

In Kootenai County, **it is illegal to attach skirting to a recreational vehicle (RV)**. The county's land use and development code specifically states, "No decks or additions shall be attached to an RV, nor shall an RV be skirted".

Why skirting is not allowed

The restriction on skirting is part of a larger set of regulations intended to prevent RVs from being used as permanent dwellings. Kootenai County code enforces a clear distinction between a temporary recreational vehicle and a permanent residential structure.

Other rules that reinforce this policy include:

- **No permanent additions:** Attaching any other additions, like decks, is also prohibited.
- **RV must be mobile:** RVs must remain in a serviceable condition and registered so they can be operated on the roads. They cannot be placed on blocks with the tires or running gear removed.
- **Primary residence required:** If the RV is on a property that is otherwise undeveloped, the owner must have a primary residence elsewhere.

Other rules for RVs in Kootenai County

Kootenai County has additional regulations concerning the use and occupancy of RVs outside of a designated RV park:

- **Temporary occupancy:** Use of an RV is limited to "temporary or intermittent" purposes, not for year-round residency.
- **Use during construction:** An RV can be used as a dwelling during the construction of a permanent home on the same parcel. This is only allowed with an active building permit and must cease once the permanent residence is completed.
- **Proper sewage disposal:** The RV must be connected to an approved sewage disposal system or be fully self-contained and emptied at a legal location.

II. Littoral Right Lines

A. Chord Method

For the purposes of permitting encroachments and ensuring that riparian rights are not infringed upon by encroachment placement, riparian right lines will be determined by applying the “Chord Method.” The result will be that landowners with riparian rights will have unobstructed access to the navigable waters along all points of their riparian land.

IDL staff have the express authority to determine littoral right lines as per the cases of ***Lovitt v. Robideaux*** and ***Driesbach v. Lynch***.

B. Plat Map

Area Staff will apply the Chord Method (described below) upon processing each encroachment permit application using a **current county plat map with parcel boundaries** (provided by the applicant or their agent). It is not always necessary to fully document the use of the Chord Method in each encroachment, but if there is any question about the littoral right lines or infringement on neighboring littoral rights, then there should be some documentation in the file.



6986

134.3'

11.1'

4.1'

1.1'

5.9'

14.8'

12.5'

9.1'

19.7'

17.1'

4.8'

7.6'

From: Eric Wilson <EWilson@idl.idaho.gov>
Sent: Friday, August 11, 2023 9:44 AM
To: Mike Ahmer <mahmer@idl.idaho.gov>
Cc: Marde Mensinger <MMensinger@idl.idaho.gov>
Subject: FW: Setback from riparian lines

Mike,

This appears to be in Lake Coeur d'Alene. Could you, Amidy, or Jennifer respond to this inquiry? Thank you.

Eric Wilson

Resource Protection and Assistance Bureau Chief

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From: Ross Schlotthauer <ross@burlyproducts.com>
Sent: Friday, August 11, 2023 9:57 AM
To: Eric Wilson <EWilson@idl.idaho.gov>
Subject: Setback from riparian lines

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Hi Eric,

I would like to inquire what setbacks are required for a commercial property to place a dock, set pilings, and park a house boat.

The property in question is my neighbor (kootenai county parcel # 50N04W-08-0475) and I have searched land records and see no encroachment permit for any of these items and would like to understand what is permitted.

There are two new pilings installed within a few feet of the littoral line and for most of the year a boat and dock on my side of the riparian line.

Thank you,

Ross Schlotthauer

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