

**SUGAR CITY  
ORDINANCE 339\_2019**

**ORDINANCE TO MODIFY PARKING REQUIREMENTS IN ZONING DISTRICTS**

**THIS ORDINANCE IS TO MODIFY THE PARKING REQUIREMENTS CURRENTLY USED IN THE ZONING DEFINITIONS FOR ZONES R-3, MU1, AND MU2, FROM 1.5 PARKING SPACES PER UNIT TO 2.0 PARKING SPACES PER UNIT, WHICH IS IN LINE WITH OTHER PARTS OF THE CITY CODE.**

**WHEREAS**, The City Council for the City of Sugar City desires to modify its city code in 9-3-2 , for zones R-3, MU1, and MU2, in order to reflect 2.0 parking spaces per unit, instead of the 1.5 parking spaces per unit which is currently required. This will bring the definitions in line with other parts of the code that already requires this number of parking spaces, hence making the code more consistent.

**NOW THEREFORE**, be it ordained by the Council of Sugar City, in the State of Idaho, as follows: that Ordinance 339\_2019 is hereby adopted and approved.

**SECTION 1:**            **AMENDMENT** “9-3-2 ZONING DISTRICTS” of the Sugar City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

9-3-2 ZONING DISTRICTS

SINGLE-FAMILY RESIDENTIAL (R1): Provides stable neighborhoods of detached, single-family dwellings on larger lots, medium to large landscaped yards, low building heights, ample setbacks and side yards, predominantly off street parking, low traffic volumes, and low nuisance potentials. Maximum density shall be four (4) dwellings per acre.

MEDIUM DENSITY RESIDENTIAL (R2): Provides stable neighborhoods of detached, single-family dwellings and/or twin homes on smaller lots compatible with medium to small landscaped yards, low building heights, ample setbacks and side yards, predominantly off street parking, low to medium traffic volumes, and low nuisance potentials. Maximum density shall be five (5) dwelling units per acre.

HIGH DENSITY RESIDENTIAL (R3): Provides for high density residential use typically located near collector and arterial streets and characterized by multi-family dwellings, ample off street parking with a minimum of 2.0 ~~1.5~~ spaces per unit, higher traffic volumes, open space, and low nuisance potential. Maximum density shall be sixteen (16) dwelling units per acre. All units shall be subject to approval by the Design Review Committee for the City.

MULTIPLE USE 1 (MU1): Provides for a mixture of uses such as residential coupled with business, professional and commercial. This district is intended to permit diversity within a planned community or set of uses and to encourage open space and other amenities. Residential units are small and have a minimum parking requirement of 2.0 ~~1.5~~ spaces per unit. Maximum density shall be sixteen (16) dwelling units per acre. All units shall be subject to approval by the Design Review Committee for the City.

MULTIPLE USE 2 (MU2): Provides a mixture of uses such as high density residential coupled with business, professional and commercial. This district is intended to permit diversity within a planned community or set of uses and to encourage some open space and other amenities. Residential units shall have a minimum parking requirement of 2.0 ~~1.5~~ spaces per unit and twenty percent (20%) open space. Maximum density shall be twenty-four (24) units per acre. All units shall be subject to approval by the Design Review Committee for the City.

OPEN (O): Provides for parks, walking trails and other recreational facilities, conservation of land and natural resources, and preservation of historic or scenic sites.

DOWNTOWN COMMERCIAL (CD): Provides for preservation and redevelopment of the city's historic center and a compact commercial space emphasizing pedestrian friendliness and a traditional downtown atmosphere. Business units are relatively small and tightly clustered.

NEIGHBORHOOD COMMERCIAL (C1): Provides for local commercial services at the perimeter of residential neighborhoods and with a primarily local clientele, for example at a street intersection or as a modestly sized strip mall. C1 districts are relatively small and businesses in them are generally small and few in number.

COMMUNITY COMMERCIAL (C2): Provides for general shopping and business needs. All businesses permitted in C1 are also permitted in C2, as are larger businesses and some that entail relatively more intense uses.

HIGHWAY COMMERCIAL (C3): Provides for travel related uses such as hotels and motels, service stations, truck stops, drive-in restaurants, and offices; also limited warehousing, commercial services, and retail sales. C3 districts are located on or near major roads to serve the motoring public.

BUSINESS PARK (BP): Provides for technical laboratories, research and development facilities, offices and office complexes, and limited manufacturing, including small scale production, storage, and distribution. Support activities may also be permitted. Business parks are free of hazardous or objectionable levels of such elements as noise, odor, dust, smoke, or glare. Work is conducted indoors and generates minimal industrial traffic.

LIGHTING MANUFACTURING (M1): Provides for manufacturing and wholesale establishments that are free of hazardous or objectionable levels of such elements as noise, odor, dust, smoke, or glare, that are operated indoors, and that generate little industrial traffic. Limited office and commercial development may be permitted as ancillary uses.

HEAVY MANUFACTURING (M2): Provides for large scale manufacturing, processing, warehousing, and major research and testing. Operations are free of hazardous or objectionable levels of such elements as noise, odor, dust, smoke, or glare. Limited office and commercial development may be permitted as ancillary uses.

TRANSITIONAL AGRICULTURE (TA): The purpose of the TA District is to permit current agricultural, large lot rural residential and other types of open land uses to be maintained and to protect agricultural land from spasmodic, disorderly and indiscriminate development. This district is also established to control the infiltration of urban type development, which could adversely affect agricultural operations, until such time as property owners desire such development.

**SECTION 2:**            **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 3:**            **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 4:**            **EFFECTIVE DATE** This Ordinance shall be in full force and effect from \_\_\_\_\_ and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE SUGAR CITY COUNCIL JUNE 27, 2019.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Brent Barrus	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Sid Purser	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Connie Fogle	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>

Presiding Officer

Attest



Dave Ogden, Mayor, Sugar City



Wendy McLaughlin, City Clerk Sugar City

