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**TITLE 47**  
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STAFF COMMENT: Chapters 47-04-01.1 and 47-04-01.2 contain all new material but are not underscored so as to improve readability.

**CHAPTER 47-04-01  
TRAILER COURT RULES**

[Superseded by Chapter 47-04-01.1 and  
Chapter 47-04-01.2]

**CHAPTER 47-04-01.1  
MOBILE HOME PARK RULES**

Section

47-04-01.1-01	Definitions
47-04-01.1-02	Application for License
47-04-01.1-03	Lot Sizing and Spacing Requirements
47-04-01.1-04	Facilities Provided
47-04-01.1-05	Noxious Plant and Animal Control
47-04-01.1-06	Maintenance of Service Building

**47-04-01.1-01. Definitions.** As used in this chapter:

1. "Occupied area" means the total of all of the lot area covered by a mobile home and roofed mobile home accessory buildings and structures on a mobile home lot.

2. "Service building" means a structure housing shower, bath, toilet, lavatory, and such other facilities as may be required by the North Dakota state plumbing code.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-01

**47-04-01.1-02. Application for license.** A complete scaled plan and list of specifications for new construction or for altering or enlarging of an existing mobile home park must be submitted to the department for approval. The application must contain the following:

1. A legal description of property and a description of the site location with regard to highways, streets, and landmarks.
2. Name and address of developer.
3. Name and address of architect, engineer, or designer.
4. The area and dimensions of the site.
5. The number, location, and dimensions of all mobile home lots and detail of each typical lot for each mobile home.
6. The location and width of roadways, automobile parking facilities, and walkways, including whether they are paved, blacktopped, graveled, etc.
7. The location and details of service buildings and any other proposed structures.
8. The location and details of lighting and electrical systems.
9. The location and specifications of the water supply, sewer, and refuse disposal facilities, including approved soil testing results and details of wells, pumping stations, and service riser pipes.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-03

**47-04-01.1-03. Lot sizing and spacing requirements.**

1. The occupied area of a mobile home lot may not exceed seventy-five percent of the lot area.
2. No mobile home, attachment, or other structure may be located within fifteen feet [4.57 meters] of any other mobile home, attachment, or structure on a bordering lot. However, the

minimum distance between mobile homes end to end must be ten feet [3.05 meters]. No mobile home, attachment, or structure may be located so as to create hazard to the mobile home or park occupants or restrict emergency vehicles and personnel from performing necessary services. Mobile home courts constructed after August 1, 1984, must be constructed so that no mobile home, attachment, or structure may be located closer than fifteen feet [4.57 meters] of the right-of-way line of any street, nor within ten feet [3.05 meters] of any boundary of the mobile home park.

3. Streets must be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street. In all cases, streets must meet the following minimum requirements:
  - a. Two-way streets with parking on both sides . . . . . 34 feet [10.36 meters]
  - b. Two-way streets with parking on one side only . . . . . 27 feet [8.23 meters]
  - c. Two-way streets without parking . . 24 feet [7.32 meters]
  - d. One-way streets with parking on both sides . . . . . 27 feet [8.23 meters]
  - e. One-way streets with parking on one side only . . . . . 18 feet [5.49 meters]
  - f. One-way streets without parking . . 14 feet [4.27 meters]
4. The street system must give an unobstructed access to the public street, highway, or access road.

**History:** Effective August 1, 1984.  
**General Authority:** NDCC 23-10-02  
**Law Implemented:** NDCC 23-10-07

**47-04-01.1-04. Facilities provided.**

1. Conversion of a mobile home park, trailer park, or campground from one type to another must be approved by the department.
2. Streets and walkways must be lighted to provide a minimum average maintained illumination of four-tenths foot-candles [4.31 lux], with a uniformity ratio of no greater than six to one.
3. Each lot in a mobile home park must be provided with an adequate and approved electrical service outlet.

4. Each lot in a mobile home park must be provided with an adequate and approved plumbing system.
5. A certification from the electrical and plumbing installer, stating all installations were made in accordance with state codes, is required before issuance of the mobile home license.
6. No shed or attachment may obstruct the exit ways of the mobile home.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-07

**47-04-01.1-05. Noxious plant and animal control.**

1. The grounds, buildings, and structures of a mobile home park must be maintained free of harborage for insects, rodents, and other vermin. Extermination methods and other measures to control insects and rodents must conform with the requirements of the department.
2. All areas must be maintained free of accumulations of debris; the growth of brush, weeds, and grass must be controlled to prevent harborage or breeding places for noxious insects and vermin. Mobile home parks must be so maintained as to prevent the growth of noxious weeds considered detrimental to health.
3. Storage areas must be maintained so as to prevent rodent harborage; lumber, firewood, pipe, and other building materials must be stored neatly at least one foot [0.30 meters] above the ground.
4. Any skirting of trailers must be of a type and construction which will not provide harborage. Where trailers are skirted, an access opening must be provided near service connections.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-07

**47-04-01.1-06. Maintenance of service buildings.** Service buildings, sinks, toilets and other equipment must be kept in a clean and sanitary condition and in good repair at all times.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-07

**CHAPTER 47-04-01.2  
TRAILER PARK AND CAMPGROUND RULES**

Section	
47-04-01.2-01	Definitions
47-04-01.2-02	Application for License
47-04-01.2-03	Spacing Requirements
47-04-01.2-04	Facilities Provided
47-04-01.2-05	Noxious Plant and Animal Control
47-04-01.2-06	Maintenance of Service Building

**47-04-01.2-01. Definitions.** As used in this chapter:

1. "Recreational vehicle" means a travel trailer.
2. "Service building" means a structure housing shower, bath, toilet, lavatory, and such other facilities as may be required by the North Dakota state plumbing code.
3. "Tent" means a collapsible shelter of canvas or other fabric stretched and sustained by poles and used for camping outdoors.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-01

**47-04-01.2-02. Application for license.** A complete scaled plan and list of specifications for new construction or for altering or enlarging of an existing trailer park or campground must be submitted to the department for approval. The application must contain the following:

1. A legal description of property and a description of the site location with regard to highways, streets, and landmarks.
2. Name and address of developer.
3. Name and address of architect, engineer, or designer.
4. The area and dimensions of the site.
5. The number, location, and dimensions of all trailer or campground lots and detail of each typical lot for each trailer or tent.
6. The location and width of roadways, automobile parking facilities, and walkways, including whether they are paved, blacktopped, graveled, etc.

7. The location and details of service buildings and any other proposed structures.
8. The location and details of lighting and electrical systems.
9. The location and specifications of the water supply, sewer, and refuse disposal facilities; including approved soil testing results and details of wells, pumping stations, and service riser pipes.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-03

**47-04-01.2-03. Spacing requirements.**

1. No tent, recreational vehicle, or other attachment may be located within ten feet [3.05 meters] of any other tent, recreational vehicle, or part thereof. No recreational vehicle or tent in a trailer park or campground may be located closer than fifteen feet [4.57 meters] of the right-of-way line of any street, roadway, or alley; nor may such recreational vehicle be located closer than ten feet [3.05 meters] from any boundary of the trailer park or campground.
2. Streets must be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street. In all cases, streets must meet the following minimum requirements:
  - a. Two-way streets with parking  
on both sides . . . . . 34 feet [10.36 meters]
  - b. Two-way streets with parking  
on one side only . . . . . 27 feet [8.23 meters]
  - c. Two-way streets without  
parking . . . . . 24 feet [7.32 meters]
  - d. One-way streets with parking  
on both sides . . . . . 27 feet [8.23 meters]
  - e. One-way streets with parking  
on one side only . . . . . 18 feet [5.49 meters]
  - f. One-way streets without  
parking . . . . . 14 feet [4.27 meters]
3. The street system must give an unobstructed access to the public street, highway, or access road.
4. Tenting areas must be designated for tents only.

**History:** Effective August 1, 1984.  
**General Authority:** NDCC 23-10-02  
**Law Implemented:** NDCC 23-10-07

**47-04-01.2-04. Facilities provided.**

1. Conversion of a mobile home park, trailer park, or campground from one type to another must be approved by the department.
2. Streets must be lighted to provide a minimum of one-tenth foot-candle [1.09 lux] throughout the street system. Potentially hazardous locations, such as major street intersections and steps or stepped ramps, must be individually illuminated with a minimum of three-tenths foot-candles [3.23 lux].
3. Where provided, electrical service outlets must be adequate and approved.
4. Where provided, individual sewer connections must be adequate and approved. Recreational vehicle waste disposal stations, watering stations, and service building facilities must be provided and constructed in accordance with the North Dakota state plumbing code.
5. A certification from the electrical and plumbing installer, stating all installations were made in accordance with state codes, is required before issuance of the trailer park or campground license.

**History:** Effective August 1, 1984.  
**General Authority:** NDCC 23-10-02  
**Law Implemented:** NDCC 23-10-07

**47-04-01.2-05. Noxious plant and animal control.**

1. The grounds, buildings, and structures of a trailer park or campground must be maintained free of harborage for insects, rodents, and other vermin. Extermination methods and other measures to control insects and rodents must conform with the requirements of the department.
2. All areas must be maintained free of accumulations of debris; the growth of brush, weeds, and grass must be controlled to prevent harborage or breeding places for noxious insects and vermin. Trailer parks and campgrounds must be so maintained as to prevent the growth of noxious weeds considered detrimental to health.
3. Storage areas must be maintained so as to prevent rodent harborage; lumber, firewood, pipe, and other building

materials must be stored neatly at least one foot [0.30 meters] above the ground.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-07

**47-04-01.2-06. Maintenance of service buildings.**

1. Service buildings, sinks, toilets, and other equipment must be kept in a clean and sanitary condition and in good repair at all times.
2. Toilet tissue must be provided and conveniently located in each toilet room.

**History:** Effective August 1, 1984.

**General Authority:** NDCC 23-10-02

**Law Implemented:** NDCC 23-10-07