



## ORDINANCE NO. 524

### AN ORDINANCE AMENDING MCCAMMON MUNICIPAL ORDINANCE CODE, CONCERNING ZONING CHANGES IN ZONE R-2; PROVIDING FOR SEVERALBILITY AND AN EFFECTIVE DATE.

WHEREAS, McCammon City (hereafter "City") is a municipal corporation, duly organized and existing under the laws of the State of Idaho; and;

WHEREAS, Idaho Code empowers municipalities of the state to enact all ordinances and rules that they consider necessary of operations within the municipality, including zoning and development issues and regulations; and

WHEREAS, the City finds it is in the best interest of the community and its citizens to sometimes update and clarify sections of the City Code in order to better inform the general public or to clarify sections that may not be understood correctly; and

WHEREAS, a public hearing was held, and notice thereof published according to law, describing the proposed amendment and providing the time and place of such public hearing; and

WHEREAS, the McCammon City Council received all competent evidence offered in support of and in opposition to said proposed amendment in said meeting and it appearing that the proposed amendment(s) are in accord with the City's goals and will promote health, safety, and the general welfare of the community; and

**NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF MCCAMMON:**

**Section 1. Repealer.** Any provision of the McCammon Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

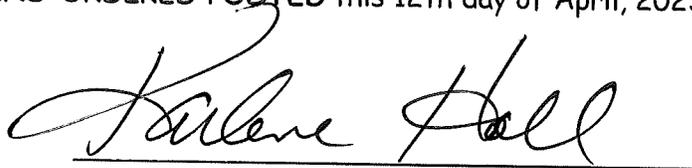
**Section 2.** The McCammon Municipal Ordinance, Title 16, Zoning, is hereby amended to update, better clarify, define and implement sections concerning numerous zoning issues in Zone R-2, as outlined in Attachment A, attached hereto and incorporated hereby, to better conform to the goals and aspirations of the McCammon City and the Comprehensive Plan.

**Section 3.** All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

**Section 4. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 5. Effective date.** This ordinance shall take effect immediately upon its adoption and posting as allowed by law.

PASSED, ADOPTED AND ORDERED POSTED this 12th day of April, 2023.



Karlene Hall, Mayor

Attest:

  
Kassadi Dunn, City Clerk

## Attachment A

### **16.20.020 Permitted Uses**

The uses permitted in the R-2 zone are as follows:

- A. Those uses allowed in the R-1 district as regulated therein;
- B. One (1) Two-family or multiple-family dwelling limited to not more than four joined units; including townhomes, per lot. Any two-family or multiple-family dwelling with a single water/sewer connection may not be subdivided.
- C. Accessory uses as regulated in Section 16.16.070;
- D. One mobile home on an individual lot, providing that they satisfy the following standards and requirements:
  - 1. Bear the insignia of approval of the U.S. Department of Housing and Urban Development (HUD) certifying that the mobile home complies with the Federal Mobile Construction and Safety Standards in effect June 1, 1999, and as subsequently amended; or the mobile home has been issued a certificate of compliance from the administrator of the Division of Building Safety of the state certifying that it has been rehabilitated and meets the rehabilitation requirements of Idaho Code Section 44-2503, and as subsequently amended,
  - 2. Meet all setback requirements set forth in this chapter,
  - 3. Have a floor space of at least one thousand square feet, and
  - 4. Be placed on foundation,
  - 5. Have a pitched roof, and
  - 6. Have an exterior siding and roofing similar in color, material and appearance to that of neighboring dwellings,
  - 7. Mobile homes installed and occupied before June 1, 1999 are exempt from Subsection (D)(1) of this section.
  - 8. No person may keep or maintain two or more mobile homes on any single lot or building site unless in an approved mobile home park.

(Ord. 406 § 3, 1999; Ord. 241 § 4(A), 1981; Ord. 223 Ch. 1 § 4(A), 1978)  
(Ord. No. 465, § 3, 1-9-2013)

#### HISTORY

*Amended by Ord. 480 on 12/5/2018*

*Amended by Ord. 502 on 7/4/2021*

*Amended by Ord. 524 on 4/12/2023*

### **16.20.030 Conditional Uses For R-2**

The City Council may, after proper notice and public hearing as prescribed in Chapter 16.60, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The Council shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or

neighborhood from damage.

- A. Those uses requiring conditional use permits and as regulated therein in the R-1 district;
- B. Multiple-family dwellings limited to not more than six joined units;
- C. Boarding and rooming house;
- D. Convalescent home; nursing home;
- E. Homes for ambulatory aged; rest home; elderly housing;
- F. Hospital;
- G. One sign not to exceed four square feet in area pertaining to the lease or sale of buildings or premises where the sign is located. This provision shall also apply to political signs during campaign periods. Signs for home occupations shall be limited to two square feet in areas, shall be unlighted and attached flush to the building.

(Ord. 241 § 4(B), 1981; Ord. 223 Ch. 1 § 4(B), 1978)

#### HISTORY

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