

AN ORDINANCE

AN ORDINANCE AMENDING CHAPTER 6 OF TITLE 11 OF THE MUNICIPAL CODE OF THE CITY OF PAYETTE, IDAHO, BY ADDING PARAGRAPH 11-6-1 (B)5. TO PROVIDE FOR A MINIMUM SET BACK FROM A BACK PROPERTY LINE, AND TO PROVIDE FOR MINIMUM SET BACK FOR OUTBUILDINGS.

Be it ordained by the Mayor and Council of the City of Payette, Idaho that Section 11-6-1 of the Municipal Code of the City of Payette, Idaho, be amended to read as follows:

11-6-1 "A" RESIDENTIAL DISTRICTS:

Except as otherwise provided in this Title, no main building or premises in an "A" Residential district shall hereafter be erected, altered, used, arranged, or designed to be used, in whole or in part, for uses other than set forth in this Section and unless they comply with all the provisions set forth in this Section

(A) Buildings and Uses Permitted.

1. One-family dwellings.
2. Two-family dwellings.
3. The following uses may be permitted by the Board of Appeals, after public notice and public hearing, under appropriate safeguards and special conditions as said Board deems necessary, such uses and buildings must be appropriately located and designed and meet a community need without adversely affecting the neighborhood.
 - (a) School (public and parochial).
 - (b) Churches.
 - (c) Libraries.
 - (d) Fire stations.
 - (e) Parks and buildings for same.
 - (f) Playgrounds and buildings for same.

(B) Building Locations.

1. There shall be a setback of at least twenty-five feet (25') from the front property line or fifty feet (50') from the center line of the street, whichever setback is greater; provided, however, where a uniform setback exists which is less or greater than herein required the setback shall conform to such uniform setback.
2. There shall be a side yard of not less than eight feet (8').
3. On a corner lot the minimum setback on the street upon which a majority of the buildings front shall be twenty-five (25') from the property line or fifty feet (50') from the center line of the street, 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 center line 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 fronting street.

4. ~~Outbuildings attached to the house or within eight feet (8')~~
~~of the house shall be at least eight feet (8')~~ from the property line.
5. Where there are no alleys a setback of at least eight feet (8') from the back property line shall be required, unless a variance is granted under the provisions of this title.

(C) Building and Use Restrictions.

1. The roofs of buildings shall not project to within four feet (4') of the side property line.
2. If garages open on side streets they shall be at least ten feet (10') from the side property line and if opening is on an alley the roof or the door during opening shall not project to within one foot (1') of the property line.
3. No building of more than two (2) stories, except public or semi-public, shall be permitted except by approval of the Board of Appeals.
4. No sign boards of any kind shall be permitted.
5. Single family dwellings shall provide at least one (1) off-street parking area and a two (2) family duplex shall provide two (2) off-street parking areas. Other buildings permitted shall provide parking facilities required by the Board of Appeals.
6. No animals, other than household pets, shall be permitted.
7. Sidewalks shall be constructed adjacent to street curbs.

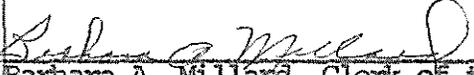
This Ordinance shall take effect and be in force from and after this publication in the Independent Enterprise, a newspaper of general circulation in the City of Payette, Idaho.

Passed and Approved by the Mayor and Council this 15th day of MARCH, 1976.



Wesley O. Roehr, Mayor of the City of
Payette, Idaho

ATTEST:



Barbara A. Millard, Clerk of the
City of Payette, Idaho