

SECTION 3
DISTRICT ESTABLISHMENT

- 3-1: District Classifications
- 3-2: District Boundaries
- 3-3: Divided Ownership

3-1 DISTRICT CLASSIFICATIONS: To effectuate the comprehensive plan adopted by the City in the promotion of the health, safety, and general welfare within its area of jurisdiction, lands within the incorporated boundaries of the City and its area of impact which are hereby classified into the following categories and are further described in subsequent sections and so indicated on the Zoning Map.

- A. Agricultural (A)
- B. Residential
 - 1. R-1 Residential
 - 2. R-2 Medium Density Residential
 - 3. R-3 High Density Residential
- C. Commercial
 - 1. C General Commercial District
 - 2. CBD Central Business District
 - 3. BRD Business / Residential District
- D. Industrial District (I)

3-2 DISTRICT BOUNDARIES: The boundaries of the various districts shown on the Zoning Map are unless otherwise indicated, streets, alleys, lot lines, or other lines of demarcation as shown on said map. Where a street layout property line or other boundary on the ground varies from that shown on the Zoning Map, and where property or other boundary lines do not exist or are not shown on the zoning map, the designations shown on the map shall be applied by the Planning and Zoning Commission by map scale or other method so as to carry out the intent and purpose of the Zoning Map for that district.

3-3 DIVIDED OWNERSHIP: Where a district boundary line, as shown on the Zoning Map, divides a lot or other unit of property in a single ownership at the time of passage of this ordinance, the use permitted on the least restricted portion of such lot may extend to the portion lying the more restrictive district a distance of not more than fifty (50) feet beyond the district boundary line.

SECTION 4
"A" AGRICULTURAL DISTRICT

SECTION:

- 4-1: Purpose
- 4-2: Restrictions
- 4-3: Area Requirements
- 4-4: Uses Permitted - Property of 1 Acre with Vehicular Access
- 4-5: Uses Permitted - Property of 1 Acre with Public Street Access
- 4-6: Uses Prohibited
- 4-7: Setback Requirements
- 4-8: Accessory Uses
- 4-9: Building Height
- 4-10: Conditional Uses

4-1 PURPOSE: The purpose of the "A" Agricultural Zone is to set aside land to guide development at the community borders. These borders are deemed important for preservation at rural standards. Such areas may be considered to be in transition from rural agricultural activities to more concentrated development.

4-2 RESTRICTIONS: In the "A" Agricultural District, no building or premises shall be used nor shall any building or structure hereafter be erected or altered (unless provided by this ordinance) except for one or more of the following uses in accordance with the following standards.

4-3 AREA REQUIREMENTS: The following site area requirements apply to the "A" Agricultural District, except that where a lot has less area or frontage than required in this section as shown by an official plat on file in the Office of the County Clerk or shown by the last conveyance of record at the time of the passage of this Ordinance; these regulations shall not prohibit one private dwelling and its accessory buildings on such lot, subject to the setback requirements for this zoning district.

4-4 USES PERMITTED - PROPERTY OF 1 ACRE OR GREATER WITH VEHICULAR ACCESS: On property of not less than 1 acre in size with a minimum lot width of ninety (90) feet and vehicular access the following uses are permitted:

A. Agricultural Activities

4-5 USES PERMITTED - PROPERTY OF ONE (1) ACRE OR GREATER AND A MINIMUM NINETY (90) FEET OF CONTINUOUS FRONTAGE ON A PUBLIC STREET: On property not less than one (1) acre in size with a

minimum width of ninety (90) feet and a minimum ninety (90) feet of continuous frontage on a public street the following uses are permitted:

- A. Agricultural activities;
- B. One (1) single-family dwelling with the usual accessory buildings;
- C. Home occupation as defined in SECTION 15-8;
- D. Cemetery; provided it meets all standards of Idaho Code and is approved by the Central Health District and the New Meadows City Engineer.
- E. Bed and Breakfast:
 - 1. Maximum of five (5) rooms for lodging of paying guests;
 - 2. Must provide one (1) off-street parking space for each guest room as well as all vehicles owned by permanent residents;
 - 3. Rooms cannot be added for the sole purpose of use as a bed and breakfast facility;
 - 4. Sign shall be limited to four (4) square feet;
 - 5. May provide meals to lodging guests only.
 - 6. No other commercial uses are permitted in conjunction, for example: restaurant, meeting hall, etc.

4-6 USES PROHIBITED:

- A. Platted subdivisions as defined by New Meadows Subdivision Ordinance;
- B. General commercial uses, except those specifically permitted in this zone;
- C. General manufacturing uses, except those specifically permitted in this zone.

4-7 SETBACK REQUIREMENTS:

- A. FRONT YARD: No building or structure shall be erected nearer than forty-five (45) feet from the right-of-way line of the street.
- B. SIDE YARD: No building shall be erected closer than thirty-five (35) feet from any side property line; except corner lots shall maintain a forty-five (45) foot side yard adjacent to the street which intersects the street upon which the building fronts.
- C. REAR YARD: There shall be a rear yard having a depth of not less than forty-five (45) feet.

4-8 ACCESSORY USES: Accessory uses are permitted if constructed either at the same time or subsequent to the primary approved building. Such uses shall be limited to two and one-half (2-1/2) stories in height, not to exceed thirty-five (35) feet.

4-9 BUILDING HEIGHT: No building within the “A” District shall be constructed greater than a height of two and one-half (2-1/2) stories, not to exceed thirty-five (35) feet.

4-10 CONDITIONAL USES: The following uses may be considered by the Planning Commission in accordance with Section 13.

- A. Airport;
- B. Commercial boarding kennel;
- C. Communication tower;
- D. Golf course and driving range;
- E. Grain elevator and bulk storage such as for potatoes, hay, and other similar uses;
- F. Land application of treated wastewater;
- G. Mining, dredging and excavation of sand, dirt, gravel, or other aggregate;
- H. Private amusement park, ball park, race track, or similar uses;
- I. Public or private school;
- J. Public utility facility;
- K. Sewage treatment facilities.