

ORDINANCE 1568

ORDINANCE OF THE CITY OF PAYETTE, IDAHO, AMENDING PAYETTE MUNICIPAL CODE SECTION 17.66.05 FLAG LOTS TO ADJUST THE ALLOWED DISTANCE A STRUCTURE CAN BE FROM A FIRE HYDRANT; SETTING AN EFFECTIVE DATE; ALLOWING PUBLICATION IN SUMMARY FORM; ESTABLISHING SEVERABILITY; ESTABLISHING A REPEALER.

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

Section 1. Section 17.66 of Title 17, Chapter 17.66.05 of the Payette Municipal Code is hereby amended as follows:

17.66.05: FLAG LOTS:

A flag lot may be approved by the Planning & Zoning Administrator as a proposed residential infill development, if the proposed lot has been found to completely satisfy the following conditions:

A. Fire regulations must be met in their entirety. The City Fire Chief must approve all site plans for new construction on a flag lot. No structure shall be constructed which is farther than five hundred feet (500') from an existing fire hydrant, measured without encroachment onto adjacent properties.

B. In no case can a flag lot be less than the minimum lot size of the underlying zone in which the proposed lot is located. The access lane shall not be considered when calculating the minimum lot area.

C. Structures must be compatible in appearance with surrounding structures and meet all architectural and landscape standards for infill development under section 17.66.07 of this chapter.

D. Flag lots shall not be developed without proof of ownership of a permanent access. No flag lot access lane shall serve more than one lot.

E. Residential structures must meet setback requirements of the zone in which the property is located. Setbacks shall be established based on the flag portion of the lot.

F. Bulk standards, including utilities, drainage, etc., for the underlying zone must be met in their entirety.

G. Multiple-unit dwellings and accessory apartments are not permitted on flag lots.

H. In no case can the access lane exceed two hundred fifty feet (250') in length from the edge of the right-of-way to the center point of the turnaround area.

I. Flag lots must have a twenty-four foot (24') minimum width access lane, of which a minimum of sixteen feet (16') wide by twenty feet (20') long must be constructed to driveway standards. The remainder of the access lane may be constructed or of a City approved hard surfacing with a minimum four foot (4') unpaved utility easement on both sides. Any unpaved hard surface must be treated for dust control. No accessory building shall be located on the flagpole portion of the lot except aesthetic entry features such as archways, decorative mailboxes, raised landscape beds or similar structures.

J. At the end of the access lane there must be enough open area for a firetruck to turn around in accordance with International Fire Code standards.

K. There must be accommodations for handling drainage both parallel and perpendicular at the point where the access lane intersects with the street frontage.

L. The access lane is not to be dedicated to the public or treated as a public street and therefore shall be maintained, including snow removal, by the benefitting property owner(s). Snow removal from the access lane shall not be moved into the public street.

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 21st day of July, 2025.

CITY OF PAYETTE, IDAHO

BY J Daniel Lopez
J Daniel Lopez, Mayor

ATTEST:

[Signature]
Deputy City Clerk

