

ORDINANCE 1515

AN ORDINANCE OF THE CITY OF PAYETTE, IDAHO, AMENDING THE PAYETTE MUNICIPAL CODE, SECTION 17.12.015 SCHEDULE OF BUILDING HEIGHT AND LOT AREA REGULATIONS, OF CHAPTER 17.12 REGULATIONS GENERALLY, IN IN TITLE 17 ZONING, TO REFLECT SETBACK REQUIREMENTS IN A AND B RESIDENTIAL DISTRICTS; SETTING AN EFFECTIVE DATE; ALLOWING PUBLICATION IN SUMMARY FORM; ESTABLISHING SEVERABILITY; ESTABLISHING A REPEALER.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF PAYETTE, IDAHO:

Section 1. Title 17 of the Payette Municipal Code is hereby amended to read as follows:

17.12.015: SCHEDULE OF BUILDING HEIGHT AND LOT AREA REGULATIONS:

A. Official Height And Area Regulations; Minimum Yard Setbacks¹:

Zoning District	Maximum Height	Front Setback	Rear Setback	Interior Side Setback	Street Frontage	Minimum Lot Area (Sq. Ft.)
A-R	35'	25' from front property line or 55' from street centerline; whichever is greater ¹	8' 10' ¹	8' ¹	75'	8,000/ 10,000 corner lot
B-R	35'	25' from front property line or 55' from street centerline; whichever is greater ^{1E}	8' 10' ¹	8' ¹	60'	6,000 8,000 corner lot
C	50'	0' ^{1D}	n/a	'	'	n/a
C-1	50'	0' ^{1D}	n/a	'	'	n/a
C-2	50'	0' ^{1D}	n/a	'	'	n/a
T	20'	30'	25'	10'	0'	108,900
I	85'	25' ^{1D}	25'	20'	20'	n/a

B. Note Conditions:

1. Setback reductions (to be measured from the foundation to the property line):

a. The roofs of buildings shall not project to within four feet (4') of the side property line.

b. Open structures such as porches, canopies, balconies, platforms, carports, covered patios and similar architectural projections shall be considered part of the building to which it is attached and shall not project more than four feet (4') into the required rear yard setback.

c. Where a front uniform setback exists which is less or greater than required in this subsection, the setback shall conform to such uniform setback.

d. In zone C, Section 17.32.040(A) applies; In zone C-1, Section 17.34.040(A) applies; In zone C-2, Section 17.36.040(A) applies; In zone I, 17.40.040(A) applies.

e. For all subdivisions platted after January 1, 2020 there shall be a setback of at least twenty feet (20') from the front property line. The front setback may be reduced to fifteen feet (15') for the living area of the structure; the front setback for a garage shall be a minimum of twenty feet (20') from the front property line.

C. Residential Buildings: All residential buildings in residential districts must meet residential official height and area regulations.

Section 2. This Ordinance may be published in summary form allowed by Idaho Code.

Section 3. This Ordinance shall be in full force and effect immediately upon passage and publication as required by the laws of the State of Idaho.

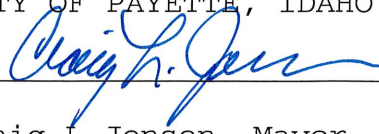
Section 4. Any ordinances or resolutions which are in conflict with this Ordinance are hereby repealed, but only insofar as the conflict exists.

Section 5. If any portion of this Ordinance should be found to be unconstitutional or unenforceable for any reason, the remainder of the Ordinance shall be applied to effectuate the purposes of this Ordinance.

PASSED and APPROVED by the Mayor and City Council of the City of Payette, Idaho this 6th day of September, 2022.

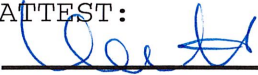
CITY OF PAYETTE, IDAHO

BY



Craig L Jensen, Mayor

ATTEST:



City Clerk

