

ORDINANCE NO. 1554

AN ORDINANCE OF THE CITY OF PAYETTE, IDAHO, AMENDING TITLE 17 ZONING, OF THE PAYETTE MUNICIPAL CODE BY ADDING A NEW CHAPTER 17.30 HD RESIDENTIAL DISTRICTS; SETTING AN EFFECTIVE DATE; ALLOWING PUBLICATION IN SUMMARY FORM; ESTABLISHING SEVERABILITY; ESTABLISHING A REPEALER.

WHEREAS, it is the intent of the Council to manage growth by implementing the principles of the Comprehensive Plan and the Local Land Use Planning Act; and,

WHEREAS, in accordance with the vision of the Comprehensive Plan, the Council desires to make land use decisions which promote enduring quality and consideration for the entire community; and,

WHEREAS, the Council finds that HD Residential Districts residential subdivisions promote quality development consistent with the Comprehensive Plan.

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

Section 1. Title 17 ZONING, of the Payette Municipal Code is hereby amended by adding a new Chapter 17.30 HD RESIDENTIAL DISTRICTS to read as follows:

**Chapter 17.30
HD RESIDENTIAL DISTRICTS**

17.30.08 PURPOSE AND INTENT:

The HD Residential Zone classification is designed to provide for apartments, townhomes, condominiums, multiple-family dwellings, and to be utilized in appropriate locations within the areas designated high-medium density residential with a density range of twelve (12) to twenty-five (25) dwelling units per gross acre.

17.30.010: CONSTRUCTION OR USE; COMPLIANCE REQUIRED

Except as otherwise provided in this title, no main building or premises in a HD Residential District shall be erected, altered, used, arranged or designed to be used, in whole or in part, for

uses other than set forth in this chapter unless they comply with all the provisions set forth in this chapter.

17.30.020: PERMITTED USES

Permitted uses in HD Residential are as follows:

All uses permitted in A and B Residential Districts (see section 17.24.020 and 17.28.020 of this title).

Townhomes.

Condominiums.

Apartments.

Multiple-family dwellings are permitted on parcels of not less than twelve thousand (12,000) square feet in size with 60 feet of street frontage. There shall be a ratio of not less than eighteen hundred (1,800) square feet of land per dwelling unit.

17.30.030: CONDITIONAL USES

The following uses may be permitted by the Planning and Zoning Commission after public notice has been given in accordance with Idaho Code section 67-6509 and a public hearing is held. The Planning and Zoning Commission may require appropriate safeguards and special conditions as said commission deems necessary. Such uses and buildings must be appropriately located and designed to meet a community need without adversely affecting the neighborhood.

All special uses permitted and regulated in an A Residential District or B Residential District (see section 17.024.030 and 17.28.030 of this title).

Child care centers

Manufactured home parks.

Public safety facilities.

Public utility complex facilities.

Residential care facilities.

Transitional group housing facilities

17.30.040: LOCATION REQUIREMENTS

1. 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.

2. There shall be a side yard of not less than five feet (5').

3. There shall be a rear yard setback of ten feet (10') from the rear property line.

4. On a corner lot, the minimum setback on the street upon which a majority of the building fronts shall be twenty feet (20') from the property line or fifty feet (50') from the street centerline, whichever setback is greater; the setback on an intersecting street shall be not less than ten feet (10') from the property line or forty feet (40') from the centerline of the intersecting street; provided, however, that in the event the majority of the buildings on both streets comply with the minimum setback for fronting streets, the minimum setback on both sides of the corner lot may be required to be the setback of the fronting street.

B. Minimum lot size shall be as follows:

1. Multi-family housing: One thousand eight hundred (1,800) square feet per living unit.

2. Single-family home: Three thousand five hundred (3,500) square feet.

3. Corner lots for single-family homes: Five thousand five hundred (5,500) square feet.

C. A lot shall have at least sixty feet (60') of frontage onto a public street unless it is a corner lot, which shall have at least seventy-five feet (75') of frontage onto a public street.

17.30.050: BUILDING AREA AND USE RESTRICTIONS:

A. Buildings permitted shall provide parking facilities required by chapter 17.72 of this title.

B. No billboards of any kind shall be permitted. However, signage of not more than two (2) square feet may be permitted, and signage under this chapter shall be regulated as signage for home occupations as more fully set forth in section 17.64.150 of this title.

17.30.060 OFF-STREET PARKING REQUIREMENTS

The off-street parking requirements for the HD Residential Districts are referred to in Chapter 17.72 of this title.

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.

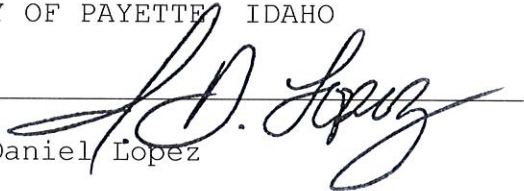
Section 5. If any portion of this Ordinance should be found to be unconstitutional or unenforceable for any reason, the remainder of the Ordinance shall be applied to effectuate the purposes of this Ordinance.

PASSED and APPROVED by the Mayor and City Council of the City of Payette, Idaho this 7th day of October 2024


CITY OF PAYETTE IDAHO

BY _____

J. Daniel Lopez



ATTEST:



City Clerk

