

AN ORDINANCE AMENDING ADA COUNTY CODE, TITLE 8, CHAPTER 2B, MODIFYING THE MINIMUM PROPERTY SIZE FOR DUPLEXES IN THE R4 (MEDIUM LOW DENSITY RESIDENTIAL) BASE DISTRICT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE, TITLE 8, CHAPTER 2B, SECTION 4, SPECIFICALLY TABLE 8-2B-2, BE AMENDED AS FOLLOWS:

8-2B-4: DIMENSIONAL STANDARDS: Table 8-2B-2 of this section shall be used for development in the respective residential base districts.

A. Institutional uses (including children's treatment facility, church, day care center, group day care facility, adult respite care center, drug and alcohol treatment facility, nursery facility, skilled, portable classroom, public or quasi-public use, residential care facility, and school) which are proposed within residential base districts, shall be permitted an increase of the maximum coverage from five percent (5%) to twenty percent (20%).

B. Stable or riding arena, commercial, which is proposed within residential base districts, shall be permitted an increase of the maximum coverage from five percent (5%) to twenty percent (20%).

TABLE 8-2B-2: DIMENSIONAL STANDARDS BY RESIDENTIAL BASE DISTRICT

Dimensional Standard	RUT Standard	RUT Cluster Lot	RSW Standard	RSW Cluster Lot	R1/R1M	R2	R4	R6	R8/R8M	R12	R20
Minimum property size 1:	5.0 acres	1.0 acre	2.5 acres	1.0 acre	1.0 acre	16,000	8,000	6,000	5,000	3,500	2,000
1. Single-family detached dwelling											
2. Single-family attached dwelling	n/a	n/a	n/a	n/a	n/a	n/a	8,000	6,000	5,000	3,500	2,000
3. Duplex	n/a	n/a	n/a	n/a	n/a	n/a	12,000 8,000	9,000	7,500	5,000	4,000
4. Cluster remainder lot	n/a	5.0 acres	n/a	2.5 acres	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Roadway frontage (in feet) ²	250	100	250	100	100	85	60	60	50	45	45
Setback (feet) from:											
1. Any property line on an arterial or collector street	30	30	30	30	30	30	25	25	25	25	20
2. Front property line on a local street or private road	25	25	25	25	25	25	20	20	20	20	20
3. Front property line where alley provides access to garage or where the garage is side loaded or located behind the front plane of the house	25	20	25	20	20	20	15	15	15	15	15
4. Interior side property line ³	25	10	25	10	10	5/ story ⁴	5	5	5	5	5
5. Side property line on local street or private road ⁵	20	20	20	20	20	20	20	20	20	20	20
6. Rear property line	25	25	25	25	20	20	15	15	15	15	15
7. Side or rear property line on an alley (see section 8-6A-5 of this title)	0	0	0	0	0	0	0	0	0	0	0
Maximum coverage (in percent)	5	20	10	20	20	25	n/a	n/a	n/a	n/a	n/a
Maximum height in feet	35	35	35	35	35	35	35	35	35	40	40

Notes:

1. In square feet unless otherwise noted. (See subsection 8-6A-3B of this title regarding lot size for corner lots.)
2. See subsection 8-6A-3E of this title for property frontage on a cul-de-sac turnaround or street knuckle.
3. See section 8-2B-5 of this article regarding zero lot line developments.
4. Minimum interior side setback not to exceed 10 feet.

5. If vehicle access is restricted on such street, a setback of 15 feet is permitted.

PASSED AND APPROVED by the Board of Ada County Commissioners this _____ Day of _____, 2008.

Board of Ada County Commissioners

By: _____
Fred Tilman, Chairman

By: _____
Paul R. Woods, Commissioner

By: _____
Rick Yzaguirre, Commissioner

ATTEST:

J. David Navarro, Ada County Clerk

PUBLISHED: _____