

ORDINANCE NUMBER 1084

AN ORDINANCE OF THE CITY OF PAYETTE, IDAHO, AMENDING TITLE 17 CHAPTER 17.12 BY THE ADDITION THERETO OF A NEW SECTION TO BE KNOWN AS SECTION 17.12.040, TOWNHOUSE DEVELOPMENT REGULATIONS; SAID SECTION SHALL SET OUT SPECIFIC REGULATIONS FOR THE BUILDING OF TOWNHOUSES IN PAYETTE; PROVIDING A PENALTY FOR A VIOLATION OF THE CHAPTER; PROVIDING FOR AN EFFECTIVE DATE; ESTABLISHING SEVERABILITY; REPEALER; ALLOWING PUBLICATION BY SUMMARY:

WHEREAS, the Mayor and the City Council of the City of Payette, State of Idaho, have concluded that it is in the best interest of the said City to state specific regulations concerning the building of Townhouses within the Payette City limits;

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

SECTION 1: There is hereby created a new section of the Payette Municipal Code, which section shall be designated as Section 17.12.040 and which section shall read as follows:

17.12.040 Townhouse Development Regulations. A townhouse as defined by Section 17.08.321 of the Payette Municipal Code, in addition to any other limitations set by any zoning or subdivision requirements in the zone in which the structure may be built, shall be subject to the following restrictions.

- a.) Minimum lot size shall be 3,000 Square Feet.
- b.) Minimum lot width shall be 35.
- c.) Minimum intersecting street setbacks shall be 25 feet from the property line.
- d.) Minimum front yard setback shall be 25 feet from the front property line.
- e.) Minimum side yard setback shall be 8 feet from the side.
- f.) Minimum rear yard setback shall be 15 feet from the rear property line.
- g.) A minimum of two off-street parking spaces shall be provided on each lot.
- h.) The maximum number of contiguous Townhouses shall be 4.
- i.) The maximum height on any Townhouse shall be 2 stories high.
- j.) There shall be either; a sufficient open space for the storage of at least one recreational vehicle (RV) in the rear of each lot which shall have either front access by recorded easement or; a separate designated area large enough to store at least one recreational vehicle (RV) for each Townhouse in the complex.

Section 2. Townhouses in the City of Payette shall be required to meet the same fire and safety codes that are required

for all new structures built within the City of Payette;

Section 3: Any ordinances which are in conflict with this ordinance are hereby repealed, but only insofar as the conflict exists.

Section 4: If any portion of this Ordinance should be found to be unconstitutional or unenforceable for any reason, the remainder of the Ordinance shall constitute Ordinance Number 1084.

Section 5: Any person who builds a townhouse in violation of this Chapter or Ordinance shall be guilty of a misdemeanor and subject to the penalties imposed by the general misdemeanor statutes of the State of Idaho.

Section 6: This Ordinance shall be in full force and effect immediately upon passage and publication as required by law.

6th Passed and approved by the Mayor and City Council this day of ~~August~~, 1994.

Sept.

CITY OF PAYETTE

BY James E. McClen
Mayor

ATTEST: John P. Franks
City Clerk