

AN ORDINANCE AMENDING CHAPTER 6 OF TITLE 11 OF THE MUNICIPAL CODE TO PROVIDE THAT NO DWELLING UNIT MAY BE LESS THAN 20 FEET IN WIDTH AND TO PROVIDE FOR SALE OF PERSONAL PROPERTY ON PREMISES.

Be it ordained by the Mayor and Council of the City of Payette, Idaho, that Chapter 6 of Title 11 of the Municipal Code of the City of Payette be amended 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 safe-guards 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.

4. Sales of personal property owned by the occupant, limited to two (2) sale periods each year, each period not to exceed forty-eight (48) hours. Written notice of the sale period shall be delivered to the Clerk prior to the sale of property.

(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 feet (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 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 semipublic, 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 two (2) family duplexes 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.

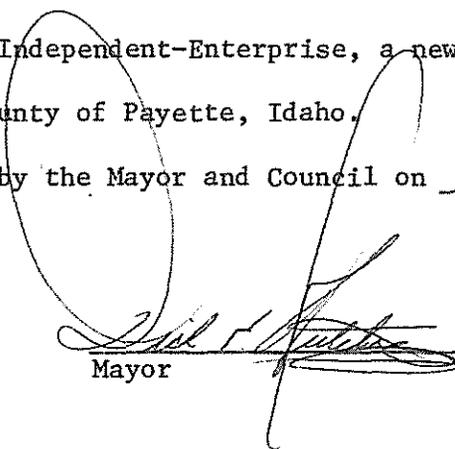
7. Sidewalks shall be constructed adjacent to street curbs.

8. All dwelling units shall be at least twenty feet (20') in width and length.

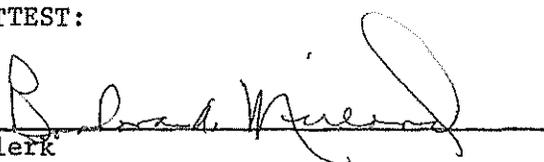
That this ordinance shall be in full force and effect from and after it's publication in the Independent-Enterprise, a newspaper of general circulation in the City and County of Payette, Idaho.

PASSED and APPROVED by the Mayor and Council on 21st

August, 1978.

  
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Mayor

ATTEST:

  
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Clerk