

City of Roberts
Ordinance #2026-573

AN ORDINANCE AMENDING ORDINANCE No. 498, THE OFFICIAL CITY OF ROBERTS
PLANNING AND ZONING MANUAL

WHEREAS, the City of Roberts Planning and Zoning Manual was revised by the Roberts Planning and Zoning Commission following a public hearing conducted in accordance with Idaho Code §67-6509 on May 30, 2015; and

WHEREAS, the amended Planning and Zoning Manual was approved and adopted as the official City of Roberts Planning and Zoning Manual by the City Council on June 9, 2015, by Ordinance No. 498; and

WHEREAS, Ordinance No. 498 was subsequently amended on March 12, 2019, following a duly noticed public hearing, to revise Chapter 6, Section 2 of the Planning and Zoning Manual by changing the minimum lot area for a Mobile Home Park from one (1) acre to five (5) acres; and

WHEREAS, the City Council now finds it necessary to further amend the Planning and Zoning Manual to update public improvement requirements applicable to all zoning districts, to revise the Mobile Home Park minimum and maximum lot area standards, and to establish age and relocation standards for manufactured and mobile homes; and

WHEREAS, a public hearing on the proposed amendments was duly noticed and conducted by the City Council in accordance with Idaho Code §67-6509 on the 11 day of February, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROBERTS, IDAHO:

SECTION 1. AMENDMENT TO CHAPTER 3 – ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS

The City of Roberts Planning and Zoning Manual, as adopted June 9, 2015, and as amended thereafter, is hereby amended by adding a new subsection entitled “Public Improvements and Site Infrastructure Requirements” to each zoning district (R-1, R-2, R-3, R-4, C-1, and I-1) within Chapter 3, said subsection to be inserted immediately following the Off-Street Parking Requirements section of each district, and in accordance with all other applicable provisions of this Manual.

The new subsection shall read as follows:

PUBLIC IMPROVEMENTS AND SITE INFRASTRUCTURE REQUIREMENTS

All new development, redevelopment, and subdivisions shall provide, at a minimum, the public improvements required by this section and, where applicable, shall comply with the City of Roberts Subdivision Ordinance, all adopted City engineering standards, and applicable State of Idaho

requirements, prior to final zoning approval, development approval, or issuance of a certificate of occupancy:

- a. Sidewalks. Continuous, accessible sidewalks shall be installed along all public street frontages in accordance with City standards.
- b. Curbs and gutters. Concrete curbs and gutters shall be installed along streets for traffic delineation and stormwater conveyance.
- c. Storm drainage. Adequate stormwater drainage facilities shall be provided to prevent flooding, erosion, or adverse impacts to adjacent properties and shall comply with City standards.
- d. Street lighting. Adequate lighting shall be provided along streets, pedestrian pathways, and applicable common areas to ensure safety and visibility.
- e. Fire hydrants. Adequate fire hydrants shall be provided in sufficient number and location to meet fire protection requirements as established by the State of Idaho through the adopted International Fire Code, including fire flow, spacing, and distribution standards.
- f. Maintenance. All required public improvements shall be maintained by the developer until formally accepted by the City.

Applicability by Zone:

All zoning districts (R-1 through I-1) shall provide sidewalks and curbs/gutters (a–b). Requirements c–f (storm drainage, street lighting, fire hydrants, and maintenance) shall apply to R-3, R-4, C-1, and I-1 districts. The City Council may approve modifications to these requirements based on lot configuration, topography, or other practical constraints.

All subsequent subsections within each zoning district shall be renumbered accordingly.

SECTION 2. AMENDMENT TO CHAPTER 6, SECTION 2 – MOBILE HOME PARK DEVELOPMENT STANDARDS

The City of Roberts Planning and Zoning Manual, as last amended March 12, 2019, is hereby amended by revising Chapter 6, Section 2 as follows:

The minimum lot area required for a Mobile Home Park shall be fifteen (15) acres.

The maximum lot area for a Mobile Home Park shall be twenty (20) acres.

This amendment supersedes the prior minimum lot area requirement of five (5) acres adopted March 12, 2019. All other provisions of Chapter 6, Section 2 not expressly amended herein shall remain in full force and effect.

SECTION 3.

MANUFACTURED AND MOBILE HOME AGE AND RELOCATION REQUIREMENTS

A. Age Limitation.

No manufactured home or mobile home shall be moved into or placed within the City of Roberts unless the home is no more than fifteen (15) years old, as measured from the original date of manufacture to the date of building permit approval issued by the City.

B. Relocation Within the City Prohibited for Older Units.

A manufactured or mobile home that exceeds fifteen (15) years of age shall not be relocated from one lot, parcel, or space to another lot, parcel, or space within the City limits, including relocation within or between mobile home parks.

C. Removal from the City Permitted.

Manufactured or mobile homes exceeding fifteen (15) years of age may be removed and relocated outside of the City without restriction.

D. Lawful Existing Homes.

Nothing in this section shall be construed to require the removal of any manufactured or mobile home lawfully located within the City prior to the effective date of this ordinance, provided the home remains on its existing lot or space.

E. Temporary Removal and Return.

A manufactured or mobile home exceeding fifteen (15) years of age may be temporarily removed for repair, utility replacement, foundation work, or similar necessity and returned only to the same lot or space, provided:

1. The home was lawfully located within the City prior to removal;
2. The temporary removal and return occurs within a period approved by the City, not to exceed one hundred eighty (180) days unless extended for good cause; and
3. No expansion of use, increase in density, or relocation to a different lot or space occurs.

F. Verification and Enforcement.

The age of a manufactured or mobile home shall be verified by documentation acceptable to the City. Compliance with this section shall be required prior to issuance of a building permit or authorization to move or relocate a manufactured or mobile home.

SECTION 4. RATIFICATION

Except as expressly amended herein, the City of Roberts Planning and Zoning Manual adopted June 9, 2015, by Ordinance No. 498, and amended March 12, 2019, shall remain in full force and effect.

SECTION 5. SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications of the ordinance which can be given effect without the invalid provision or application.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect upon passage, approval, and publication according to law.

SECTION 4. EFFECTIVE DATE

This amendment shall take effect upon its passage, approval, and publication as required by law.

PASSED AND ADOPTED by the City Council of the City of Roberts, Idaho, this 11 day of February, 2026.

CITY OF ROBERTS



Honorable Robert (BJ) Berlin, Mayor

ATTEST:



April Galbraith
City Clerk/Treasurer