

ORDINANCE NO. 95-03

AN ORDINANCE PROVIDING FOR THE CREATION OF A ZONING ORDINANCE FOR FREMONT COUNTY, IDAHO; DECLARING THE ORDINANCE'S PURPOSE, AUTHORITY AND GENERAL PROVISIONS; PROVIDING FOR A PLANNING AND ZONING COMMISSION AND ZONING ADMINISTRATOR, INCLUDING THEIR DUTIES AND LIABILITIES; PROVIDING FOR ADMINISTRATIVE PROCEDURES, INCLUDING, PERMIT PROCEDURES, APPEALS AND VARIANCES, HEARING PROCEDURES, ENFORCEMENT, AMENDMENTS, AND, VACATION OF PLATS; PROVIDING FOR THE ESTABLISHMENT OF ZONING DISTRICTS, INCLUDING AN OFFICIAL ZONING MAP AND SHOWING ZONING DISTRICT BOUNDARIES; PROVIDING PERFORMANCE STANDARDS FOR DEVELOPMENT REVIEW, INCLUDING, REQUIRING COMPLIANCE WITH ABSOLUTE PERFORMANCE STANDARDS, AND PROVIDING EXCEPTIONS THERETO, AND PROVIDING RELATIVE PERFORMANCE STANDARDS; PROVIDING FOR THE SOUTH FREMONT ZONING DISTRICT, INCLUDING, PERFORMANCE STANDARDS FOR MAINTAINING NATURAL ASSETS, PERFORMANCE STANDARDS FOR MAINTAINING AGRICULTURAL RESOURCES AND THE FARM ECONOMY, PERFORMANCE STANDARDS FOR ASSURING LAND USE COMPATIBILITY, PERFORMANCE STANDARDS FOR ASSURING PROVISION OF ADEQUATE PUBLIC FACILITIES AND SERVICES, ADDITIONAL PERFORMANCE STANDARDS FOR LARGE SCALE DEVELOPMENT, AND, PERFORMANCE STANDARDS FOR RESIDENTIAL DEVELOPMENT DENSITY; PROVIDING FOR THE NORTH FREMONT ZONING DISTRICT, INCLUDING, PERFORMANCE STANDARDS FOR MAINTAINING NATURAL ASSETS, PERFORMANCE STANDARDS FOR MAINTAINING AGRICULTURAL RESOURCES AND THE FARM ECONOMY, PERFORMANCE STANDARDS FOR ASSURING LAND USE COMPATIBILITY, PERFORMANCE STANDARDS FOR ASSURING PROVISION OF ADEQUATE PUBLIC FACILITIES AND SERVICES, ADDITIONAL PERFORMANCE STANDARDS FOR LARGE SCALE DEVELOPMENT, AND, PERFORMANCE STANDARDS FOR RESIDENTIAL DEVELOPMENT; PROVIDING FOR THE ISLAND PARK ZONING DISTRICT, INCLUDING, PERFORMANCE STANDARDS FOR MAINTAINING NATURAL ASSETS, PERFORMANCE STANDARDS FOR MAINTAINING AGRICULTURAL RESOURCES AND THE FARM ECONOMY, PERFORMANCE STANDARDS FOR ASSURING LAND USE COMPATIBILITY, PERFORMANCE STANDARDS FOR PROTECTING VISUAL RESOURCES AND ENHANCING THE COMMUNITY'S IMAGE; PERFORMANCE STANDARDS FOR ASSURING PROVISION OF ADEQUATE PUBLIC FACILITIES AND SERVICES, ADDITIONAL PERFORMANCE STANDARDS FOR LARGE SCALE DEVELOPMENT, AND, PERFORMANCE STANDARDS FOR RESIDENTIAL DEVELOPMENT; PROVIDING FOR AN AIRPORT OVERLAY ZONING DISTRICT, INCLUDING, HEIGHT LIMITATIONS AND LIMITATION ZONES, USE RESTRICTIONS, ADDITIONAL REQUIREMENTS FOR PERMITS, ADDITIONAL REQUIREMENTS FOR VARIANCES, ADDITIONAL REQUIREMENTS FOR NONCONFORMING USES, AND OBSTRUCTION MARKING AND LIGHTING; PROVIDING FOR A FLOODPLAIN OVERLAY ZONING DISTRICT, INCLUDING, ADMINISTRATION OF FEDERAL FLOOD INSURANCE PROGRAM REQUIREMENTS, PERFORMANCE STANDARDS FOR SPECIAL FLOOD HAZARD AREAS, AND VARIANCES IN THE FLOODPLAIN OVERLAY ZONING DISTRICT; PROVIDING FOR ADDITIONAL PERFORMANCE STANDARDS FOR SUBDIVISIONS AND MANUFACTURED HOME PARKS, INCLUDING, LOT SPLITS, SUBDIVISIONS, AND, MANUFACTURED HOME PARKS; PROVIDING FOR REQUIRED IMPROVEMENTS, INSTALLATION AND MAINTENANCE, INCLUDING, DEFINING REQUIRED IMPROVEMENTS, INSTALLATION AT DEVELOPER'S EXPENSE, STANDARDS FOR REQUIRED IMPROVEMENTS, TIME OF INSTALLATION, DEVELOPMENT AGREEMENTS, EFFECT OF DEVELOPMENT AGREEMENTS, GUARANTEES, INSPECTION FEES, INSPECTION AND ACCEPTANCE OF IMPROVEMENTS, AS-BUILT DRAWINGS, WARRANTY OF IMPROVEMENTS,

CONTINUING MAINTENANCE REQUIRED, MAINTENANCE MECHANISM, OPEN SPACE MAINTENANCE, MAINTENANCE OF LANDSCAPING; PROVIDING FOR DEFINITIONS, INCLUDING RULES OF INTERPRETATION; AND, PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FREMONT COUNTY, IDAHO, AS FOLLOWS:

This ordinance shall be in full force and effect, THIRTY (30) days after its passage and publication, all as provided by law.

PASSED THIS 8 DAY OF May, 1995, BY THE BOARD OF COUNTY COMMISSIONERS OF FREMONT COUNTY, IDAHO.

Grant Chandler
GRANT CHANDLER, CHAIRMAN

ATTEST:

Mickie Funke
MICKIE FUNKE, CLERK

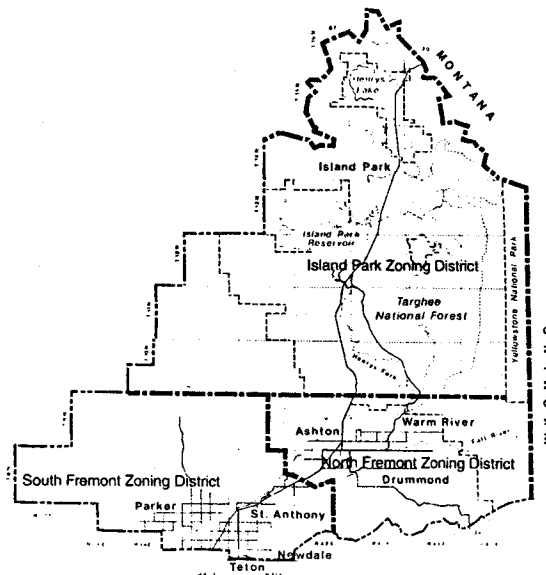
SUMMARY: ORDINANCE NO. 95-03
Fremont County, Idaho
The Fremont County Development Code

A summary of Ordinance No. 95-03, known as the Development Code for Fremont County, Idaho, is as follows: The Ordinance declares the Ordinance's purpose, authority and general provisions; provides for a planning and zoning commission and zoning administrator, including their duties and liabilities; provides for administrative procedures, including, permit procedures, appeals and variances, hearing procedures, enforcement, amendments, and vacation of plats; provides for the following penalties for enforcement: Violations of this ordinance shall be a misdemeanor, punishable by a fine in an amount not exceeding \$300.00, or by imprisonment for a period of not longer than 30 days, or by both fine and imprisonment. Each day in which a violation continues shall be considered a separate offense; provides for the establishment of zoning districts, including an official zoning map and showing zoning district boundaries; provides performance standards for development review, including, requiring compliance with absolute performance standards and providing exceptions thereto, and providing relative performance standards; Describes the South Fremont Zoning District as is set out on the map provided below; Provides for the South Fremont Zoning District, including, performance standards for maintaining natural assets, performance standards for maintaining agricultural resources and the farm economy, performance standards for assuring land use compatibility, performance standards for assuring provision of adequate public facilities and services, additional performance standards for large scale development, and performance standards for residential development density; Describes the North Fremont Zoning District as is set out on the map provided below; Provides for the North Fremont Zoning District, including, performance standards for maintaining natural assets, performance standards for maintaining agricultural resources and the farm economy, performance standards for assuring land use compatibility, performance standards for assuring provision of adequate public facilities and services, additional performance standards for large scale development, and, performance standards for residential development; Describes the Island Park Zoning District as is set out on the map provided below; Provides for the Island Park Zoning District, including, performance standards for maintaining natural assets, performance standards for maintaining agricultural resources and the farm economy, performance standards for assuring land use compatibility, performance standards for protecting visual resources and enhancing the community's image; performance standards for assuring provision of adequate public facilities and services, additional performance standards for large scale development, and, performance standards for residential development; Provides for an airport overlay zoning district, including height limitations and limitation zones, use restrictions, additional requirements for permits, additional requirements for variances, additional requirements for nonconforming uses, and obstruction marking and lighting; Provides for a floodplain overlay zoning district, including, administration

of federal flood insurance program requirements, performance standards for special flood hazard areas, and variances in the floodplain overlay zoning district; Provides for additional performance standards for subdivisions and manufactured home parks, including, lot splits, subdivisions, and, manufactured home parks; Provides for required improvements, installation and maintenance, including, defining required improvements, installation at developer's expense, standards for required improvements, time of installation, development agreements, effect of development agreements, guarantees, inspection fees, inspection and acceptance of improvements, as-built drawings, warranty of improvements, continuing maintenance required, maintenance mechanism, open space maintenance, maintenance of landscaping; Provides for definitions, including rules of interpretation; and Provides for the effective date thereof.

A full text of the ordinance is available at the office of the County Clerk, Fremont County Courthouse, St. Anthony, Idaho.

MAP OF ZONING DISTRICTS



CLERK'S STATEMENT

I, Mickie Funke, the County Clerk for Fremont County, Idaho, hereby state that I have read the foregoing Summary of Ordinance No. 95-03, known as the Fremont County Development Code, and that this summary is true and complete, and provides adequate notice to the public.

Dated this 23 day of May, 1995.

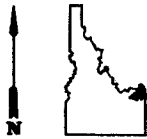
(seal)

Mickie Funke

Mickie Funke
County Clerk

OFFICIAL ZONING MAP FREMONT COUNTY, IDAHO

1991



Official Zoning Map of Fremont County
adopted _____

