

FREMONT COUNTY ORDINANCE NO: 2015 - 03

AN ORDINANCE AMENDING THE FREMONT COUNTY DEVELOPMENT CODE (ZONING ORDINANCE) FOR FREMONT COUNTY, IDAHO AS FOLLOWS: AMENDING SECTION 3.12 – “SITE VISIT”; AMENDING SECTIONS 4.13.010 (G) “RURAL BASE ZONE DIMENSIONAL STANDARDS,” 4.13.020(G) “RURAL CONSERVATION ZONE DIMENSIONAL STANDARDS,” AND 4.13.030 (G) “RURAL LIVING ZONE DIMENSIONAL STANDARDS”; AND PROVIDING THE EFFECTIVE DATE HEREOF.

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

TITLE:

The title of this Ordinance shall be “Amendments to the Fremont County Development Code – July 2015”.

SECTION ONE – Amending 3.12 of FCDC Chapter 3:

3.12 Site Visit. The Administrator shall may arrange for a site visit of the property by the Commission. Applicants, their site designers, and the landowner are encouraged to accompany the Commission. The purpose of the visit is to familiarize local officials with the property's existing conditions and special features, to identify potential site design issues, and to provide an informal opportunity to discuss site design concepts, including the general layout of open space land, and potential locations for proposed buildings and street alignments. Comments made by municipal officials or their staff and consultants shall be interpreted as being only suggested. It shall be understood by all parties that no formal recommendations can be offered, and no decisions can be made at the site inspection.

SECTION TWO – Amending 4.13 of FCDC Chapter 4:

4.13.010 RURAL BASE ZONE (RB)

g. Dimensional Standards.

- (1) **Setbacks, Frontages, Coverage, Height.** See Table 4.1.
- (2) **Area/Density Requirements.** Residential density assignments (Inside a Subdivision)

Zone	Maximum Density	Minimum Lot Size without central water and sewer systems	Density Bonus for central water and sewer systems
Rural base	20 units/100 acres	4.5 <u>1.0</u> acres	25%

- (3) **Minimum lot size exception for non-residential uses.** In all rural zones, where a subdivision will create a lot for an exclusively non-residential use, an exception to the minimum lot size may be granted if the applicant agrees to place a plat note and a deed restriction barring the location of any septic system on that lot in the future.

4.13.020 RURAL CONSERVATION ZONE (RC)

g. Dimensional Standards.

- (1) **Setbacks, Frontages, Coverage, Height.** See Table 4.1.
- (2) **Area/Density Requirements.** Residential density assignments (Inside a Subdivision)

Zone	Maximum Density	Minimum Lot Size without central water and sewer systems	Density Bonus for central water and sewer systems
Rural Conservation	30 units/100 acres	4.5 <u>1.0</u> acres	25%

(3) **Minimum lot size exception for non-residential uses.** In all rural zones, where a subdivision will create a lot for an exclusively non-residential use, an exception to the minimum lot size may be granted if the applicant agrees to place a plat note and a deed restriction barring the location of any septic system on that lot in the future.

4.13.030 RURAL LIVING ZONE (RL)

g. Dimensional Standards.

(1) **Setbacks, Frontages, Coverage, Height.** See Table 4.1.

(2) **Area/Density Requirements.** Residential density assignments (Inside a Subdivision)

Zone	Maximum Density	Minimum Lot Size without central water and sewer systems	Density Bonus for central water and sewer systems
Rural Living	40 units/100 acres	4.5 <u>1.0</u> acres	25%

(3) **Minimum lot size exception for non-residential uses.** In all rural zones, where a subdivision will create a lot for an exclusively non-residential use, an exception to the minimum lot size may be granted if the applicant agrees to place a plat note and a deed restriction barring the location of any septic system on that lot in the future.

SECTION THREE – EFFECTIVE DATE:

THIS ORDINANCE SHALL BECOME EFFECTIVE AND BE IN FULL FORCE AND EFFECT FOLLOWING PASSAGE AND PROPER PUBLICATION, AS PROVIDED BY LAW.

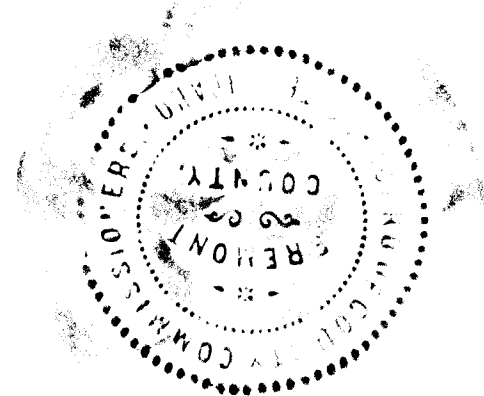
PASSED THIS 6th DAY OF July, 2015, BY THE BOARD OF COUNTY COMMISSIONERS OF FREMONT COUNTY, IDAHO.



Jordan Stoddard
 JORDON STODDARD, CHAIR

ATTEST:

Abbie Mace
 ABBIE MACE, COUNTY CLERK



SUMMARY of ORDINANCE # 2015-03

On the 6th day of July, 2015, the Board of County Commissioners of Fremont County, Idaho, passed Ordinance no. 2015-03, the title of which is "Amendments to the Fremont County Development Code - July 2015". A summary of the provisions of that ordinance is as follows:

- Amends Chapter 3 of the Fremont County Development Code (FCDC) by changing text in section 3.12. This change makes Planning & Zoning Commission site visits for Class II permits optional instead of mandatory.
- Amends sections 4.13.010(g), 4.13.020(g) and 4.13.030(g) of FCDC Chapter 4. This change reduces the minimum lot sizes in the Rural Base, Rural Conservation and Rural Living zones and allows further exceptions to the minimum lot sizes in certain circumstances.

Finally adopted, passed, approved, and ordered published by title and summary, with any amendments, by the Board of Commissioners of Fremont County upon a motion duly made, seconded and passed at its meeting held on the 6th day of July, 2015.

The full text of this Ordinance is available in the Fremont County Clerk's Office, Fremont County Courthouse, 151 West 1st North, St. Anthony, Idaho 83445, between the hours of 8 AM and 5 PM, Monday through Friday, excepting holidays.

I hereby certify that the above is a true and complete summary of Fremont County Ordinance no. 2015-03, and provides adequate notice to the public of the provisions of said Ordinance.

Dated this 6th day of July, 2015.

ATTEST:

By: Abbie Mace
Abbie Mace, Fremont County Clerk

