

PLANNING & ZONING MANUAL



CITY OF ROBERTS
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Planning and Zoning Manual Amendments

Amendments to the Planning and Zoning Manual consist of spelling and grammatical corrections (which will not appear in this list), additions necessary to bring the manual into conformance with the Comprehensive Plan, updates required by new ordinances, and removal of items no longer pertinent to the present environment.

(06/1992) (Ordinance #491)

- Chapter 2 – Defined “mobile home” and “lot.”
- Chapter 3, Section 2 – Restricted placement of mobile homes:
 - Mobile homes prohibited on lots already occupied by another building.
 - Temporary placement allowed up to one (1) year while a permanent structure is being built, with City Council approval.
- Mobile homes may only be placed in designated zones or mobile home parks.
- Violations are continuing misdemeanors.

(05/2005) (Ordinance #491A)

- Chapter 3, Section 2 – Amended Ordinance #491 to allow:
 - Replacement of an existing single wide mobile home occupying two lots with a mobile home no older than five (5) years, provided all setbacks and Planning & Zoning requirements are met.
 - Temporary placement of a single wide mobile home, with Mayor and Council approval, for emergency or other justifiable situations, for a maximum of one (1) year.

(10/2009) (Ordinance #498)

- Chapter 3, Section 2, E, 1, gg – Added RV Parks and Campgrounds.
- Chapter 3 – Eliminated A1 and A2 descriptions. No properties within city limits exist in that category; the current ban on farm animals prevents new establishments.
- Chapter 4, Section 5, I – Added description of RV Parks and operational rules.
- Chapter 9, Section 11 – Added Special Use Permit description. Not included in previous Planning and Zoning Manual.
- Chapter 2, Page 9 – Definition of Manufactured Home added per Idaho Code §67-6509A.
- Chapter 2, Page 10 – Added definition of “Ordinance.”
- Chapter 9, Section 10 – References updated from Idaho Code §§67-5215 and 67-5216 to §§67-5270 through 67-5279 (67-5215 and 67-5216 repealed in 1992).
- Chapter 5, Section 19 – Modified to define extension time of six (6) months.

(06/2011) (Ordinance #498)

- Replaces Oct. 2009 Rev.1. No substantive changes proposed at this time.

(06/2015) (Ordinance #498)

- Chapter 4, Section 5, PART J – Allows the introduction of raising livestock within City limits.
- Chapter 3, Section 2 – Adds new zoning designations R-1a and C-1a.

(03/2019) (Ordinance #498)

- Chapter 6, Section 2 – Minimum lot area for a Mobile Home Park increased from one (1) acre to five (5) acres.

(06/2019) (Ordinance #498)

- No additional substantive changes, ratified to confirm continued validity of prior amendments and clarify administrative provisions.

(02/2026 – Rev.6) (Ordinance #2026-573)

- Chapter 3 – Added new subsection titled “Public Improvements and Site Infrastructure Requirements” to all zoning districts (R-1, R-2, R-3, R-4, C-1, and I-1).
- Sidewalks and curbs/gutters required in all zones.
- Storm drainage, street lighting, fire hydrants, and developer maintenance required in R-3, R-4, C-1, and I-1 zones.
- City Council may approve modifications based on lot configuration, topography, or other practical constraints.
- Chapter 6, Section 2 – Minimum lot area for a Mobile Home Park revised to fifteen (15) acres; maximum lot area established at twenty (20) acres.
- Chapter 6, Section 2, Subsection 4 – Added “Age and relocation requirements for manufactured and mobile homes,” including:
 - A fifteen (15) year age limitation for homes moved into the City.
 - Restrictions on relocation of older units within City limits.
 - Provisions for lawful existing homes.
 - Temporary removal and return for repair or utility work.

CHAPTER 1 SHORT TITLE, PURPOSE, USE DISTRICTS, AUTHORITY AND OFFICIAL ZONING MAP

SECTION 1: SHORT TITLE

This ordinance shall be known as the Initial Zoning Ordinance of Roberts, Idaho.

SECTION 2: PURPOSE

The purpose of this ordinance is to promote the orderly development of the City; to conserve and stabilize the value of property; and otherwise to promote the public health, safety and welfare.

SECTION 3: USE DISTRICTS

- A. For the purpose of promoting pride of ownership, health, and general welfare within its area of jurisdiction, the City of Roberts, Idaho, is hereby divided into the following districts or zones.

<u>Zone</u>	<u>Abbreviated Designation</u>
Residential - Single Family	R-1 (R-1a)
Residential - Two Family	R-2
Residential - Multi- Family	R-3
Residential - Mobile Home	R-4
Commercial - Light	C-1 (C-1a)
Industrial - Light	I-1
Public	P1
Quasi-Public	P2

- B. The boundaries of the Uses Districts or Zones established by this ordinance shall be determined and defined by the adoption of a map on which is shown the boundaries of Use Districts so adopted for each portion of the City of Roberts. Zoning Map shall be posted in the City Hall
- C. Land or premises shall be used, unless otherwise provided by this ordinance, only in conformity with the regulations herein set forth for the Use Districts in which such land or premises are located.
- D. No building or structure shall be erected or structurally altered or used, unless otherwise provided in this ordinance, except in conformity with the regulations herein set forth for the Use District in which such building or structure is located.

SECTION 4: AUTHORITY

Idaho Code 67-6524 authorizes these regulations.

SECTION 5: OFFICIAL ZONING MAP

- A. The boundaries of Use Districts shall be established and clearly indicated upon the Initial Zoning Map adopted as part of this ordinance.
- B. All amendments of this Official Zoning Map shall follow the procedure set forth in Section 67-6509, Idaho Code.
- C. Official Zoning Map shall be posted at the City Hall

CHAPTER 2 DEFINITIONS

SECTION 1: INTERPRETATION OF TERMS OR WORDS

For the purpose of this Ordinance, certain terms or words used herein shall be interpreted as follows:

1. The word “person” includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.
2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
3. The word “shall” is a mandatory requirement, the word “may” is a permissive requirement, and the word “should” is a preferred requirement.
4. The words “used” or “occupied” include the words “intended, designed or arranged to be used or occupied” and
5. The word “lot” includes the words “plot” – “parcel” – and “tract”.

SECTION 2: MEANING OF TERMS OR WORDS

Accessory use or Structure – A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Agriculture and Forest – The use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and the necessary accessory uses of packing, treating or storing the produce, provided, however, that:

The operation of any such accessory uses shall be secondary to that of normal agriculture activities, and

The above uses shall not include the feeding or sheltering of animals or poultry in penned enclosures within one hundred (100) feet of any residential zoning district. Agriculture does not include the operation or maintenance of a commercial stockyard or feedlot where large numbers of livestock are fed concentrated feeds particularly for the purpose of fattening for market.

Airport – Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking-off of aircraft; including all necessary taxiways, aircraft storage and tie-down areas, hangers and other necessary buildings.

Automotive Repair – The repair, rebuilding or reconditioning of motor vehicles or parts, thereof, including collision service, painting and steam cleaning of vehicles.

Automotive, Mobile Home, Manufactured Home, Travel Trailer and Farm Implement Sales – The sale or rental of new and used motor vehicles, mobile home, manufactured home, travel trailers or farm implements; but not including repair work of the same, to be displayed and sold on the premises.

Automotive Wrecking – The dismantling or wrecking of two (2) or more used motor vehicles, mobile home, manufactured home, trailers or the storage, sale or dumping of dismantled, obsolete or wrecked vehicles or their parts.

Basement – A dwelling unit, all or partly underground but having at least one-half (1/2) of its height below the average level of the adjoining ground.

Board – The Board of County Commissioners.

Building – Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind.

Building, Accessory – A subordinate building detached from, but located on the same lot as the principal building; the use of which is incidental and accessory to that of the main building of use.

Building, Height – The vertical distance measured from the crown of the fronting street to the highest point of the roof for flat roofs to the deck line of mansard roofs, and the top of building walls for gable, hip and gambrel roofs.

Building, Principal – A building in which is conducted the main or principal use of the lot on which said building is situated.

Cemetery – Land used or intended to be used for the burial of human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery for which perpetual care and maintenance is provided.

Clinic – A building used for the care, diagnosis and treatment of the sick, ailing, infirmed or injured persons and those who are in need of medical and surgical attention; but which building does not provide board, room or regular hospital care and services.

Club – A building or portion thereof of premises owned or operated by an organized association of persons for a social, literary, political, educational or recreational purpose primarily for the exclusive use of members and their guests; but still not including any organization, group or association, the principal activity of which is to render a service usually and ordinarily carried on as a business.

Commercial Entertainment Facilities – Any profit making activity, which is generally, related to the entertainment field, such as motion picture theaters, carnivals, nightclubs, cocktail lounges and similar entertainment activities.

Commission – The Planning and Zoning Commission appointed by the Mayor and City Council of Roberts, Idaho.

Comprehensive Plan – A plan or any portion thereof, adopted by the Council including such things as the general location and extent of present and proposed physical facilities

including housing, industrial and commercial uses, major transportation, parks, schools and other community facilities.

Council – The City Council of Roberts, Idaho.

DEMOLITION: The act of deconstructing, tearing down or demolishing a permanent structure

Density – A unit of measurement. The number of dwelling units per acre of land.

1. Gross Density – The number of dwelling units per acre of total land to be developed, including public right-of-way.
2. Net Density – The number of dwellings per acre of land when the acreage involved includes only the land devoted to residential use, excluding public right-of-way.

Dwelling – A building or portion thereof, containing one or more dwelling units. The term dwelling – does not include hotel, motel, boarding or rooming house, rest home or recreational vehicle as defined herein.

Dwelling Unit – One (1) or more rooms in a building providing complete, independent living facilities for one (1) family, including permanent provisions for living, sleeping, eating, cooking and sanitation, all to be used by only one (1) family.

Dwelling, Single Family – A building containing only one (1) dwelling unit, separated from other dwelling units by open space.

Dwelling, Two Family – A building containing two (2) dwelling units which may be either attached side by side or one (1) above the other.

Dwelling, Multi-Family – A building containing three (3) or more dwelling units including townhouses and condominiums with varying arrangements of entrances and party walls. Multi-family housing may include public housing units.

Dwelling, Rooming House (Boarding House, Lodging House, Dormitory) – A dwelling or part thereof, other than a hotel, motel or restaurant where meals and/or lodging are provided for compensation for three (3) or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.

Easement – Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Family – An individual or married couple and the children thereof with not more than two (2) other persons related directly to the individual or married couple by blood or marriage; or a group of not more than five unrelated persons, living together as a single housekeeping unit in a dwelling unit.

Flood Plain – The relatively flat area or low land adjoining the channel of a river, stream, lake or other body of water which has been or may be covered by water of a flood of one hundred (100) year frequency. The flood plain includes the channel, floodway and floodway fringe, as established per the engineering practices as specified by the Army Corp of Engineers as follows:

1. “Flood of one hundred (100) year frequency” shall mean a flood magnitude that has a one percent (1%) chance of being equaled or exceeded in any given year.
2. “Flood” shall mean the temporary inundation of land adjacent to and inundated by overflow from a river, stream, lake or other body of water.
3. “Channel” shall mean a natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water.
4. “Floodway” shall mean the channel or a watercourse and those portions of the flood plain adjoining the channel which are reasonably required to carry and discharge the flood water of any watercourse; and
5. “Floodway fringe” shall mean that part of the flood plain that is beyond the floodway. Such areas will include those portions of the flood plain, which will be inundated by a flood of one hundred (100) year frequency.

Garage, Service Station – Buildings and premises where gasoline, oil, grease, batteries, tires and motor vehicle accessories may be dispensed at retail and where, in addition, the following services may be rendered and sales made:

1. Sales and service of spark plugs, batteries and distributor parts
2. Tire servicing and repair, but not recapping or regrooving
3. Replacement of mufflers, tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and blades, grease retainers, wheel bearings, mirrors and the like.
4. Washing, polishing and sale of washing and polishing materials.
5. Greasing and lubrication
6. Providing and repairing fuel pumps, oil pumps and lines
7. Minor servicing and repair of carburetors
8. Adjusting and repairing brakes
9. Minor motor adjustment not involving removal of the head or crankcase or racing the motor
10. Sales of cold drinks, packaged foods, tobacco and similar convenience goods for service station customers, as accessory and incidental to the principal operations.
11. Provisions of road maps and other informational material to customers-provisions of rest room facilities. And
12. Warranty maintenance and safety inspections.

Uses permissible at a filling station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in filling stations. A filling station is not a repair garage or a body shop.

Health Authority – The District #7 Health Department or State Dept of Health and Welfare that has jurisdictional authority.

Home Occupation – An occupation conducted entirely within a dwelling unit. An occupation conducted entirely on the premise of a lot, which contains a dwelling unit.

Hotel or Motel and Apartment Hotel – A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such, it is open to the public in contradistinction to a boarding house, rooming house, lodging house or dormitory, which is herein separately defined.

Institution – Building and/or land designed to aid individuals in need of mental, therapeutic, rehabilitative counseling or other correctional services.

Junk Buildings, Junk Shops, Junk Yards – Any land, property, structure, building or combination of the same, on which junk is stored or processed.

Kennel – Any lot or premises on which three (3) or more domesticated animals more than (4) months of age are housed, groomed, bred, boarded, trained or sold and which offers provisions for minor medical treatment.

Loading Space, Off-Street – Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

Lot – For the purposes of this Ordinance, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

1. A single lot of record
2. A portion of a lot of record, and
3. A combination of complete lots of record, or of portions of record.

Lot Coverage – The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

Lot Frontage – The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements or corner lots and through lots, all sides of a lot adjacent to street shall be considered frontage and yards shall be provided as indicated under “Yards” in this section.

Lot, Minimum Area of – The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

Lot of Record – A lot that is part of a subdivision recorded in the Office of the County Recorder; or a lot or parcel described by meter and bounds, the description of which has been so recorded.

Lot Type – terminology used in this Ordinance with reference to corner lots, interior lots and through lots is as follows:

1. Corner Lot – A lot located at the intersection of two (2) or more streets.
2. Interior Lot – A lot of only one (1) frontage on a street
3. Through Lot – A lot other than a corner lot with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots and,
4. Reversed Frontage Lot – A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

Manufacturing, Heavy – Manufacturing, processing, assembling, storing, testing and similar industrial uses that are general major operations and extensive in character require large sites, pen storage and service areas, extensive services and facilities, ready access to regional transportation and normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution and water pollution, but not beyond the district boundary.

Manufacturing, Light – Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor or dust; operating and storing within enclosed structures and generating little industrial traffic and no nuisances.

Manufacturing, Extractive – Any mining, quarrying, excavating, processing, storing, separating, cleaning or marketing of any mineral natural resource.

Mobile Home – A manufactured, re-locatable single-section living unit made prior to June 15, 1976, which does not meet the Federal Manufactured Home Construction and Safety Standards.

Manufactured Home – A single-family dwelling unit, multi-sectional, and encloses a space of not less than 1000 square feet. The manufactured home shall be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the home is located not more than twelve (12) inches above grade. A manufactured home may be designed to be towed on its own chassis or be site delivered by alternative means. The structure must conform to the HUD manufactured home construction and safety standards of June 15, 1976. (See Idaho Code Title 67-6509A for further information.).

Mobile Home Park – Any site or tract of land under single ownership upon which 20 or more mobile homes or manufactured homes for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle or enclosure used or intended for use as a part of the facilities of such a park.

Non-Conforming Use – A building, structure or use of land existing at the time of enactment of this Ordinance, and which does not conform to the regulations of the district in which it is situated.

Nursing Home for the Aged – A home or facility for the care and treatment of more than five (5) pensioners or elderly people.

Day Care Center – for Children – A place, home or facility providing care for more than five (5) children of pre-school age.

Nursery, plant Materials – Land, building, structure or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping.

Occupant – Any person living or sleeping in a building or having possession of a space within the building.

Owner – Any person, agent, operator, firm or corporation having a legal or equitable interest in the property: or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

Open Space – An area substantially open to the sky, which may be on the same lot with a building. The area may include, along with the natural environment features, water areas, swimming pools, tennis courts and any other recreational facilities that the Commission deems permissive. Streets, parking area, structures for habitation and the like shall not be included.

Ordinance – A law set forth by governmental authority, a municipal regulation.

Parking Space, Off-Street – For the purpose of this Ordinance, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides; together with properly related access to a public street or alley and maneuvering room; but, shall be treated totally outside of any street or alley right-of-way.

Performance Bond or Surety Bond – A financial guarantee by a sub divider or developer with the City in the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the agreement.

Personal Services – Any enterprise conducted for gain, which primarily offers services to the general public such as shoe repair, watch repair, barbershops, beauty parlors and similar activities.

Planned Unit Development – An area of land in which a variety of residential, commercial and industrial uses developed under single ownership or control are accommodated in a pre-planned environment with more flexible standards; such as lot

sizes and setbacks, than those restrictions that would normally apply under these regulations.

Premises – A lot, plot or parcel of land including any structures thereon.

Professional Activities – medical practitioners, lawyers, architects, engineers and similar professions provide the use of offices and related spaces for such professional services as.

Public Service Facility – The erection, construction, alteration, operation or maintenance of buildings, power plants or substations, water treatment plants or pumping plants and other similar public service structures by a public utility, by a railroad whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewage services.

Public Uses – Public parks, schools, administrative and culture buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

Quasi-Public Use – Churches, Sunday Schools, Parochial Schools, colleges, hospitals and other facilities of an education, religious, charitable, philanthropic or non-profit nature.

Recreational Vehicle – A motor home, travel trailer, truck camper or camping trailer, with or without motor power designed for human habitation for recreational or emergency occupancy.

Research Activities – Research, development and testing related to such fields as the chemical, pharmaceutical, medical, electrical, transportation and engineering.

Roadside Stand – A temporary structure designed or used for the display or sale of agriculture and related products, the majority of which have been grown on adjacent land.

Right of Way – A strip of land taken or dedicated for use a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities; and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts and bridges.

Seat – For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated of each twenty-four (24) linear inches of benches, pews or space for loose chairs.

Setback Line – A line established by the Zoning Ordinance, generally parallel with and measured from the lot line; defining the limits of a yard in which no building or structure may be located above ground except as may be provided in said code.

Sidewalk – That portion of the read right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

Sign – Any device designed to inform or attract the attention of persons not on the premises on which the sign is located.

1. Sign – On-premises – Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.
2. Sign – Off-premises – Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such a sign is located.
3. Sign, Lighting Device – Any light, string of lights or group of lights located or arranged so as to cast illumination of a sign.
4. Sign, Illuminated – Any sign illuminated by electricity, gas or other artificial light including reflecting or phosphorescent light.
5. Sign – Projecting – Any sign which projects from the exterior of a building.

Special Use – A special use permitted within a district, other than a principally permitted use, requiring a permit and approval of the Commission. Special uses permitted in each district are listed in the Official Schedule of District Regulation.

Story – That part of a building between the surface of a floor and the ceiling immediately above it.

Street – A right-of-way that provides vehicular and pedestrian access to adjacent properties; the dedication of which has been officially accepted. The term ‘street’ also includes the terms highway, thoroughfare, parkway, road, avenue, boulevard, lane, place and other such terms.

1. Alley – A minor street providing secondary access at the back or side of a property otherwise abutting a street.
2. Minor – A street that has the primary purpose of providing access to abutting properties.
3. Collector – A street designed for the purpose of carrying traffic from minor streets to other collector streets and/or arterial streets.
4. Arterial – A street for the purpose of carrying fast and/or heavy traffic.
5. Private – A street that is not accepted for public use or maintenance, which provides vehicular and pedestrian access.
6. Structure – Anything constructed or erected; the use of which requires location on the ground or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, manufactured homes, walls, fences and billboards.
7. Supply Yard – A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain and similar goods.

Use – The specific purposes, for which land or a building is designated, arranged, intended or for which it is or may be occupied or maintained.

Variance – A variance is a modification of the requirements of the Ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space,

height of buildings or other Ordinance provision affecting the size or shape of a structure of the size of lots. A variance shall not be considered a right or special privilege; but may be granted to an applicant only upon the showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest.

Veterinary animal Hospital or Clinic – A place used for the care, grooming, diagnosis and treatment of sick, ailing, infirmed or injured animals and those who are in need of medical or surgical attention and may include boarding that is incidental to the primary activity.

Vicinity Map – A drawing that sets forth, by dimensions or other means, the relationship of the proposed development or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

Walkway – A public way, four (4) feet or more in width, for pedestrian use only, whether or not along the side of a road.

Yard – A required open space, other than a court, unoccupied and unobstructed by any structure from three (3) feet above the general ground level of the grades lot upward; provided accessories, ornaments and furniture may be permitted in any year, subjected to height limitations and requirements limiting obstruction of visibility.

1. Yard, Front – A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.
2. Yard, Rear – A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of principal building.
3. Yard, Interior Side – A yard extending from the principal building to the sides of the principal building between the lines of establishing the front and rear yards.
4. Yard, Street Side – A yard extending from the principal building to the secondary street that adjoins the lot between the lines establishing the front and rear yards.

Zoning Permit – A document issued by the Administrator authorizing the uses of land and structures, and those characteristics of the uses.

CHAPTER 3 ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS

SECTION 1: INTENT

The following zoning districts are hereby established. For the interpretation of this Ordinance, the zoning districts have been formulated to realize the general purposes as set forth in this Ordinance. In addition, the specific purpose of each zoning district shall be stated.

SECTION 2: ZONING DISTRICTS

1. REGULATIONS FOR THE R-1 (RESIDENTIAL) ZONE

The purpose of the R-1 (Residential) Zone is to preserve desirable residential neighborhood characteristics and to prevent overcrowding of the land while encouraging the development of low-density areas, which are best suited for residential purposes.

1. USES ALLOWED

- a. One (1) Single Family Dwelling.
- b. Single-wide Mobile Home placement is restricted to Mobile Home Parks as of 6/9/1992 by City Ord. # 491. (See Chapter 6)
- c. Existing Mobile Homes, installed prior to Ord. # 491, solely occupying two lots may be replaced by a Mobile Home no older than five (5) years at the time of replacement.

2. CONDITIONAL USES PERMITTED

The Commission may, after offering proper notice and public hearing as prescribed in Section 67-6509, IDAHO CODE, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The Commission shall have the authority to impose such conditions and safeguards as authorized in Chapter 4 Performance Standards, to protect the best interests of the surrounding property and neighborhood from damage, hazards, nuisance or other detriments.

- a. Public uses
- b. Semi-public uses

3. HEIGHT REGULATIONS

No dwelling in an R-1 zone shall exceed the height of 35' from the crown of the road fronting of the lot. No accessory building shall exceed 25' feet from the crown.

4. SETBACK REQUIREMENTS (All Structures)

- a. A front yard shall be a minimum of twenty-five (25) feet.
- b. A side yard shall be a minimum of ten (10) feet, **except** on a corner lot, the side yards on each street side shall be a minimum of twenty-five (25) feet.
- c. A rear yard shall be a minimum of five feet if a public owned alley adjoins the rear yard, and a minimum of ten (10) feet is required where no public owned alley adjoins the rear yard.

5. AREA REQUIREMENTS

- a. The minimum buildable lot area shall be 11,250 square feet unless conditions indicate that additional area is required to meet the minimum standards to ensure conformance to State pollution health and environmental precautions. In such instances, the Commission may require additional area by Conditional Use Permit procedure.
- b. The minimum lot width shall be seventy-five (75) feet.

6. OFF-STREET PARKING REQUIREMENTS

A minimum of two (2) off-street parking spaces per dwelling unit shall be required.

7. PUBLIC IMPROVEMENTS AND SITE INFRASTRUCTURE REQUIREMENTS *(adopted 02/11/2026-Ordinance 2026-573)*

All new development, redevelopment, and subdivisions shall provide, at a minimum, the public improvements required by this section and, where applicable, shall comply with the City of Roberts Subdivision Ordinance, all adopted City engineering standards, and applicable State of Idaho requirements, prior to final zoning approval, development approval, or issuance of a certificate of occupancy:

- a. Sidewalks. Continuous, accessible sidewalks shall be installed along all public street frontages in accordance with City standards.
- b. Curbs and gutters. Concrete curbs and gutters shall be installed along streets for traffic delineation and stormwater conveyance.

8. SIGNS

In an R-1 Zone all signs must follow the guidelines set in Chapter 7-SIGNS.

9. ANIMALS *(Repealed by Ordinance 2023-564 on May 13, 2023)*

- ~~a. No livestock or wildlife animals shall be allowed in a R-1 Zone. Laying Hens except as per ORD. 539.~~
- ~~b. Domestic animals are limited to 2 dogs or 3 cats. A combination of both types of animals shall not exceed three (3) per dwelling unit.~~
- ~~c. A Kennel License shall be necessary to exceed the limit in paragraph b.~~
- ~~d. Livestock (farm animals). See Chapter 4, Section 5, J.~~

2. REGULATIONS FOR THE R-2 (RESIDENTIAL – TWO FAMILY) ZONE

The purpose of the R-2 (Residential – Two Family) Zone is to preserve desirable residential neighborhood characteristics and to prevent overcrowding of the land; while encouraging the development of low-density areas which are best suited for residential purposes.

1. USES ALLOWED

- a. Duplex Dwellings
- b. Single family dwellings

2. CONDITIONAL USES PERMITTED

The Commission may, after offering proper notice and public hearing as prescribed in Section 67-6509, IDAHO CODE, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The Commission shall have the authority to impose such conditions and safeguards as outlined in Chapter 4 Performance Standards, to protect the best interests of the surrounding property and neighborhood from damage, hazards, nuisance or other detriments.

- a. Public uses.
- b. Semi-public uses.
- c. House occupation as outlined in the Section – PROVISIONS FOR UNIQUE LAND USES
- d. Double-Wide Manufactured Home as outlined in Section PROVISIONS FOR UNIQUE LAND USES

3. HEIGHT REGULATIONS (See also Ch. 4, Sect. 2, Pt. E)

No building in a R-2 zone shall exceed the height of 35' from the crown of the road fronting the lot.

4. SETBACK REQUIREMENTS

- a. A front yard shall be a minimum of twenty-five (25) feet.
- b. A side yard shall be a minimum of ten (10) feet, **except**, on a corner lot, the side yards on the street side shall be a minimum of twenty-five (25) feet.
- c. A rear yard shall be a minimum of five (5) feet if a public owned alley adjoins the rear yard and a minimum of ten (10) feet is required where no public owned alley adjoins the rear yard.

5. AREA REQUIREMENTS

- a. The minimum lot area shall be 15,000 square feet unless conditions indicate that additional area is required to meet the minimum standards to ensure conformance to State pollution health and environmental precautions. In such instances, the Commission may require additional area by Conditional Use Permit procedure.
- b. The minimum lot width shall be seventy-five (75) feet.

6. OFF-STREET PARKING REQUIREMENTS

A minimum of two (2) off-street parking spaces per dwelling unit shall be required.

7. PUBLIC IMPROVEMENTS AND SITE INFRASTRUCTURE REQUIREMENTS *(adopted 02/11/2026-Ordinance 2026-573)*

All new development, redevelopment, and subdivisions shall provide, at a minimum, the public improvements required by this section and, where applicable, shall comply with the City of Roberts Subdivision Ordinance, all adopted City engineering standards, and applicable State of Idaho requirements, prior to final zoning approval, development approval, or issuance of a certificate of occupancy:

- a. Sidewalks. Continuous, accessible sidewalks shall be installed along all public street frontages in accordance with City standards.
- b. Curbs and gutters. Concrete curbs and gutters shall be installed along streets for traffic delineation and stormwater conveyance.

8. SIGNS

In a R-2 Zone all signs must follow the guidelines set in Chapter 7 – SIGNS.

9. ANIMALS *(Repealed by Ordinance 2023-564 on May 13, 2023)*

- ~~c. No livestock or wildlife animals shall be allowed in a R-2 Zone.~~
- ~~d. No more than one (1) dogs or two (2) cats shall be allowed. A combination of both types of animals shall not exceed two (2) per dwelling unit.~~

3. REGULATIONS FOR THE R-3 (RESIDENTIAL–MULTI-FAMILY) ZONE

The purpose of the R-3 Zone is to permit the establishment of multi-family dwellings. All such districts must have direct access and egress to an arterial or collector thoroughfare and have centralized water and sewer facilities of sufficient size.

1. USES ALLOWED

- a. Multi-Family Rental Units
- b. Condominiums
- c. Planned Unit Developments
- d. Boarding Houses
- e. Nursery School-Day Care Centers
- f. R-1 Allowed Uses
- g. Nursing Homes
- h. Hospital or Clinic

2. CONDITIONAL USES

The Commission may, after offering proper notice and public hearing as prescribed in Section 67-6509, IDAHO CODE, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The Commission shall have the authority to impose such conditions and safeguards as outlined in Chapter 4 Performance Standard, to protect the best interests of the surrounding property and neighborhood from damage, hazards, nuisance or other detriments.

- a. Public uses
- b. Semi-public uses
- c. Home occupation

3. HEIGHT REQUIREMENTS

No building in a R-3 Zone shall exceed the height of 35' from the crown of the road fronting the lot.

4. SETBACK REQUIREMENTS

- a. A front yard shall be a minimum of twenty (20) feet.
- b. A side yard shall be a minimum of ten (10) feet, **except** on a corner lot, the side yards on the street side shall be a minimum of twenty-five (25) feet.
- c. A rear yard shall be a minimum of twenty (20) feet.

5. AREA REQUIREMENTS

- a. The minimum lot area for a multi-family dwelling shall be one (1) acre.
- b. For a multi-family dwelling, the minimum lot area shall be one and one-half (1.5) times the gross amount of living space proposed for the development, 43,560 square feet, whichever is greater.
- c. The minimum lot width shall be 75 feet.

6. OFF-STREET PARKING REQUIREMENTS

A minimum of one and one-half (1.5) parking spaces shall be required for each dwelling unit.

7. PUBLIC IMPROVEMENTS AND SITE INFRASTRUCTURE REQUIREMENTS *(adopted 02/11/2026-Ordinance 2026-573)*

All new development, redevelopment, and subdivisions shall provide, at a minimum, the public improvements required by this section and, where applicable, shall comply with the City of Roberts Subdivision Ordinance, all adopted City engineering standards, and applicable State of Idaho requirements, prior to final zoning approval, development approval, or issuance of a certificate of occupancy:

- a. Sidewalks. Continuous, accessible sidewalks shall be installed along all public street frontages in accordance with City standards.
- b. Curbs and gutters. Concrete curbs and gutters shall be installed along streets for traffic delineation and stormwater conveyance.
- c. Storm drainage. Adequate stormwater drainage facilities shall be provided to prevent flooding, erosion, or adverse impacts to adjacent properties and shall comply with City standards.
- d. Street lighting. Adequate lighting shall be provided along streets, pedestrian pathways, and applicable common areas to ensure safety and visibility.
- e. Fire hydrants. Adequate fire hydrants shall be provided in sufficient number and location to meet fire protection requirements as established by the State of Idaho through the adopted International Fire Code, including fire flow, spacing, and distribution standards.
- f. Maintenance. All required public improvements shall be maintained by the developer until formally accepted by the City.

The City Council may approve modifications to these requirements based on lot configuration, topography, or other practical constraints.

8. SIGNS

In an R-3 Zone, all signs must follow the guidelines established in Chapter 7 – SIGNS.

9. ANIMALS

- a. No livestock or wildlife animals shall be allowed in an R-3 Zone.
- b. No more than one (1) dog or one (1) cat shall be allowed. A combination of both types of animals shall not exceed two (2) per dwelling unit. (Repealed by Ordinance 2023-564 on May 13, 2023)
- c. Owner of dwelling units may not allow any animals.

10. OTHER CONDITIONS OF USE

There shall be at least 150 square feet of recreational area per dwelling unit.

4. REGULATIONS FOR THE R-4 (RESIDENTIAL-MOBILE HOME PARK) ZONE

The purpose of the R-4 Zone is to permit the establishment of Mobile Home Parks. See Chapter 6 for Mobile Home Park regulations.

1. USES ALLOWED

- a. Mobile Home Park
- b. Residential (single dwellings)

2. CONDITIONAL USES PERMITTED

The Commission may, after offering proper notice and public hearing as prescribed in Section 67-6509, IDAHO CODE, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The Commission shall have the authority to impose such conditions and safeguards as outlined in Chapter 4 Performance Standards, to protect the best interests of the surrounding property and neighborhood from damage, hazards, nuisance or other detriment:

- a. Public uses
- b. Semi-public uses
- c. Single-family residence

3. HEIGHT REGULATIONS

The maximum height allowed on any buildings or structure in a R-4 Zone shall not exceed twenty (20) feet.

4. SETBACK REQUIREMENT

- a. A front yard shall be a minimum of twenty-five (25) feet.
- b. A side yard shall be a minimum of fifteen (15) feet, **except** for a corner lot. A Side yard on the street side shall be a minimum of twenty-five (25) feet.
- c. A rear yard shall be a minimum of twenty (20) feet, unless a publicly owned alleyway borders the rear yard, then the minimum rear yard set back shall be ten (10) feet.

5. AREA REQUIREMENTS

For a R-4 Zone mobile home park, the minimum lot area shall be 2 acres unless conditions indicate the additional area is required to ensure the conformance to State pollution, health and environmental precautions. In such instances, the Commission may require additional area by Conditional Use Permit procedure.

6. OFF-STREET PARKING REQUIREMENTS

A minimum of two (2) parking spaces per dwelling unit shall be required.

7. PUBLIC IMPROVEMENTS AND SITE INFRASTRUCTURE REQUIREMENTS *(adopted 02/11/2026-Ordinance 2026-573)*

All new development, redevelopment, and subdivisions shall provide, at a minimum, the public improvements required by this section and, where applicable, shall comply with the City of Roberts Subdivision Ordinance, all adopted City engineering standards, and applicable State of Idaho requirements, prior to final zoning approval, development approval, or issuance of a certificate of occupancy:

- a. Sidewalks. Continuous, accessible sidewalks shall be installed along all public street frontages in accordance with City standards.
- b. Curbs and gutters. Concrete curbs and gutters shall be installed along streets for traffic delineation and stormwater conveyance.
- c. Storm drainage. Adequate stormwater drainage facilities shall be provided to prevent flooding, erosion, or adverse impacts to adjacent properties and shall comply with City standards.
- d. Street lighting. Adequate lighting shall be provided along streets, pedestrian pathways, and applicable common areas to ensure safety and visibility.

- e. Fire hydrants. Adequate fire hydrants shall be provided in sufficient number and location to meet fire protection requirements as established by the State of Idaho through the adopted International Fire Code, including fire flow, spacing, and distribution standards.
- f. Maintenance. All required public improvements shall be maintained by the developer until formally accepted by the City.

The City Council may approve modifications to these requirements based on lot configuration, topography, or other practical constraints.

8. SIGNS

In an R-4 Zone, all signs must follow the guidelines set in Chapter 7 SIGNS.

9. ANIMALS

- a. No livestock or wildlife animals are allowed in a R-4 Zone.
- b. Domestic animals are permitted at a maximum of one domestic animal for every 2,750 square feet of building lot.

5. REGULATIONS FOR THE C-1 (COMMERCIAL) ZONE

The purpose of a C-1 Commercial Zone is to accommodate and encourage further expansion of commercial enterprise in the community. A variety of business, public, quasi-public, cultural and other related uses are encouraged in an effort to provide the mix of activities necessary to establish a viable commercial core.

1. USES ALLOWED

- a. Amusement Centers, indoor only
- b. Auto sales, Service, Storage, Rental
- c. Bakery
- d. Barber-Beauty Salon
- e. Bank
- f. Bowling Alley
- g. Building Supply Outlet
- h. Car Wash
- i. Cabinet Shop
- j. Church
- k. Cleaning-laundry Service
- l. Dance, Music, Voice Studio
- m. Drug Store
- n. Equipment Rental and Sales Yard
- o. Grocery Store-Delicatessen
- p. Furniture Store
- q. Furniture Refinishing

- r. Gift Shops
- s. Laboratory-Medical, Dental, Optical
- t. Laundromat-Self Serve
- u. Mortuary
- v. Motel
- w. Multifamily Dwelling Units
- x. Nursery School-Daycare Center
- y. Nursery for Flowers and plants
- z. Nursery Home-Assisted Living Center
- aa. Office-Professional, Medical
- bb. Parking Lot-Garage
- cc. Photographic Studio
- dd. Pharmacy
- ee. Restaurant-Bar
- ff. Retail Store
- gg. Recreational Vehicle Parks and Campgrounds are subject to the approval process and development standards of the City of Roberts P&Z Code Chapter 4- Section 5-I
- hh. School- Elementary, Middle, High School
- ii. Service Station
- jj. Shop – Building Contractor, Carpenter, Electrical, Roofing, or Plumbing
- kk. Sign Shop
- ll. Tire Shop

2. CONDITIONAL USES PERMITTED

The Commission may, after proper notice and public hearing as prescribed in Section 67-6509, Idaho Code, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The Commission shall have the authority to impose such conditions and safeguards as outlined in Chapter 4 Performance Standards to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance, or other detriment.

- a. Public Uses
- b. Semi-Public Uses
- c. Planned Unit Development
- d. Drive-in Restaurants

3. HEIGHT REGULATIONS

No building or structure shall exceed fifty feet in height.

4. SET-BACK REQUIREMENTS

No Set-back requirements are required in a C-1 commercial zone with the exception of complying with the Idaho Motor Vehicle Code – Rules of the Road.

5. AREA REQUIREMENTS

No minimum size requirements have been set for a C-1 commercial zone.

6. OFF-STREET PARKING REQUIREMENTS

There shall be adequate parking for the business.

7. PUBLIC IMPROVEMENTS AND SITE INFRASTRUCTURE REQUIREMENTS *(adopted 02/11/2026-Ordinance 2026-573)*

All new development, redevelopment, and subdivisions shall provide, at a minimum, the public improvements required by this section and, where applicable, shall comply with the City of Roberts Subdivision Ordinance, all adopted City engineering standards, and applicable State of Idaho requirements, prior to final zoning approval, development approval, or issuance of a certificate of occupancy:

- a. Sidewalks. Continuous, accessible sidewalks shall be installed along all public street frontages in accordance with City standards.
- b. Curbs and gutters. Concrete curbs and gutters shall be installed along streets for traffic delineation and stormwater conveyance.
- c. Storm drainage. Adequate stormwater drainage facilities shall be provided to prevent flooding, erosion, or adverse impacts to adjacent properties and shall comply with City standards.
- d. Street lighting. Adequate lighting shall be provided along streets, pedestrian pathways, and applicable common areas to ensure safety and visibility.
- e. Fire hydrants. Adequate fire hydrants shall be provided in sufficient number and location to meet fire protection requirements as established by the State of Idaho through the adopted International Fire Code, including fire flow, spacing, and distribution standards.
- f. Maintenance. All required public improvements shall be maintained by the developer until formally accepted by the City.

The City Council may approve modifications to these requirements based on lot configuration, topography, or other practical constraints.

8. SIGNS

Signs in a C-1 commercial zone must comply with the guidelines established in Chapter 7 – Signs for a commercial zone.

9. ANIMALS

No animals are allowed in a C-1 commercial zone.

10. PERMITTED ACCESSORY USES AND STRUCTURES

- a. Business offices and storage facilities incident to any of the permitted uses shall be located on the same site with the principle building.
- b. One dwelling, attached or detached, when such dwelling is customarily incident to the principle use and is located on the same lot as the principle use. A dwelling within a hotel or motel, or a dwelling for a watchman or caretaker employed on the premise, are examples of acceptable dwellings under this provision.

REGULATIONS FOR THE I-1 (INDUSTRIAL) ZONE

The purpose of the I-1 Zone is to encourage and permit development of manufacturing and wholesale business establishments. These activities require extensive community facilities and reasonable access to arterial thoroughfares.

1. USES ALLOWED

- a. Asphalt Plant
- b. Beverage Bottling Plant
- c. Billboard Manufacturing
- d. Concrete Batch Plant
- e. Cement or Clay Products Manufacturing
- f. Contractors Storage Yard
- g. Dairy Products Processing
- h. Food Processing Plant
- i. Fuel Yard
- j. Grain Storage
- k. Ice Plant
- l. Lumber Yard-Retail
- m. Monument Works-Stone
- n. Planing Mill
- o. Public Utility Yard
- p. Railroad Yard or Shop
- q. Terminal Yard-Trucking
- r. Truck and Tractor Repair
- s. Warehousing-Wholesaling
- t. Wood Processing Plant

2. CONDITIONAL USES PERMITTED

The Commission may, after public notice and proper hearing, as prescribed in Section 67-6509, IDAHO CODE, permit the following uses where such uses

are deemed essential or desirable to the public convenience and welfare. The Commission shall have the authority to impose such conditions and safeguards as has been outlined in Chapter 4 Performance Standards to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriments.

- a. Public Uses
- b. Semi-Public Uses
- c. Chemical Storage and Manufacturing
- d. Meat Packing
- e. Riding Stables and Schools
- f. Bulk Storage of Flammable Liquids and Gases above ground and for Resale.

3. HEIGHT REGULATIONS

A maximum height of 60 feet shall not be exceeded in an I-1 Zone

4. SET-BACK REQUIREMENTS

None

5. AREA REQUIREMENTS

None

6. OFF-STREET PARKING REQUIREMENTS

One parking space for every two employees (on the largest shift) plus one for each motor vehicle used in the business.

7. PUBLIC IMPROVEMENTS AND SITE INFRASTRUCTURE REQUIREMENTS *(adopted 02/11/2026-Ordinance 2026-573)*

All new development, redevelopment, and subdivisions shall provide, at a minimum, the public improvements required by this section and, where applicable, shall comply with the City of Roberts Subdivision Ordinance, all adopted City engineering standards, and applicable State of Idaho requirements, prior to final zoning approval, development approval, or issuance of a certificate of occupancy:

- a. Sidewalks. Continuous, accessible sidewalks shall be installed along all public street frontages in accordance with City standards.
- b. Curbs and gutters. Concrete curbs and gutters shall be installed along streets for traffic delineation and stormwater conveyance.
- c. Storm drainage. Adequate stormwater drainage facilities shall be provided to prevent flooding, erosion, or adverse impacts to adjacent properties and shall comply with City standards.

- d. Street lighting. Adequate lighting shall be provided along streets, pedestrian pathways, and applicable common areas to ensure safety and visibility.
- e. Fire hydrants. Adequate fire hydrants shall be provided in sufficient number and location to meet fire protection requirements as established by the State of Idaho through the adopted International Fire Code, including fire flow, spacing, and distribution standards.
- f. Maintenance. All required public improvements shall be maintained by the developer until formally accepted by the City.

The City Council may approve modifications to these requirements based on lot configuration, topography, or other practical constraints.

8. SIGNS

Signs in an I-1 Zone must comply with the guidelines established in Chapter 7 – SIGNS for a Commercial Zone.

9. ANIMALS

No animals are permitted in an I-1 Zone.

10. PERMITTED ACCESSORY USES AND STRUCTURES

- a. Business offices and storage facilities incident to any of the permitted uses shall be located on the same site with the principal building.
- b. One dwelling, attached or detached, when such dwelling is customarily incident to the principal use and is located on the same lot as the principal use. A dwelling for a watchman or caretaker is an example of an acceptable dwelling under this provision.



City of Roberts
ZONE MAP



Zoning

- Residential Single-Family
- Residential Medium-Density
- Commercial Light
- Industrial Light
- Industrial Medium-Density

Road Classification

- Proposed Road
- Major Arterial (Highway 101)
- Minor Arterial (Highway 102)
- Collector Road (Highway 103)
- Local Road (Highway 104)

0 125 250 500 750 1,000 Feet



Current Time: 3/26/2024 12:15 PM

SIGHT TRIANGLE

Within Sight Triangle

1. No fences or bushes shall be higher than 3'
2. Trees shall be trimmed to above 7' above the ground.

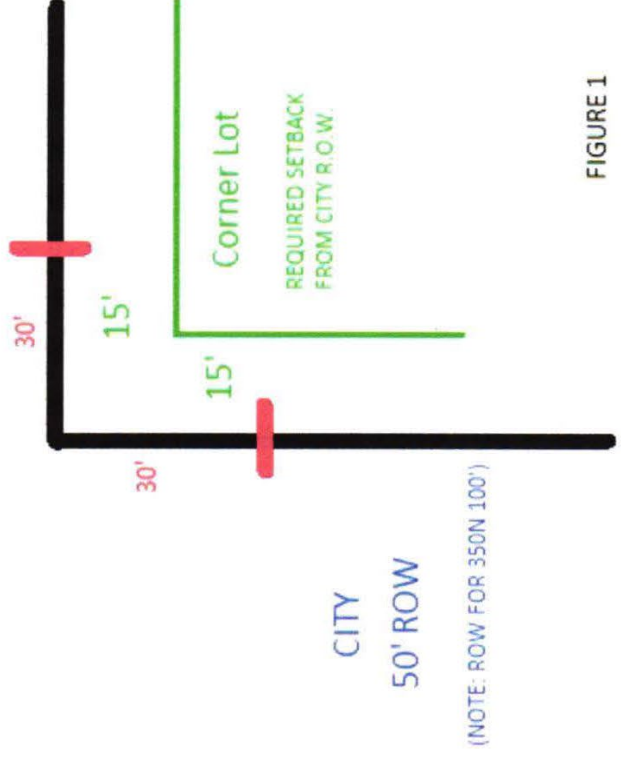


FIGURE 1

CHAPTER 4 PERFORMANCE STANDARDS

SECTION 1: GENERAL

The purposes of Performance Standards are to set specific conditions for various uses and classification of uses or areas where problems are frequently encountered.

SECTION 2: SUPPLEMENTAL YARD AND HEIGHT REGULATIONS

In addition to all yard regulations specified in the Official Schedule and in other sections of this ordinance, the following provisions shall be adhered to.

1. Visibility

The establishment of planned fence heights and sight triangles is necessary in order to ensure that there will be adequate amounts of light and air to provide adequate visibility when entering or leaving streets; promoting safety, reducing congestion and provide space for future landscaping.

2. Fences

- a. In a residential district, hedges, fences and walls shall not exceed six feet in height. No fence, wall, hedge or other sight-obscuring structure more than three feet in height shall exist within twenty feet of the lot line abutting any street.
- b. In a commercial or industrial district, a fence or wall, not to exceed eight feet in height, may extend to the edge of the lot line abutting the street if it does not interfere with adequate visibility when entering or leaving streets.
- c. This section shall not be construed to permit any structure, shrub, hedge or sight-obscuring object to exist in violation of Section 3 of this Ordinance.

3. Clear view of Intersecting Streets and Ways

- a. For the purpose of insuring reasonable visibility and safety in the residential districts and in the business districts which require buildings set back from the right-of-way line, the triangle of land formed on any corner lot by drawing a line between the points on the two lot lines, which points are each forty feet from the intersection of said lot lines, shall be free from structure or other obstructions, except as otherwise permitted in this section.
- b. Any triangle of land formed along any street by drawing a line between a point on the lot line parallel to the street (which point is fifteen feet from the alley or driveway which abuts the street) and a point on the near side of the alley or driveway (which point is fifteen feet from the lot line) shall be free from structures or other obstructions, except as otherwise permitted in this section.

- c. Trees in such triangles shall be trimmed from the ground level to at least seven feet above the curb. Shrubs, fences and walls in such triangles shall not exceed three feet in height.
- d. Use of City Property
- e. To promote neat, clean and orderly neighborhoods, the city encourages the private landscaping of unused right-of-ways along streets, with the following conditions: improvements can only be made by the property owner who's lot abuts directly on the right-of-way in question; the improvements shall be removed upon request by the city for any reason whatsoever; the property owner shall maintain the improvements in an attractive manner at his or her own expense; no landscaping, fence, wall, shrub, hedge or other sight obscuring object or structure which is more than three feet in height shall be constructed or allowed to exist above said height; and the property owner shall sign a hold harmless agreement absolving the city of any liability resulting from said improvements. This section shall not be construed to permit any structure, shrub, hedge, or sight-obscuring object to exist in violation of Section C of this Ordinance.

4. YARD REQUIREMENTS FOR MULTI-FAMILY DWELLINGS

Multi-family dwellings shall be considered as one building for the purpose of determining front, side and rear yard requirements. The entire group as a unit shall require one front, one rear, and two side yards as specified for dwellings in the appropriate district.

5. SIDE AND REAR YARD REQUIREMENTS FOR NON-RESIDENTIAL

Abutting Residential Districts – Non-residential building or uses shall not be located nor conducted closer than forty feet to any lot line of a residential district, except that the minimum yard requirements may be reduced to fifty percent of the requirement if acceptable landscaping or screening approved by the commission is provided. Such screening shall be shrubbery, masonry or solid fence between four and eight feet in height, maintained in good condition and free of advertising or other signs.

6. ARCHITECTURAL PROJECTIONS

- a. Open structures such as porches, canopies, balconies, platforms, carports, covered patios and similar architectural projections shall be considered parts of the building to which attached and shall not project into the required minimum front, side or rear yard.

7. EXCEPTIONS TO HEIGHT REGULATIONS

- a. The height limitations contained in the Official Schedule of District Regulations do not apply to the spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed

above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport. On R-1 or R-2 zoned properties, Outbuildings, all structures on the property other than the dwelling itself, are limited to no more than twenty-five (25) feet above the crown of the road.

SECTION 3: SUPPLEMENTAL GENERAL PROVISIONS

In addition to all other regulations as specified in this Ordinance, the following provisions shall be adhered to.

1. CONVERSION OF DWELLINGS INTO MORE UNITS

A residence may not be converted to accommodate an increased number of dwelling units unless:

- a. The yard dimensions still meet the yard dimensions required by the zoning regulations for the new structure in that district.
- b. The lot area per family equals the lot area requirements for new structures in that district.

2. TEMPORARY BUILDINGS

Temporary buildings, construction trailers, equipment and materials used in conjunction with construction work only may be permitted in any district during the period construction work is in progress, but, such temporary facilities shall be removed upon completion of the construction work.

3. PARKING AND STORAGE OF CERTAIN VEHICLES

There are no setback requirements for side yard driveways on residentially zoned property. However, garages or carports at the end of a driveway must meet Accessory Building setback requirements.

Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings or carports. However, one boat and one travel trailer may be stored in the side or rear yard.

4. REQUIRED TRASH AREA

All trash and/or garbage collection areas for commercial, industrial and multi-family residential uses shall be enclosed on at least three sides by a solid wall or fence of at least four feet in height or within an enclosed building or structure.

SECTION 4: PROVISIONS FOR COMMERCIAL AND INDUSTRIAL USES

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Ordinance may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the following performance requirements:

1. FIRE HAZARDS

Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate firefighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance that is compatible with the potential danger involved as specified in the Uniform Fire Code and the National Safety Foundation publications.

2. RADIOACTIVITY OR ELECTRICAL DISTURBANCE

No activity shall emit harmful radioactivity at any point or electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such a disturbance.

3. NOISE

Objectionable noise as determined by the Administrator, which is due to volume, frequency or beat, shall be muffled or otherwise controlled. Air raid sirens and related apparatus used solely for public purposes are exempt from this requirement.

4. VIBRATION

No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.

5. AIR POLLUTION

Air quality shall be subject to the requirements and regulations established by the State and Federal Health Authority.

6. GLARE

No direct or reflected glare, which is visible from any property outside a manufacturing district or from any street, shall be permitted.

7. EROSION

No erosion, by man, wind or water that is visible from any property outside a manufacturing district or from any street, shall be permitted.

8. WATER POLLUTION

Water quality shall be subject to the requirements and regulations established by the Health Authority.

9. ENFORCEMENT PROVISIONS

The Administrator, prior to the issuance of a Zoning Permit, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements will conform to applicable standard measurement procedures published by the American Standards Institute, New York, Manufacturing Chemists' Assoc., Inc., Washington, D.C., and the United States Bureau of Mines and Health Authority.

SECTION 5: PROVISIONS FOR UNIQUE LAND USES

Certain unique land uses pose special problem that may have detrimental influences on surrounding land uses. The following performance standards for such unique land uses shall be adhered to in addition to all other provisions of this Ordinance:

1. ACCESSORY BUILDING

- a. Will not be located in any required front yard area.
- b. Will not be located closer than five (5) feet from any side or rear property line.
- c. A Mobile Home (single-wide) may be moved onto a residential lot as a temporary dwelling for the duration of a Building Permit issued for the building or repair of the main dwelling. Upon completion of construction and/or Building Permit expiration the mobile home must be removed within sixty (60) days.

2. ANIMAL CLINIC, ANIMAL HOSPITAL, VETERINARY OFFICE AND KENNEL

- a. Will be located at least three hundred (300) feet from any residence including motels and hotels, except for an owner's residence. The Administrator may modify these requirements if the animals are completely housed in soundproof structures that completely screen them from view of the abutting residential property.
- b. Will comply with all State and Local regulations relative to such an operation and to maintain adequate housekeeping practices that are designed to prevent

the creation of a nuisance; and to reduce to a minimum the factors of noise and odor.

3. MEAT PACKING

- a. Will be located not less than six hundred (600) feet from any residence, except for an owner's residence. Such facilities shall have a minimum setback of thirty (30) feet from any property line.
- b. Will be designed and located with full consideration to their proximity to adjacent uses; their effect upon adjacent and surrounding properties and to the reduction of such nuisance factors as odors.
- c. Will be adequately maintained with housekeeping practices to prevent the creation of a nuisance, and shall also be subject to Health Authority requirements as to the elimination of waste materials and the maintenance of water quality control.

4. BULK STORAGE OF FLAMMABLE LIQUIDS AND GASES, ABOVE GROUND AND FOR RESALE

- a. Will be located at least three hundred (300) feet from a residential zone, a residence, motel or hotel, except for an owner's residence.
- b. Will be erected subject to the approval of the fire chief, and
- c. Will have suitable loading and unloading spaces and off-street parking facilities subject to the approval of the fire chief.

5. DRIVE-IN RESTAURANT

- a. Will be enclosed on the property line with landscaping and fencing, except for ingress or egress, to prevent trash from moving on to other properties.
- b. Will have a six (6) foot high sight-obscuring fence along the property lines that adjoin a residence.
- c. Will provide for adequate trash receptacles, and
- d. Will avoid the direction of night lighting toward any residence.

6. HOME OCCUPATION

- a. No more than one (1) person other than members of the immediate family residing on the premises shall be engaged in such occupation.
- b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its' use for residential purposes by its' occupant,

and not more than twenty-five percent (25) of floor area of the dwelling area shall be used in the conduct of the home occupation.

- c. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding four (4) square feet in area, non-illuminated and mounted flat against the wall of the principle building.
- d. No significant traffic shall be generated by the conduct of such home occupation. It shall meet the off-street parking requirements as specified in this Ordinance and shall not be located in a required front yard, and
- e. No equipment or process shall be used in such home occupation, which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot; if the occupation is conducted in a single-family residence or outside the dwelling unit, if the occupation is conducted in other than a single family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

7. OUTDOOR STORAGE OF COMMERCIAL AND INDUSTRIAL MATERIALS

- a. Will be screened from view from any existing adjoining residentially zoned area; whether or not such property is separated by an alleyway or street.
- b. Will not be located in any front yard setback area.

8. RIDING STABLES AND SCHOOLS

- a. Will locate all stables or loafing sheds not nearer than one hundred (100) feet from any residence, except for an owner's residence.
- b. Will be designed and located with full consideration being given to their proximity to adjacent uses and their effect upon adjacent and surrounding properties, as to the storage of horse trailers and the factors of noise and odor.
- c. Will require that the owner or operator of such use shall have a continuous obligation to maintain adequate housekeeping practices to prevent the creation of a nuisance.

9. RV PARKS - RECREATION VEHICLE PARKS

- a. See Idaho Statutes Title 39 Chapter 42 for Recreational Vehicle Definitions.
- b. The use of any parcel for an RV Park and any modifications to an existing RV Park shall conform to the following standards and requirements.

- i. The minimum parcel area for an RV Park shall be one acre.
- ii. The maximum density of RV spaces shall not exceed twenty-five per acre of gross land area.
- iii. No RV shall be located anywhere but in an RV space and only one RV shall be located within one RV space.
- iv. No part of any RV Park shall be used for the parking or storage of any heavy equipment or trucks exceeding one ton capacity.
- v. No home occupation or other business shall be operated from a RV Park.
- vi. A ten (10) foot buffer zone shall be provided immediately within all boundaries (eg. Grass or gravel) . No recreation or service area may be located within a buffer zone. No refuse disposal area shall be located within a buffer zone.
- vii. At least one (1) off street parking space shall be provided for each RV space.
- viii. All recreation areas shall be well drained, grassed or hard surfaced and dust free.
- ix. Suitable permanent markers in such a way that the boundaries of any space can be readily attained shall delineate the boundaries of each RV space.
- x. Refuse containers shall be located in an area that is readily accessible by disposal trucks and does not require access through the RV Park area.
- xi. No roads or streets through the RV Park area shall be used as access or egress to other properties not considered as part of the RV Park proper.

c. Length of stay in a RV Park

- i. Persons occupying vehicles with total hook-ups, including sewer ,water and electricity, shall not occupy any RV Park space for a period exceeding one hundred twenty days in any twelve (12) month period, nor shall the cumulative occupancy by any such persons of different RV Park spaces anywhere in the facility exceed a total of one hundred twenty days in any twelve (12) month period.
- ii. Persons occupying tents or vehicles with less than total hook-up capacity shall not occupy any RV Park space for a period exceeding fourteen days in any twelve month period, nor shall the cumulative occupancy by such persons of different RV Park spaces anywhere in the facility exceed a total of fourteen days in any twelve month period.

d. Violation of Provision; Operation Suspension

- i. Whenever, upon inspection of any RV Park, the City finds that conditions or practices exist which are in violation of any provision of this chapter, or the Parks operating permit for the development, or any other regulation adopted thereto, the City shall give notice which shall:

- 1. Be in writing.

2. Include a statement of reasons for its issuance
3. Allow a reasonable time for the performance of any act it requires
4. Be served upon the owner or owner's agent when a copy thereof has been sent by registered mail to owner's last known address or when owner has been served with such notice by any other method authorized or required by the laws of this State; and contain an outline of remedial action, which, if taken, will effect compliance with the provisions of this chapter and with regulations adopted pursuant thereto.
5. At the end of the specified period of time, the City shall reinspect such RV Park and, if such conditions or practices have not been corrected, take legal action to have the RV Park operation halted, or have the City take remedial action to correct the problem and bill the Park operator for these costs.
6. The RV Park owner has thirty days to appeal the ruling of the City and file an appeal with the council.

10. LIVESTOCK (FARM ANIMALS)

Property designated R-1 or C-1 may qualify for an amendment to their zoning status (R-1a or C-1a) that permits maintaining livestock under the following conditions:

- a. A Zone Change Request form must be submitted to Planning & Zoning preferably containing signatures from property owners within 300 feet acknowledging notification of the change request.
- b. Zones R-1a and C-1a shall be administered through a Resolution of the Council.
- c. Agricultural property annexed after this Amendment becomes effective may be allowed to maintain their status. Compliance with the City Water and Sewer Ordinances will be necessary.

CHAPTER 5 PLANNED UNIT DEVELOPMENTS (PUD)

SECTION 1: PURPOSE

It shall be the policy to guide a major development of land and construction by encouraging Planned Unit Developments (PUD) to achieve the following:

1. A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building set-backs and area requirements.
2. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services.
3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns.
4. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
5. A development pattern in harmony with land use density, transportation and community facilities objectives of the Comprehensive Plan.

SECTION 2: PROVISIONS GOVERNING PLANNED UNIT DEVELOPMENTS

Whenever there is a conflict or difference between the provisions of this Chapter and those of other Chapters of this Ordinance, the provisions of this Ordinance, the provisions of this Chapter shall prevail. Subjects not covered by this Chapter shall be governed by the respective provisions found elsewhere in this Ordinance.

SECTION 3: MINIMUM AREA

A PUD for the following principal uses shall contain an area of not less than:

1. Five (5) acres for multi-family ~~and mobile home park~~ land uses. *(adopted 02/11/2026-Ordinance 2026-573)*
2. Mobile Home Park:
3. The minimum lot area for a mobile home park shall be ~~five (5)~~ fifteen (15) acres. *(adopted 02/11/2026-Ordinance 2026-573)*
4. The maximum lot area for a mobile home park shall be twenty (20) acres *(adopted 02/11/2026-Ordinance 2026-573)*

5. Ten (10) acres for commercial use.

SECTION 4: USES PERMITTED

All uses that may be allowed within the land use district are permitted within PUD. Also up to ten (10) percent of the gross land area may be directed to other commercial, industrial, public and quasi-public uses that are not allowed within the land use district; provided, there is a favorable finding by the Commission:

1. That the uses are appropriate with the residential uses
2. That the uses are intended to serve principally the residents of the PUD
3. That the uses are planned as an integral part of the PUD
4. That the uses be located and so designed as to provide direct access to a collector or an arterial street without creating congestion or traffic hazards
5. That a minimum of fifty (50) percent of the residential development occurs prior to the development of the related commercial or industrial land uses.

SECTION 5: OWNERSHIP REQUIREMENTS

An application for approval of a PUD may be filed by a property owner or a person having an existing interest in the property to be included in the PUD. The PUD application shall be filed in the name or names of the recorded owner or owners of property included in the development. However, the holder (s) of an equitable interest in such property may file the application.

Before approval is granted to the Final Development Plan, the entire project shall be under single ownership or control and legal title must be presented with the Final Development Plan.

SECTION 6: COMMON OPEN SPACES

1. A minimum of ten (10) percent of the gross land area developed in any residential PUD project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed.
2. The required amount of common open space land reserved under a PUD shall either be held in corporate ownership by owners of the project area for the use of each owner who buys property within the development or be dedicated to the public and be retained as common open space for parks, recreation and related uses. Public utility and similar easements and right-of-ways for water courses and other similar channels are not acceptable for common open space dedication unless such land or right-of-way is usable as a trail or other similar purpose and approved by the Commission.

3. The developer before approval of the Final Development Plan shall specify the responsibility for the maintenance of all open spaces.
4. Every property developed under the PUD approach should be designed to abut upon common open space or similar areas. A clustering of dwellings is encouraged. In areas where townhouses are used, there shall be no more than eight (8) townhouse units in any contiguous group.

SECTION 7: UTILITY REQUIREMENTS

Underground utilities, including telephone and electrical systems, are required within the limits of all PUD's. Appurtenances to these systems, which can be effectively screened, may be excepted from this requirement if the Commission finds that such exemption will not violate the intent or character of the proposed PUD.

SECTION 8: INCREASED RESIDENTIAL DENSITY

To provide an incentive for a quality PUD, the Commission may authorize an increased residential density of up to fifteen (15) percent of the allowable number of dwelling units. Character, identity, architectural and siting variation incorporated in a development shall be considered cause of density increases, provided that these factors make a substantial contribution to the objectives of the PUD, which are as follows:

1. Landscaping (a maximum increase of five (5) percent streetscape) open spaces and plazas, use of existing landscaping, pedestrian way treatment and recreational areas
2. Siting (a maximum increase of five (5) percent) visual focal points, use of physical features such as topography, view, sun and wind orientation, circulation pattern, physical environment, variation in building set-backs and building groupings.
3. Design features (a maximum increase of five (5) percent) street sections, architectural styles, harmonious use of materials, parking areas broken by landscaping features and varied use of housing types.

SECTION 9: ARRANGEMENT OF COMMERCIAL USES

1. When PUD's include commercial uses, commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections. Planning screens or fences shall be provided on the perimeter of the commercial areas abutting residential areas.
2. The plan of the project shall provide for the integrated and harmonious design of buildings and for adequate and properly arranged facilities for internal traffic

circulation. Landscaping and other such facilities or facilities, as may be necessary, shall be provided to make the project attractive and efficient from the standpoint of the adjoining and surrounding non-commercial areas.

3. All areas designed for future expansion or not intended for immediate improvement or development shall be landscaped or otherwise maintained in a neat and orderly manner.

SECTION 10: ARRANGEMENT OF INDUSTRIAL USES

1. PUD's may include industrial uses if it can be shown that a development results in a more efficient and desirable use of land.
2. Industrial uses and parcels shall be developed in park-like surroundings utilizing landscaping and existing woodlands as buffers to screen lighting, parking areas, loading areas, or docks and/or outdoor storage of raw materials or products. A planned industrial area shall provide for the harmony of buildings and compact grouping in order to economize in the provision of such utility services as are required. Thoroughfares shall be kept to a minimum throughout a planned industrial area in order to reduce through traffic.
3. Project side yards of forty (40) feet and a rear yard of fifty (50) feet shall be required if the project is located adjacent to any residential uses. All intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.

SECTION 11: PROCEDURE FOR APPROVAL OF A PUD

When the PUD also qualifies as a subdivision, the processing of the Special Use Permit for a PUD shall require a pre-application, the submission of a Preliminary Development Plan and approval by the Council of a Final Development Plan as specified within this ordinance.

SECTION 12: PRE-APPLICATION MEETING

The developer shall meet with the Administrator prior to the submission of the Preliminary Development Plan. The purpose of this meeting is to discuss early and informally the purpose and effect of this Ordinance and the criteria and standards contained herein, and to familiarize the developer with the Comprehensive Plan, the zoning Ordinances, Subdivision Ordinance and such other plans and ordinances as deemed appropriate.

SECTION 13: CONTENTS OF APPLICATION FOR APPROVAL OF PRELIMINARY DEVELOPMENT PLAN

A property owner or person having existing interest in the property for which the PUD is proposed shall file an application for a preliminary PUD with the Commission. At a minimum, the application shall contain the following information filed in triplicate:

1. Name, address and home number of applicant
2. Name, address and home number of a registered Surveyor, registered Engineer and/or Urban Planner assisting in the preparation of the Preliminary Development Plan.
3. Legal description of the property
4. Description of existing use
5. Zoning districts
6. A vicinity map at a scale approved by the Commission showing property line, streets, existing and proposed zoning and other such items as the Commission may require to show the relationship of the PUD to the Comprehensive Plan and to existing schools and other community facilities and services
7. A Preliminary Development Plan at a scale approved by the Commission showing topography at two foot intervals; location and type of residential, commercial and industrial land uses; layout, dimensions, and names of existing and proposed streets; right-of-way; utility easements; parks and community spaces; layout and dimensions of lots and building setback lines; preliminary improvement drawings showing water, sewer, drainage, electricity, telephone and natural gas (if available) and such other characteristics as the Commission deems necessary
8. Proposed schedule for the development of the site
9. Evidence that the applicant has sufficient control over the land in question to initiate the proposed development plan within two (2) years. The application for the preliminary PUD shall be accompanied by a written statement by the developer setting forth the reasons why, in his opinion, the PUD would be in the public interest.

SECTION 14: PROCEDURE FOR PUBLIC NOTICE

The same procedure for public hearing and legal notification as required for Special Use Permits shall be followed.

SECTION 15: APPROVAL IN PRINCIPLE BY THE COMMISSION

1. Within thirty (30) days after the public hearing the Commission shall review the Preliminary Development Plan to determine if it is consistent with the intent and purpose of this Ordinance; whether the proposed development advances the general welfare of the community and neighborhood and whether the benefits, combination of various land uses in the surrounding area justify the deviation from standard district regulations. The Commission's approval in principle of the Preliminary Development Plan shall be necessary before an applicant may submit a Final Development Plan.
2. Development Plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels or engineering feasibility.
3. The Commission shall consider the general standards applicable to Special Use Permits and criteria for special uses before approving in principle a Preliminary Development Plan

SECTION 16: CONTENTS OF APPLICATION FOR APPROVAL OF FINAL DEVELOPMENT PLAN

Upon approval in principle of a Preliminary Development Plan, an application for approval of the Final Development Plan may be filed with the Administrator by at least one (1) property owner or person having a presently existing interest in the property for which the PUD is proposed. The owner or lessee, attesting to the truth and exactness of all information supplied on the application for the Final Development Plan, shall sign each application. Each application shall clearly state that the approval shall expire and may be revoked if construction on the project has not begun within two (2) years from the date of issuance of the approval. At a minimum, the application shall contain the following information:

1. A survey of the proposed development site, showing the dimensions and
2. bearings of the property lines, area in acres, topography, existing features of the development site; including major wooded areas, structures, streets, easements, utility lines and land uses
3. All the information required on the Preliminary Development Plan; the location and sizes of lots, location and proposed density of dwelling units, non-residential building intensity and land use considered suitable for adjacent properties;
4. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and street scapes; tabulation of the number of acres in the proposed project for various uses; the number of housing units proposed by type; estimated residential population by type of housing; estimated non-residential population; anticipated timing for each unit and standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development

whenever the applicant proposes an exception from standard zoning districts or other ordinances governing development

5. Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone and natural gas installations; waste disposal facilities; street improvements and extent of earth work required for site preparation and development
6. Site plan, showing building(s), various functional use areas, circulation and their relationship
7. Preliminary building plans, including floor plans and exterior elevations
8. Landscaping plans
9. Deed restrictions, protective covenants and other legal statements or devices or to be used to control the use, development and maintenance of the land, and the improvements thereon, including those areas which are to be commonly owned and maintained.

SECTION 17: RECOMMENDATION BY COMMISSION

Within sixty (60) days after receipt of the Final Development Plan, the Commission shall recommend to the council that the Final Development Plan be approved as presented, approved with the supplementary conditions that were disapproved. The Commission shall then transmit all papers constituting the record and the recommendations to the council.

The Commission shall find that the facts submitted within the application and presented to them establish that;

1. The proposed development can be initiated within two (2) years of the date of Approval
2. Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which would not be achieved under standard district regulations
3. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD
4. Any proposed commercial development can be justified at the locations proposed

5. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the Final Development Plan, in accordance with the PUD and the adopted policy of the Council
6. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development
7. The PUD is in general conformance with the Comprehensive Plan
8. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

SECTION 18: ACTION BY THE COUNCIL

Within sixty (60) days after receipt of the final recommendation of the Commission, the Council shall either approve, approve with supplementary conditions or disapprove the application presented. Upon granting or denying the application the Council shall specify:

1. The Ordinance and standards used in evaluating the application
2. The reasons for approval or denial
3. The actions, if any, that the applicant could take to obtain a permit.

If the application is approved or approve with conditions, the Council shall direct the Commission to issue Zoning Permits only in accordance with the approved Final Development Plan and the supplementary conditions attached thereto.

SECTION 19: EXPIRATION AND EXTENSION OF APPROVAL PERIOD

The approval of a Final Development Plan for a PUD shall be for a period not to exceed two (2) years to allow for preparation and recording of the required Subdivision Plat and the development of the project. If no construction has begun within two (2) years after approval is granted, the approved Final Development Plan shall be void. An extension of the time limit (6 months) or modification of the approved Final Development Plan may be approved by the Mayor and City Council if the Commission finds that such extension or modification is not in conflict with the public interest.

CHAPTER 6 MOBILE HOME PARK

SECTION 1: PURPOSE

It shall be the policy to guide a mobile home park development to achieve the following:

1. Well designed, constructed, operated and maintained development so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
2. Mobile Home Park that will not be hazardous or detrimental to existing or future neighboring uses.
3. Mobile Home Park Development which will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, refuse disposal and schools or that the persons or agencies responsible for the establishment of the proposed park shall be able to provide adequately any such services.
4. Mobile Home Park Development that will be consistent with the intent and purpose of this ordinance.
5. Vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public streets or roads.
6. Development that will not result in the destruction loss of natural, scenic, or historic features of major importance.
7. Mobile Home Park Development that will meet the minimum health standards as set forth by the Health Authority.

SECTION 2: DEVELOPMENT STANDARDS

1. Area Requirements
 - a. The minimum lot area for a mobile home park shall be ~~five (5)~~ fifteen (15) acres. *(adopted 02/11/2026-Ordinance 2026-573)*
 - b. The maximum lot area for a mobile home park shall be twenty (20) acres *(adopted 02/11/2026-Ordinance 2026-573)*
2. Mobile home space – area and dimensions.

Each Mobile Home space shall have a minimum width of (60) sixty feet.

3. Population density

There shall be a maximum density of (5) five manufactured homes per gross acre.

4. Building height

No building or structure erected shall have a height greater than (20) twenty feet.

5. Age and Relocation Requirements (*adopted 02/11/2026-Ordinance 2026-573*))

a. Age Limitation.

No manufactured home or mobile home shall be moved into or placed within the City of Roberts unless the home is no more than fifteen (15) years old, as measured from the original date of manufacture to the date of building permit approval issued by the City.

b. Relocation Within the City Prohibited for Older Units.

A manufactured or mobile home that exceeds fifteen (15) years of age shall not be relocated from one lot, parcel, or space to another lot, parcel, or space within the City limits, including relocation within or between mobile home parks.

c. Removal from the City Permitted.

Manufactured or mobile homes exceeding fifteen (15) years of age may be removed and relocated outside of the City without restriction.

d. Lawful Existing Homes.

Nothing in this section shall be construed to require the removal of any manufactured or mobile home lawfully located within the City prior to the effective date of this ordinance, provided the home remains on its existing lot or space

e. Temporary Removal and Return.

A manufactured or mobile home exceeding fifteen (15) years of age may be temporarily removed for repair, utility replacement, foundation work, or similar necessity and returned only to the same lot or space, provided:

- i. The home was lawfully located within the City prior to removal;
- ii. The temporary removal and return occurs within a period approved by the City, not to exceed one hundred eighty (180) days unless extended for good cause; and
- iii. No expansion of use, increase in density, or relocation to a different lot or space occurs.

f. Verification and Enforcement.

The age of a manufactured or mobile home shall be verified by documentation acceptable to the City. Compliance with this section shall

be required prior to issuance of a building permit or authorization to move or relocate a manufactured or mobile home.

6. Yards

- a. All yards shall extend the full width or depth of the lot and shall be open from the ground to the sky.
- b. Front: each space shall abut a street and have a front yard not less than (25) twenty-five feet extending for the width of the space or parcel; with the exception of corner spaces that must have a setback of (20) twenty feet. All yards must be landscaped and maintained.
- c. Side: each space shall have a side yard on both sides of the space or parcel, of not less than (10) ten feet with the exception of the corner space that must have a side yard at not less than (25) twenty-five feet.
- d. Rear: each space shall have a rear yard extending across the full width of the space or parcel devoted to said use of not less than (20) twenty feet.

7. Hedges, fences and walls

- a. A mobile home park shall be entirely enclosed with a solid (6) six-foot fence or wall with the exception of the area defined as the front yard wherein said wall shall not exceed (3) three feet in height.
- b. No wall or fence over (6) six feet in height shall be permitted.
- c. All hedges, fences and walls shall meet the sight triangle requirements in chapter 4.

8. Outdoor advertising

Signs shall be restricted to (25) twenty-five square feet of sign area to advertise the mobile home park for each frontage along the street serving as access to the mobile home park.

9. Access

- a. Each mobile home park shall abut a dedicated street improved to city standards.
- b. Vehicular access roads within the mobile home park shall be (50) fifty feet in width and shall be adequately paved with an asphalt mix to meet structural requirements of the city.

10. Off-Street Parking

- a. There shall be (2) two off-street parking spaces for each mobile home space, located on the mobile home space.
- b. There shall be (3) three additional parking spaces for each (5) five mobile home spaces. Said parking shall be used for guest parking.

SECTION 3: OTHER CONDITIONS TO USE

1. Each mobile home space shall be connected to a sewage disposal system approved by the health authority.
2. All roadways shall be adequately paved with an asphalt mix to meet structural requirements established by the city, and shall therefore be maintained in good repair.
3. There shall be at least 150 square feet of recreational area per mobile home space.
4. Service yards, storage areas and trash disposal areas shall be screened from obvious view.
5. All streets, walkways and recreation areas shall be adequately lighted.
6. Fire protection facilities shall be installed within each mobile home park in accordance with the requirements of the fire department or district that has jurisdiction.

SECTION 4: CONTENTS OF APPLICATION FOR APPROVAL OF PRELIMINARY DEVELOPMENT PLAN

A property owner or person having existing interest in the property for which the Mobile Home Park Development is proposed shall file an application for a preliminary Mobile Home Park Development with the Commission. The application shall contain the following.

1. Name, address, business and home number of applicant.
2. Name, address, business and home number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the Preliminary Development Plan.
3. Legal description of the property.
4. Description of the existing use.
5. Zoning districts
6. A vicinity map at a scale approved by the Commission, showing property lines, streets, existing and proposed zoning and such other items as the Commission may require to show the relationship of the mobile home park to the Comprehensive Plan and to existing schools and other community facilities and services.

7. A Preliminary Development Plan at a scale approved by the Commission showing topography at (2) two foot intervals; location and type of residential, commercial and industrial land uses; layouts, dimensions, and names of existing and proposed streets; rights-of-way; utility easements; parks and community spaces; layout and dimensions of lots and building setback lines; preliminary improvements drawings showing water, sewer, drainage, electricity telephone, natural gas and such other characteristics as the Commission deems necessary.
8. Proposed schedule for the development of the site.
9. Evidence that the applicant has sufficient control over the land in question to initiate the proposed development plan within (2) two years.
10. The application for the preliminary Mobile Home Park Development shall be accompanied by a written statement by the developer setting forth the reasons why, in his/her opinion, the Mobile Home Park is in the public interest.

SECTION 5: PROCEDURE FOR PUBLIC NOTICE

Use the same procedure for public hearing as required for SUP.

SECTION 6: APPROVAL IN PRINCIPLE BY THE COMMISSION

Within (30) thirty days after the public hearing the Commission shall review the Preliminary Development Plan to determine if it is consistent with the intent and purpose of this ordinance; whether the proposed development advances the general welfare of the community and neighborhood and whether the benefits, combination of various land uses and the interrelationship with the land uses in the surrounding area justify the deviation from standard district regulations. The Commission's approval in principle of the Preliminary Development Plan shall be necessary before an applicant can submit a Final Development Plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels or engineering feasibility.

The Commission shall consider the general standards applicable to Special Use Permits (SUP) and criteria for special uses before approving in principle a Preliminary Development Plan. (See Chapter 12, Section 3 and 4).

SECTION 7: CONTENTS OF APPLICATION FOR APPROVAL OF FINAL DEVELOPMENT PLAN

Upon approval in principle of a Preliminary Development Plan, at least one property owner or person having a presently existing interest in the property for which the Mobile Home Park Development is proposed may file an application for approval of the Final Development Plan with the administrator. The owner or lessee, attesting to the truth and exactness of all information supplied in the application for the Final Development Plan, shall sign each application. Each application shall clearly state that the approval shall expire and may be revoked if construction on the project has not begun within two years

from the date of issuance of the approval. At a minimum, the application shall contain the following information:

1. A survey of the proposed development site, showing the dimensions and bearings of the property lines, area in acres, topography of existing features of the development site; including major wooded areas, structures, streets, easements, utility lines and land uses.
2. All the information required on the Preliminary Development Plan; the location and sizes of lots, location and proposed density of dwelling units, non-residential building intensity and land use considered suitable for adjacent properties.
3. A schedule for the development of units to be constructed in progression and a description of the design principle for buildings and streetscapes; tabulation of the number of acres in the proposed project for various uses; the number of housing units proposed by type; estimated residential population; anticipated timing for each unit and standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development whenever the applicant proposes an exception from standard zoning districts or other ordinances governing development.
4. Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone and natural gas installations, waste disposal facilities, street improvements and nature and extent of earth work required for site preparation and development.
5. Site plan, showing buildings, various functional use areas, circulation and their relationship.
6. Preliminary building plans, including floor plans and exterior elevations.
7. Landscaping plans.
8. Deed restrictions, protective covenants and other legal statements or devices to be used to control the use, development and maintenance of the land, and the improvements thereon, including those areas which are to be commonly owned and maintained.

SECTION 8: RECOMMENDATIONS BY THE COMMISSION

Within 60 days after receipt of the Final Development Plan, the Commission shall recommend to the council that the Final Development Plan be approved as presented, approved with supplementary conditions or disapproved. The Commission shall then transmit all papers constituting the record and the recommendations to the Council.

The Commission shall find that the facts submitted with the application and presented to them establish that:

1. The proposed development can be initiated within two (2) years of the date of approval.
2. Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objectives will be attained. The uses proposed will not be detrimental to present and surrounding uses but will have a beneficial effect that would not be achieved under standard district regulations.
3. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and increase densities will not generate traffic in such amounts as to overload the street network outside the mobile home park.
4. Any proposed commercial development can be justified at the locations proposed.
5. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the Final Development Plan, in accordance with the Mobile Home Park adopted policy of the Council.
6. The area surrounding said development could be planned and zoned in coordination and substantial compatibility with the proposed development.
7. The Mobile Home Park is in general conformance with the Comprehensive Plan of The City of Roberts.
8. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

SECTION 9: ACTION BY THE COUNCIL

Within the sixty (60) days after receipt of the final recommendation of the Commission, the council shall approve, approve with supplementary conditions or disapprove the application.

Upon granting or denying the application as presented the Council shall specify:

1. The ordinance and standards used in evaluating the application.
2. The reasons for approval or denial.
3. The actions, if any, that the applicant could take to obtain a permit.

If the application is either approved or approved with supplementary conditions, the council shall direct the Commission to issue zoning permits only in accordance with the approved Final Development Plan and supplementary conditions attached thereto.

SECTION 10: EXPIRATION AND EXTENSION OF APPROVAL PERIOD

The approval of a Final Development Plan for a Mobile Home Park shall be for a period not to exceed two (2) years to allow for preparation and recording of the required subdivision plan and the development of the project. If no construction has begun within two (2) years after approval is granted, the approved Final Development Plan shall be void. An extension of the time limit or modification of the approved Final Development Plan may be approved if the Commission finds that such extension or modification is not in conflict with the public interest.

CHAPTER 7 SIGNS

SECTION 1: INTENT

The purpose of this chapter is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoors advertising signs and signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community and preserve the scenic and natural beauty of the designated areas. It is further intended to reduce sign or advertising distractions and obstruction that may contribute to traffic accidents; reduce hazards that may be caused by signs overhanging or projecting over public right-of-way; provide more open space; curb the deterioration of the natural environment and enhance community development.

SECTION 2: PUBLIC SIGNS EXCLUDED

For the purposes of this Ordinance “signs” does not include signs erected and maintained pursuant to and in discharge of any governmental function or required by any law, ordinance, or governmental regulation.

SECTION 3: GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS

Commercial and industrial districts:

1. Any illuminated signs or lighting device shall emit a light of constant intensity and no sign shall be illuminated by or contain flashing intermittent, rotating or moving lights. In no event shall an illuminated sign or lighting device be placed or directed to permit the beams and illumination to be beamed upon a public thoroughfare, highway, sidewalk or adjacent premises to cause glare or reflection that may constitute a traffic hazard or nuisance.
2. No sign shall employ any parts or elements that revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. Subsections (1) and (2) of this section do not apply to any sign performing a public service indicating time, temperature or similar services.
3. All writing, fittings and materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the provisions of the local electric code in effect.
4. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than three (3) feet, including those projecting from the face of any theater, hotel or motel marquee. In general, projecting signs are not encouraged.

5. No sign shall be placed on the roof of any building except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building.
6. No sign erected or maintained in the window of a building, visible from any public or private street or highway, shall occupy more than 20 percent of the window surface.
7. No sign of any classification shall be attached in any manner or form to a fire escape.
8. All signs hung and erected shall be plainly marked with the name of the person, firm or corporation responsible for maintaining the sign.
9. Should any sign be or become unsafe or be in danger of falling down, the owner or person maintaining the sign shall upon receipt of written notice from the Commission proceed at once to put such sign in a safe and secure condition or remove the sign.
10. No sign shall be placed in any public right-of-way except publicly owned signs, i.e., traffic control signs and directional signs. Signs directing and guiding traffic on private property but bearing no advertising matter shall be permitted on any property.
11. Signs along interstate and primary highways shall conform to the Idaho State Transportation Department regulations.

SECTION 4: RESIDENTIAL, MOBILE HOME PARK, MULTI-FAMILY

1. Signs advertising the sale, lease or rental of the premises upon which the sign is located shall not exceed 12 square feet in area except in all residential districts where sign area shall not exceed 6 square feet.
2. Signs denoting the name and address of the occupants of the premises are not to exceed 2 square feet in area.
3. On premises wall signs pertaining to a non-conforming use shall be permitted on the same premises of such use, provided that the area of such sign does not exceed 12 square feet in area.
4. Political signs are allowed provided that such signs shall not be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall be posted in a public right-of-way nor shall any sign be posted on a utility pole. No political sign shall be posted more than 60 days before an election. All candidates for public office or their campaign committees shall remove such material from public property within one (1) week following Election Day.

5. No sign shall obstruct safe vision. All signs shall meet the sight triangle requirements of Chapter 4.

SECTION 5: MEASUREMENT OF SIGN AREA

The surface area of a sign shall be computed as including the entire area within a regular, geometric form or combination of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not being advertising matter shall not be included in the computation of surface area.

SECTION 6: PERMITTED SIGNS

The Commission may permit the following signs upon the issuance of a zoning certificate.

1. Signs advertising the sale, lease or rental of the premises upon which the sign is located shall not exceed 12 square feet in area except in all residential districts where the area of the sign shall not exceed 6 square feet.
2. Professional nameplates not to exceed 4 square feet in area.
3. Signs denoting the name and address of the occupants of the premises, not to exceed 2 square feet in area.
4. Temporary signs not exceeding 50 square feet in area announcing special public or institutional events, the erection of a building, the architect or the builders and contractors names may be erected for a period of 60 days plus the construction period.
5. On-premises wall signs pertaining to a non-conforming use shall be permitted on the same premises of such use provided that the area of such sign does not exceed 12 square feet.
6. Political signs are allowed provided that such signs shall not be posted in any place or manner that is destructive to public property upon posting or removal. No political sign shall be posted in a public right-of-way or on a utility pole. No political sign shall obstruct safe vision. No political sign shall be posted more than 60 days before Election Day. All candidates for public office or their campaign committees shall be responsible for the removal of such material from public property within (1) one week following Election Day. All signs shall meet the sight triangle requirements in Chapter 4.

SECTION 7: SPECIAL PERMITTED SIGNS

The Commission allows the following signs upon the issuance of a Special Use Permit.

1. Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs and societies. Signs shall be located on the premises and shall not exceed 15 square feet in area.
2. Any sign advertising a commercial enterprise, including real estate developers or sub dividers, in a district zoned residential shall not exceed 12 square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.
3. In a commercial or manufacturing district each business shall be permitted one (1) flat or wall on-premise sign. Projection of wall signs shall not exceed two (2) feet measured from the face of the main building. The area of all permanent on-premise signs for any single business enterprise may have an area equivalent to one and one half (1 ½) square feet of sign area for each lined foot of building width, or part of a building, occupied by such enterprise but shall not exceed maximum area of 100 square feet.
4. In commercial or manufacturing districts two (2) off-premises signs with a total area not exceeding six hundred (600) square feet may be permitted at a single location. No single off-premises sign shall exceed one thousand two hundred (1200) square feet, nor shall off-premises signs visible to approaching traffic have a minimum spacing of less than two hundred (200) feet. Off premises signs shall conform to all applicable yard and height regulations for the appropriate zoning district, except that such signs intended to be viewed from an elevated highway shall not be more than twenty (20) feet above the level of the roadway at its nearest point. Off-premises wall signs shall have all structural and supporting members concealed from view.
5. Free-standing on-premise signs not over thirty (30) feet in height having a maximum total sign area of one hundred (100) square feet per display area and located not closer than ten (10) feet to any street right-of-way line may be erected to serve a group of business establishments. There shall be only one (1) free-standing sign for each building, regardless of the number of businesses conducted in said building.

SECTION 8: SIGN SETBACK REQUIREMENTS

Off-premises signs shall not be erected in front of the required setback line for the appropriate zoning district except for the following;

1. For every square foot by which any on-premises sign exceeds fifty (50) square feet, the setback shall be increased by one-half (1/2) foot but need not exceed one hundred (100) feet.
2. Real Estate signs and bulletin boards for a church, school or any other public, religious or educational institution within residential zoning districts may be

erected not less than ten (10) feet from the established right-of-way line of any street or highway provided that such sign or bulletin board does not obstruct traffic visibility at street or highway intersections.

3. On-premises signs where permitted shall be erected, or placed in conformity with the side and rear yard requirements of the district in which located, except that in any residential district, on-premises signs shall not be erected or placed within ten (10) feet of a side or rear lot line.

SECTION 9: VIOLATIONS

In case any sign shall be installed, erected, constructed or maintained in violation of any of the terms of this Ordinance, the Commission shall notify, in writing, the owner or lessee thereof to alter such sign to comply with this Ordinance. Political signs posted in violation of this Ordinance are subject to removal by the Commission five days after written notice of violation.

CHAPTER 8 NON-CONFORMING USES

SECTION 1: INTENT

It is the intent of this Ordinance to permit non-conforming uses to continue until they are removed but not to encourage their survival. It is further the intent of this Ordinance that non-conforming uses shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

SECTION 2: INCOMPATIBILITY OF NON-CONFORMING USES

Non-conforming uses are declared by this Ordinance to be incompatible with permitted uses in the districts in which such use is located. A non-conforming use shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature that would be generally prohibited in the district in which such use is located.

SECTION 3: AVOIDANCE OF UNDUE HARDSHIP

To avoid undue hardship, nothing in this Ordinance shall be deemed to require change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been carried on diligently.

SECTION 4: SINGLE NON-CONFORMING LOT OF RECORD

In any district in which single family dwellings are permitted, a single family dwelling and customary accessory buildings may be erected on any lot of record (see definition of "Lot of Record") at the effective date of adoption or amendment of this Ordinance, notwithstanding limitations imposed by other provisions of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. Thus provisions shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width or both, of the lot shall conform to the regulations for the district in which such lot is located.

SECTION 5: NON-CONFORMING LOTS OF RECORD IN COMBINATION

If two (2) or more lots or a combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Ordinance and if all or part of the lots with no buildings do not meet the requirements established for lot width and area, the lands involved shall be considered to be an

undivided parcel for the purposes of this Ordinance and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Ordinance, nor shall any division of any parcel be made which creates a lot with a width or area below the requirements stated in this Ordinance.

SECTION 6: NON-CONFORMING USES OF STRUCTURES OR OF STRUCTURES AND LAND IN COMBINATION

If a lawful use involving individual structures, or of a structure and land in combination, exists at the effective date of adoption or amendment of this lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. No non-conforming use shall be extended to occupy any additional land area.
3. And if no structural alterations are made any non-conforming use of a structure or structure and land may, upon issuance of a Special Use Permit by the Commission, be changed to another non-conforming use provided that the Commission shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Commission may require appropriate conditions and safeguards in accord with other provisions of this Ordinance.
4. Any structure, or structure and land in combination, or on which a non-conforming use is superseded by a permitted use shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed.
5. When a non-conforming use of a structure or land in combination is discontinued or abandoned for more than two (2) years (except when government action impedes access to the premises), the structure or structure and land in combination, shall not thereafter be used except in conformity with the current regulations of the district in which it is located.
6. Where non-conforming use status applies to a structure, or portion of a structure and land in combination, the use shall be discontinued if the structure is removed or destroyed. Destruction for the purpose of this subsection is defined as damage to an extent of more than 70% of the replacement cost of the whole structure at time of destruction.

SECTION 7: MOBILE HOME PLACEMENT, REPLACEMENT, AND TEMPORARY USE

The following provisions govern the placement, replacement, and temporary use of mobile and manufactured homes within the City of Roberts, incorporating historical and current ordinances:

1. Historical Authority – Ordinance 491 (*adopted June 9, 1992*)

Ordinance 491 established that:

- a. A mobile home or trailer is a relocatable dwelling unit not required to meet the Uniform Building Code. Double-wide homes on foundations are not considered mobile homes and are exempt.
- b. Mobile homes cannot be placed on a lot already containing another dwelling, business, apartment, condominium, or mobile home.
- c. Temporary placement of a mobile home is allowed for a maximum of one (1) year while a permanent structure is under construction, with approval from the City Council.
- d. Mobile homes may only be placed in designated areas, such as mobile home parks or approved zones.

Violations of Ordinance 491 were treated as continuing misdemeanors.

2. Two-Lot Exception – Ordinance 491A (*adopted May 11, 2005*)

Pursuant to Ordinance 491A, an existing single-wide mobile home solely occupying two (2) City lots may be:

- a. Replaced with a mobile home no older than five (5) years, provided all setbacks and zoning requirements are met. This replacement provision modifies non-conforming use restrictions for these properties.
- b. Temporarily placed for emergency purposes or other situations deemed justifiable by the Mayor and City Council, for a period not to exceed one (1) year. The term and conditions are determined case by case.

3. Citywide Age and Relocation Standards – Ordinance 2026-573 (*adopted February 11, 2026*)

All manufactured and mobile homes within the City of Roberts must comply with age and relocation standards unless specifically exempted by Ordinance 491A:

- a. No mobile or manufactured home older than fifteen (15) years may be moved into or placed within the City limits.

- b. Homes exceeding fifteen (15) years of age cannot be relocated within the City or between mobile home parks, but may be removed from the City without restriction.
- c. Temporary removal for repairs or similar work is allowed only on the same lot or space, and must be approved by the City, with a maximum period of 180 days unless extended for good cause.
- d. Compliance with these standards must be verified prior to issuance of a building permit or authorization to move a home.

4. Applicability and Cross-References

Ordinance 491 (1992) remains the baseline restriction on mobile home placement within the City, except where modified by:

- a. Ordinance 491A (2005) – specific two-lot property exception.
- b. Ordinance 2026-573 (2026) – citywide age and relocation requirements.
- c. These provisions together ensure consistency between historical restrictions, site-specific exceptions, and current citywide regulations.

SECTION 8: REPAIRS AND MAINTENANCE

On any non-conforming structure, or portion of a structure containing a non-conforming use, work may be done on ordinary repairs or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing, provided that , the cubic content existing when it became non-conforming shall not be increased. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official.

SECTION 9: USES UNDER SPECIAL USE PROVISIONS NOT NON-CONFORMING USES

Any use that is permitted as a special use in a district under the terms of this Ordinance shall not be deemed a non-conforming use in such district, but shall, without further action, be considered a conforming use.

CHAPTER 9 APPEAL, VARIANCE AND ACTION BY AFFECTED PERSONS

SECTION 1: GENERAL

The Commissioner shall consider administrative appeals where it is alleged that the Commission has made an error, a variance from the terms of this Ordinance is requested or a request for hearings from affected persons is made.

SECTION 2: STAY OF PROCEEDINGS

An appeal stays all proceedings in furtherance of the action taken unless the Commission certifies to the Council, after the notice of appeal is filed, that by reason of facts stated in the application a stay would, in their opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed by other than a restraining order that may be granted by the Council or by a court based upon an application, with notice to the Commission showing due cause.

SECTION 3: VARIANCE

The Commission may authorize in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. No permitted or non-conforming use of neighboring lands, structures or building in the same district and no permitted or non-conforming use of lands, structures or buildings in other districts shall be considered grounds for issuance of a variance. Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the provisions of this Ordinance would result in unnecessary hardship.

SECTION 4: APPLICATION AND STANDARDS FOR VARIANCES

A variance from the terms of this Ordinance shall not be granted by the Commission unless and until a written application for a variance is submitted to the Commission containing:

1. Name, address and phone number of applicant(s);
2. Legal description of property;
3. Description of the nature of the variance requested; and a narrative statement demonstrating that the request variance conforms to the following standards;

4. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or building in the same district.
5. That a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
6. That special conditions and circumstances do not result from the actions of the applicant.
7. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district.

A variance shall not be granted unless the Commission makes specific finding of fact based directly on the particular evidence presented to it that support conclusions that the above mentioned standards and conditions have been met by the applicant.

SECTION 5: SUPPLEMENTARY CONDITIONS AND SAFEGUARDS

Under no circumstances shall the Commission grant an appeal or variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

In granting any appeal or variance, the Commission may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the appeal or variance is granted, shall be deemed a violation of this Ordinance.

SECTION 6: PUBLIC HEARING

Upon receipt of the application for an appeal or a variance, the Commission shall hold a public hearing, publish notice in a newspaper and give notice to all parties as required for Special Use Permits.

SECTION 7: ACTION BY THE COMMISSION

Within thirty (30) days after the public hearing the Commission shall approve, conditionally approve or disapprove the request for appeal or variance.

Upon granting or denying an application the Commission shall specify;

1. The Ordinance and standards used in evaluating the application;
2. The reasons for approval or denial;
3. The actions, if any, that the applicant could take to obtain a permit.

An applicant or any affected person who appeared in person or in writing before the Commission may appeal the decision, provided the appeal is submitted to the Council within fifteen (15) days from the Commission's action.

SECTION 8: NOTIFICATION TO APPLICANT

Within ten (10) days after a decision has been rendered, the Administrator shall provide the applicant with written notice of the action on the request.

SECTION 9: APPEAL TO COUNCIL

Upon receipt of an appeal from the action of the Commission, the Council shall set a hearing date to consider all information, testimony and commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the decision.

The Council shall only overrule the Commission by a favorable vote of one-half (1/2) plus one (1) of the full council.

SECTION 10: REQUEST FOR HEARING BY AFFECTED PERSONS

An affected person shall mean one having an interest in real property that may be adversely affected by the issuance or denial of a permit authorizing the development.

Any affected person may at any time prior to final action on Rezone, Special Use, or Variance permit, if no hearing has been held on the application, petition the Commission or Council in writing to hold a hearing as required in Chapter 11, Section 5 through 8 provided; however, that if twenty (20) affected persons petition for a hearing, the hearing shall be held.

After a hearing, the Commission or Council may;

1. Grant or deny a permit;
2. Delay such a decision for a definite period of time for further study of hearing.

An affected person aggrieved by a decision may within sixty (60) days after all remedies have been exhausted under local Ordinances seek judicial review under the procedures provided by (Sections 67-5215 (b) through (g) and 67-5216, Idaho Code.) Title 67-5270 through 67-5279. Codes in parentheses above were deleted in 1992.

SECTION 11: SPECIAL (CONDITIONAL) USE PERMITS)

The Special Use Permit procedure allows a zoning ordinance to address uses that are conditionally acceptable in the midst of a land use zone. The special use procedure allows the application of special conditions to development of uses that would allow them to integrate suitably with their surroundings.

The City of Roberts abides by Idaho Code 67-6512, SPECIAL USE PERMITS, CONDITIONS AND PROCEDURES.

CHAPTER 10 ENFORCEMENT

SECTION 1: BUILDING PERMITS

No building or other structure shall be erected, moved, added to, or structurally altered, nor shall any building, structure, or land be established or changed in use without a permit issued by the City Council. Building permits shall be issued only in conformity with the provisions of this Ordinance and all other applicable ordinances of the City of Roberts, including but not limited to Ordinances 491, 491A, 560, and 2026-573.

SECTION 2: MOBILE OR MANUFACTURED HOME MOVEMENT PERMIT *(adopted April 12, 2022)*

No mobile home or manufactured home shall be moved into, out of, or within the corporate limits of the City of Roberts without first obtaining a Mobile or Manufactured Home Movement Permit from the City Clerk prior to any movement, in accordance with Ordinance 560.

An application for such permit shall be filed prior to any movement and shall contain, at a minimum, the following information:

1. Name, address, and phone number of the owner and applicant.
2. The address and legal description of the property from which the home is being moved and the property to which it is being moved.
3. The zoning district of the destination property.
4. A written plan describing the proposed move.
5. The estimated start date and completion date of the move.
6. Hazard mitigation measures to address public safety, utilities, streets, and other infrastructure during the move.
7. Such other information as may be necessary to determine compliance with Ordinance 560 and applicable mobile or manufactured home regulations.

No mobile or manufactured home shall be moved until the application has been reviewed and approved by an agent designated by the Mayor.

Any mobile or manufactured home moved into or within the City limits shall not be occupied until a Certificate of Occupancy has been issued by the City of Roberts.

Failure to obtain a Mobile or Manufactured Home Movement Permit prior to movement shall constitute a violation of this Ordinance and Ordinance 560 and shall be subject to the penalties provided in Section 11 of this Chapter.

SECTION 3: DEMOLITION OF PERMANENT STRUCTURES *(adopted April 12, 2022)*

No permanent structure within the corporate limits of the City of Roberts shall be demolished without first obtaining a Demolition Permit from the City Clerk prior to commencement of demolition, in accordance with Ordinance 560. Small accessory structures such as garden sheds or small greenhouses are exempt from this requirement.

An application for a Demolition Permit shall be filed prior to demolition and shall contain, at a minimum, the following information:

1. Name, address, and phone number of the owner and applicant.
2. The address and legal description of the property on which the structure is located.
3. A written plan describing the proposed demolition.
4. The estimated start date and completion date.
5. Hazard mitigation measures addressing public safety and protection of adjacent property.
6. Plans for the removal and lawful disposal of debris.
7. Such other information as may be necessary to determine compliance with Ordinance 560.

Demolition shall not commence until the application has been reviewed and approved by an agent designated by the Mayor.

All demolition projects shall account for City utilities and other public infrastructure. A demolition project shall be deemed ongoing until inspected and approved as complete by authorized City personnel.

Commencing demolition without first obtaining a Demolition Permit, or failure to comply with the approved demolition plan, shall constitute a violation of this Ordinance and Ordinance 560 and shall be subject to the penalties provided in Section 11 of this Chapter. Each day such violation continues shall be considered a separate offense.

SECTION 4: CONTENTS OF BUILDING PERMIT APPLICATION

The application for a Building Permit shall be signed by the owner or applicant attesting to the truth and accuracy of all information supplied. Each application shall clearly state that the permit shall expire and may be revoked if work has not begun or is substantially completed within one hundred eighty (180) days.

At a minimum, the application shall contain the following information:

1. Name, address, and phone number of applicant.
2. Legal description of property.
3. Existing use.
4. Proposed use.
5. Zoning district.

6. A scaled plan showing the actual dimensions and shape of the lot; the exact size and location of existing buildings; and the location and dimensions of proposed buildings or alterations.
7. Building heights.
8. Number of off-street parking spaces or loading berths.
9. Number of dwelling units.
10. Proposed sewer and water facilities.
11. Such other matters as may be necessary to determine conformance with and provide for the enforcement of this Ordinance.

SECTION 5: APPROVAL OF BUILDING PERMITS

Within thirty (30) days after receipt of an application, the Commission shall approve or disapprove the application in conformance with this Ordinance.

All building permits shall be conditional upon commencement of work within one hundred eighty (180) days.

The Commission shall return one (1) copy of the plans to the applicant marked as approved or disapproved and shall retain one (1) copy similarly marked.

The Council shall issue a placard to be posted in a conspicuous place on the property, attesting that the use or alteration is in conformance with this Ordinance.

SECTION 6: EXPIRATION OF BUILDING PERMIT

If the work described in any Building Permit has not begun within one hundred eighty (180) days from the date of issuance, the permit shall expire and be revoked by the Commission, and written notice shall be given to the affected parties.

If construction is halted for one hundred eighty (180) days, a written request for extension must be submitted or the permit shall be revoked.

SECTION 7: RECORD OF BUILDING PERMITS

The Commission shall maintain a record of all building permits. Copies shall be furnished upon request.

SECTION 8: FAILURE TO OBTAIN A REQUIRED PERMIT

Failure to obtain a required Building Permit, Mobile or Manufactured Home Movement Permit, or Demolition Permit shall constitute a violation of this Ordinance.

SECTION 9: CONSTRUCTION AND USES TO BE AS PROVIDED IN APPLICATIONS, PLANS, PERMITS, AND CERTIFICATES

Permits issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications or amendments thereto. Any use, arrangement, or construction contrary to that authorized shall be deemed a violation of this Ordinance.

SECTION 10: COMPLAINTS REGARDING VIOLATIONS

Whenever a violation of this Ordinance occurs or is alleged to have occurred, any person may file a written complaint with the Chairman of the Commission. The Chairman shall properly record such complaint, immediately investigate, and take action as provided by this Ordinance.

SECTION 11: PENALTIES

Violation of any provision of this Ordinance or failure to comply with any requirement shall constitute a misdemeanor. Each day such violation continues shall be considered a separate offense.

The landowner, tenant, subdivider, builder, public official, or any other person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense.

The City Attorney may, in addition to pursuing criminal action, take steps to civilly enjoin any violation of this Ordinance.

Nothing herein shall prevent the Council or any public official or private citizen from taking lawful action necessary to restrain or prevent any violation.

Maximum penalties shall be as provided in Idaho Code § 50-302.

SECTION 12: SCHEDULE OF FEES, CHARGES, AND EXPENSES

The Council shall establish a schedule of fees, charges, and expenses and a collection procedure for Building Permits, Mobile or Manufactured Home Movement Permits, Demolition Permits, amendments, appeals, variances, Special Use Permits, plan approvals, and other administrative matters.

The schedule of fees shall be posted in City Hall and may be amended only by the Council. No action shall be taken on any application or appeal until all applicable fees, charges, and expenses have been paid in full.

CHAPTER 11 AMENDMENT

SECTION 1: GENERAL

Whenever the public necessity, convenience, general welfare or good zoning practices require, the Council may, by Ordinance, after receipt of a recommendation thereon from the Commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property.

SECTION 2: INITIATION OF ZONING AMENDMENTS

Amendments to this Ordinance may be initiated in one (1) of the following ways:

- A. By adoption of a motion by the Commission;
- B. By adoption of a motion by the Council;
- C. By the filing of an application by a property owner or a person who has existing interest in property within the area proposed to be changed or affected by said amendment.

SECTION 3: CONTENTS OF APPLICATION

Application for amendments to the Official Initial Zoning Map adopted as part of this Ordinance shall contain at least the following information:

- A. Name, address, and phone number of the applicant;
- B. Proposed amending Ordinance, approved as to form by the council;
- C. Present land use;
- D. Present zoning district;
- E. Proposed use;
- F. Proposed zoning district;
- G. A vicinity map at a scale approved by the Commission showing property lines, thoroughfares, existing and proposed zoning and such other items as the Commission may require.
- H. A list of all property owners and their mailing addresses who are within three (300) feet of the external boundaries of the land being considered;

- I. A statement on how the proposed amendment relates to the Comprehensive Plan, availability of public facilities and compatibility with the surrounding area;
- J. A fee as established by Council.

SECTION 4: TRANSMITTAL TO COMMISSION

Zoning districts shall be amended in the following manner:

- A. Requests for an amendment to the Zoning Ordinance shall be submitted to the Commission which shall evaluate the request to determine the extent and nature of the amendment requested;
- B. If the request is in accordance with the Commission, the Commission may recommend and the Council may adopt or reject the Ordinance amendment under the notice and hearing procedures as herein provided;
- C. If the request is not in accordance with the Commission, the request shall be submitted to the Council, which shall recommend adoption or rejection of the amendment to the Initial Zoning Ordinance under the notice and hearing procedures provided in Section 67-6509, Idaho Code.

SECTION 5: COMMISSION PUBLIC HEARING

The Commission shall hold a public hearing and make recommendations on proposed zoning amendments. Zoning amendments may consist of text or map revisions.

- 1. Initial Zoning Ordinance Text Amendment- The Commission, prior to recommending a Zoning Ordinance Text Amendment to the Council shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of time and place and the amendment shall be published in the official newspaper or paper of general circulation within the jurisdiction. Following the Commission's hearing, if the Commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the Commission forwards the amendment with its recommendation to the Council.
- 2. Initial Zoning Ordinance Map Amendment- The Commission, prior to recommending an Initial Zoning Ordinance Map Amendment to the Council shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of time, place and the amendment shall be published in the official newspaper or paper of general circulation within the jurisdiction. Additional

notice shall be provided by mail to property owners and residents within the land being considered; three hundred (300) feet of the external boundaries of the land being considered; and any additional area that may be impacted by the proposed change as determined by the Commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of the mail notification, three (3) notices in the official newspaper or paper of general circulation is sufficient, provided that, the third notice appears ten (10) days prior to the public hearing. Following the Commission's hearing, if the Commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the Commission forwards the amendment with its recommendation to the Council.

SECTION 6: RECOMMENDATION BY COMMISSION

Within sixty (60) days from the receipt of the proposed amendment, the Commission shall transmit its recommendation to the Council. The Commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The Commission shall insure that any favorable recommendations for amendments are in accordance with established goals and objectives.

SECTION 7: ACTION BY COUNCIL

The Council, prior to adopting, revising or rejecting the amendment to the Initial Zoning Ordinance as recommended by the Commission may conduct at least one (1) public hearing using the same notice and hearing procedures as the Commission. Following the Council hearing, if the Council makes a material change from what was presented at the public hearing, further notice of hearing shall be provided before the Council adopts the amendment.

The Council shall accept the recommendations of the Commission's report unless rejected by one half (1/2) plus one (1) of the members. Upon granting or denying the a change to the Initial Zoning Code, the Council shall specify;

1. The Ordinances and standards used in evaluating the application;
2. The reasons for approval or denial;
3. The actions, if any, that the applicant could take to obtain a permit.

In the event the Council shall approve an amendment, such amendment shall thereafter be made a part of this Ordinance upon the preparation and passage of an Ordinance.

SECTION 8: RESUBMISSION OF APPLICATION

No application for a reclassification of any property which has been denied by the Council shall be resubmitted in either substantially the same form or with reference to substantially the same premises for the same purposes within a period of one (1) year from the date of such final action; unless there is an amendment in the Comprehensive Plan which resulted from a change in conditions as applying to the specific property under consideration.

SECTION 9: ZONING UPON ANNEXATION

Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the Comprehensive Plan and Zoning Ordinance changes for the unincorporated area. The Commission and the Council shall follow the notice and hearing procedures provided in Section 65-6509, Idaho Code. Concurrently or immediately following the adoption of an Ordinance of Annexation, the Council shall amend the Zoning Ordinance.