:*

**11-14-8:** Failure to obtain a zoning permit, building permit or certificate of occupancy shall be a violation of this title. (Ord. 95-04, 5-22-1995)

**11-14-11:**

A. Violation of any of the provisions of this title, or failure to comply with any of its requirements shall be subject to the general penalties outlined in Title 1, Chapter 4 of this code. Each day such violation continues shall be considered a separate offense.

B. Injury or Damage: Further, any person who violates this title and as a result of that violation causes injury or damage to another person or property shall pay full restitution to the injured or damaged person.

C. Separate Offense: The landowner, tenant, sub-divider, builder, public official or any other person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense.

D. Additional Remedies: Nothing herein contained shall prevent the Board or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this title or of the Idaho Code. (Ord. 95-04, 5-22-95)

**I/We, the undersigned property owner and R.V. occupant, have read the attached standards from the ordinance and understand our responsibilities. I/We agree to no longer utilize the R.V. as a residence (un-hook) upon expiration of this permit.**

Signature: \_\_\_\_\_

Property Owner

R.V. Occupant

\*\*\*\*\*Office Use Only\*\*\*\*\*

Date of Acceptance: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Approved Date \_\_\_\_\_

Permit #: \_\_\_\_\_

Denied Date \_\_\_\_\_

Additional Information: \_\_\_\_\_

**Gem County**  
**Recreational Vehicles – Living Quarters Ordinance**

**11-6-9. Recreational Vehicles (“RV”) – Living Quarters**

Purpose: The intent of this section is to provide a temporary, affordable, transitional housing alternative to Gem County residents through the use of RVs that is sanitary, safe and maintains the residential character of the surrounding neighborhood. The County encourages primary residency to be within permanent structures but recognizes the need for independent, temporary living quarters within our community. The County also encourages the use of RVs within RV or manufactured home parks where possible. For those residents who require the use of RVs as their residence, the County prescribes standards for the approval of such units.

- A. Applicability: These standards pertain to the use of a RV as primary living quarters on property outside of a legal RV or manufactured home park for more than thirty (30) days in a one (1) year period. The standards do not apply to the storage of RVs or temporary dwellings permitted under Section 11-19.
- B. Number Allowed: One (1) RV used as primary living quarters is permitted on a legal parcel that is one (1) acre or greater in size, in accordance with the standards listed in this section.
- C. Time Period/Time Extensions: RVs may be used as the primary living quarters for up to one (1) year on the same property. A one (1) year time extension may be granted by the Administrator if the RV is appropriately screened from public view. This ordinance shall not apply to RVs used as living quarters on the same property for thirty (30) days or less within a one (1) year period.
- D. Inspections: A six (6) month, on-site inspection to ensure compliance with these standards shall be conducted by the Administrator or designee.
- E. Permit Required: All property owners siting a RV under this section are required to obtain a RV Residency Permit and pay the established fee prior to use of the RV as living quarters.
- F. Addressing: If the RV is sited on a property with an existing address, no new address shall be issued for the RV. If there is no existing address, a new address shall be issued (unless the RV is on site for thirty (30) days or less).
- G. Wastewater: The RV shall utilize a wastewater system approved by and/or acceptable to the Health Department.
- H. Location: The RV shall be located to the side or rear of a primary dwelling if one exists on the property. If the RV is located on bare ground, it shall comply with all setbacks as established in Section 11-5-7. No RV used as primary living quarters shall be located within an enclosed building.

**Prohibitions:**

- a. Two (2) or more RVs used as living quarters on the same property;
- b. RVs used as living quarters on parcels already approved for a temporary dwelling under Chapter 11-19;
- c. Parcels less than one (1) acre in size;
- d. RVs used as living quarters on an illegal parcel.