

**SUGAR CITY
ORDINANCE 393_2024**

RURAL RANCHETTE ZONE AND ACCESSORY DWELLING UNIT (ADU) ORDINANCE

AN ORDINANCE OF SUGAR CITY, IDAHO, ADOPTING A NEW GENERAL DEFINITION FOR A RURAL RANCHETTE ZONE IN TITLE 9 CHAPTER 3 ZONING DISTRICTS AND LAND USE, AMENDING 9-3-6 LAND USE SCHEDULE AND ADOPTING A NEW SECTION 9-3-12 OF THE SUGAR CITY CODE DESCRIBING A RURAL RANCHETTE ZONE AND FURTHER DESCRIBING ITS PURPOSE AND OBJECTIVES, PERMITTED USES, LOT AREA, LOT WIDTH, LOT FRONTAGE, YARD REQUIREMENTS, BUILDING HEIGHT, PERMISSIBLE LOT COVERAGE, LANDSCAPING, AND LAND USE IMPACTS, AND REPEALING RESOLUTIONS OR PARTS THEREOF IN CONFLICT HERewith AND ESTABLISHING AN EFFECTIVE DATE. ADOPTING A NEW SUBSECTION 9-3-12-15, ACCESSORY DWELLING UNIT (ADU), ITS PERMITTED USE APPLICABLE TO THE RURAL RANCHETTE ZONE AND OUTLINING THE PURPOSE, CREATING CRITERIA FOR OWNERSHIP, LOCATION, SIZE, HEIGHT, PARKING, ACCESS AND SPECIFYING DESIGN COMPATIBILITY WITH SURROUNDING PROPERTIES. RENAMING 9-3-8(F) "ACCESSORY BUILDINGS" TO "ACCESSORY STORAGE SHEDS".

WHEREAS,

NOW THEREFORE, be it ordained by the Mayor and Council of the City of Sugar City, County of Madison, State of Idaho:

SECTION 1: **REPEAL** “9-3-12 RURAL RANCHETTE ZONE” of the Sugar City Municipal Code is hereby *repealed* as follows:

REPEAL

~~9-3-12 RURAL RANCHETTE ZONE~~ (*Repealed*)

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

AMENDMENT

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 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 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 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.

PUBLIC FACILITIES (PF): A zoning category for government-operated or public entity facilities, including buildings, parks, roads, and etc. to streamline their development with minimal zoning impact. Uses typical of public entities are permitted by right by submitting an application according to the Public Facilities Ordinance. Special Use permits shall be required for non-typical uses or for applications with large potential impacts. The zone has flexible lot dimensions but maintains yard and height regulations to ensure neighborhood compatibility. Transfers of PF property trigger rezoning, Public Facility applications require detailed plans and impact assessments to meet city standards.

RURAL RANCHETTE (RR): A zoning category designed for residential living with the unique feature of accommodating small-scale agricultural activities within the city limits and impact area. The purpose of establishing the Rural Ranchette Zone is to promote and maintain a single-family residential neighborhood that protects animal rights as part of allowed uses. The purpose is to preserve areas of land where small acreage including domestic farm animals may be kept within the city limits and the impact area. The zone also includes residential uses for Accessory Dwelling Units (ADUs), and for handicapped and elderly persons up to eight (8) as referenced by Idaho Code Section 67-6531.

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.

REGIONAL COMMERCIAL (C4): Provides for a Regional Commercial Zone that includes a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. A Regional Commercial Zone shall largely include facilities and venues that have a destination orientation and encourage use by tourists and visitors from outside the City. Uses should focus on services for tourists, visitors, and the local community. A unifying design and operating theme should unite the varied and mixed uses. Developments should promote creative property configuration with usable public and private recreation areas, parks, pedestrian areas, and open space. Developments within the Regional Commercial Zones shall comply with the development standards in Section 9-3-8.2

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.

LIGHT 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 3: AMENDMENT “9-3-6 LAND USE SCHEDULE” of the Sugar City Municipal Code is hereby *amended* as follows:

AMENDMENT

9-3-6 LAND USE SCHEDULE

Y - Permitted
S - Permitted only by special use permit
(Blank) - Not permitted

	R 1	R 2	R 3	R R	M U	O	C D	C 1	C 2	C3	R C	B P	M 1	M 2	T A
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AGRICULTURE RELATED:																			
Agriculture related structures				<u>Y</u>	S					S				S	S				Y
Growing, harvesting and storing crops				<u>Y</u>															Y
Raising livestock				<u>Y</u>															Y
Other agriculture related use	S	S	S	<u>S</u>	S	S		S	S	S			S	S	S				Y
RESIDENTIAL:																			
Condominium		S	S		S								Y						
Manufactured home (see SCC 9-3-8E)	Y	Y	Y		S														
Manufactured home park (see SCC Title 11)			S1		S1														
Mobile home (see SCC Title 11)			S1		S1														
Multi-family dwelling of just 2 units; twin home	S	Y	Y		S														
Multi-family dwelling of more than 2 units			Y		S		S					Y							
Patio home		Y	Y		S														
Planned unit development		S	S		S		S	S	S	Y									
Rooming/boarded house		S	S				S	S											
Shelter home (8 or fewer residents)	Y	Y	Y		S														
Single family dwelling	Y	Y	Y	<u>Y</u>	S														Y
Townhouse		S	Y		S														
Vertical mixed use					S		S	S	S	Y									
<u>Accessory Dwelling Unit (ADU)**</u>				<u>S</u>															
Other residential		S	S		S		S	S	S	S									
BUSINESS COMMERCIAL:																			
Arboretums and gardens				<u>Y</u>								Y							
Art gallery												Y							
Assisted living facility			S		S		S												
Auction establishment					S		S	S	S	S		S							
Automotive body shop				<u>S</u>						S			Y						
Automotive repair				<u>S</u>				S	Y			Y							
Automotive sales/parts store							S	Y	S			Y							
Automotive service station					S		S	S	Y		Y	S							
Automotive storage									Y			Y							

alternate support structure			S	<u>S</u>	S	S	Y	Y	Y	Y		Y			
Visible on building or alternate support structure				<u>S</u>	S	S	S	S	S	S		Y			
Wind turbine	S	S	S	<u>Y</u>	S	S	S	S	S	S		S	S	S	
Other auxiliary use	S	S	S	<u>S</u>	S	S	S	S	S	S		S	S	S	
<u>PUBLIC/QUASI-PUBLIC:</u>															
<u>Cemetery</u>															
<u>Cemetery, private</u>															
<u>Church</u>				<u>S</u>											
<u>City Park</u>				<u>S</u>											
<u>Golf Course</u>				<u>S</u>											
<u>Governmental or Public Service</u>				<u>S</u>											
<u>Hospital</u>															
<u>Library</u>				<u>S</u>											
<u>Museum</u>				<u>S</u>											
<u>School</u>				<u>S</u>											
<u>Splash Pad</u>				<u>Y</u>											
<u>Swimming Pool/Aquatic Center</u>				<u>Y</u>											
<u>Waste Treatment Plant</u>															
<u>Other Public or Quasi-Public</u>															

Notes:

* In conjunction with another business only

**Permitted upon compliance with ADU Health Safety Code Inspection and Off-Street Parking requirements being met.

¹Subject to approval and licensing as provided in SCC Title 11.

²The maximum number of children at a given time is 12.

³A public or quasi-public facility is sometimes desirable in a zoning district whose description it does not fit. These facilities may be permitted as indicated:

SECTION 4: AMENDMENT “9-3-8 DEVELOPMENT STANDARDS” of the Sugar City Municipal Code is hereby *amended* as follows:

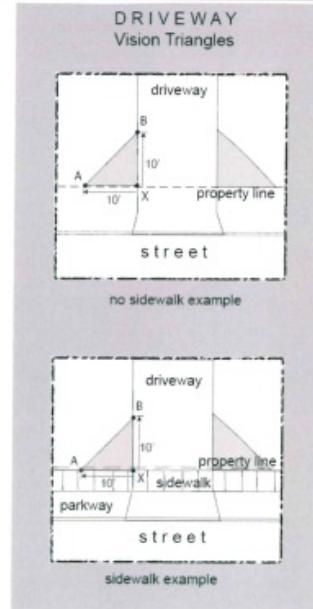
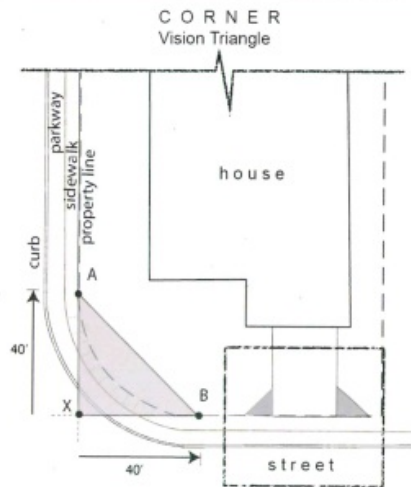
AMENDMENT

9-3-8 DEVELOPMENT STANDARDS

A. Setbacks: See definition in SCC 9-2-2.

1. Setback is to the nearest structural projection of the building.

2. Open structures such as porches, canopies, balconies, platforms, covered patios, and similar architectural projections are considered part of the building to which they are attached.
3. For a multi-story building in an R1 district, the front setback shall be an additional five feet (5') per floor above the ground floor.
4. When a commercial or manufacturing use abuts a residential district, its setback(s) along the abutting residential boundary (ies) shall be the same in the residential district.
5. **Vision Triangles - How to Determine Vision Triangle Area**
 - a. **Corner vision triangle** means a triangular area on corner lots with specific height limitations for structures and vegetation, including fences, buildings, and hedges. The triangle is formed by following three steps (see attached illustration):
 - (1) Draw imaginary straight lines that extend the front property lines until they intersect at a single point (Point X);
 - (2) Locate two points along each property line that are 40 feet from the intersection point (Points A and B); and
 - (3) Connect all three points to form a triangle.
 - b. **Driveway vision triangle** means a triangular area next to a driveway, alleyway, or multi-use path with specific height limitations for structures and vegetation, including fences, buildings and hedges. The triangle is formed by the following three steps (see attached illustration):
 - (1) Use the point where the inside edge of the sidewalk and the edge of the driveway intersect (Point X);
 - (2) Locate two points along the edge of the driveway and sidewalk that are 10 feet from the intersection point (Points A and B). If there is no sidewalk, the vision triangle is measured along the property line. If a driveway has been widened without a corresponding widening of the curb approach, the driveway vision triangle is measured from the original driveway edge.
 - (3) Connect all three points to form a triangle.
 - c. **Extended driveway vision triangle** means a triangular area measured in a similar manner as a driveway vision triangle but with the following dimensions (see attached illustration):
 - (1) The point along the edge of the sidewalk (Point A) is 40 feet from the intersection point (Point X); and
 - (2) The point along the edge of the driveway (Point B) is 15 feet from Point X.
 - d. **New structures, including signs**, are subject to extended vision triangle requirements when located on lots with more than 100 parking spaces.



EXTENDED DRIVEWAY Vision Triangle



Ph: 208-356-7561
Fax: 208-359-2654

Office Hours: 9 a.m. to 4 p.m.

P.O. Box 56 - 10 E. Center
Sugar City, ID 83448

6. Vision Triangle Requirements

- a. **Parking Spaces** - Parking areas are prohibited in all vision triangles.
- b. **Structures and Vegetation in Vision Triangles** - Structures and vegetation are limited to 3.5 feet in height within any vision triangle. A structure may include buildings, fences, accessory structures, signs, or any other physical object. Vegetation may include plants, shrubs, and trees. The following structures and vegetation are exempt from vision triangle requirements:
 - (1) **Trees with Circumferences Less than 38 Inches.** A tree of 38 inches in circumference as measured 4.5 feet from the ground may be located within a vision triangle if the lowest tree branches and foliage are at least 10 feet from the ground at maturity.
 - (2) **Building Canopies.** A building canopy may project 5 feet into a vision triangle if the canopy is at least 10 feet high as measured from the top of curb

closest to the canopy. Ground-mounted support posts are prohibited within any vision triangle.

- (3) **Open Fences.** "Open fences" as defined in ? (General Fence Requirements) may be located in a vision triangle.
 - (4) **Special Requirements for Safety.** The Director may require additional setbacks if needed for pedestrian , motorist, or bicyclist safety.
 - (5) **Downtown District.** Properties within the Downtown Commercial (CD) zone are exempt from vision triangle requirements.
7. Uniform front setbacks may be established by ordinance and an amendment to the zoning map when adjacent zoning districts are provided different front setbacks in SCC 9-3-7.
 8. TA District setback requirements:
 - a. Front yard. No building or structure shall be erected nearer than 50 feet from the center line of the street. Notwithstanding the setback in subsection (b)(1) of this section, if the property abuts a major or minor arterial roadway, the setback shall be no less than 60 feet.
 - b. Side yard. No building shall be erected closer than 10 feet to any side property line, except corner lots shall maintain a 50-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 25 feet.
 - d. Exceptions. Some setback exceptions exist for specific architectural features, as outlined in section 101-10.

B. Height:

1. Height is the vertical distance from the average grade at the front of the structure to the highest point of the structure.
2. A building shall not exceed three (3) stories, except by special use permit.
3. Maximum height may be increased by special use permit.
4. There shall be no height restrictions in the TA District, except as may be imposed by state or federal regulations. Wind turbines and communication towers have specific height restrictions as outlined in chapter 109, articles III and V.

C. Lot Size:

1. Lot Larger Than Minimum: Lots may need to be larger than minimum to meet requirements for parking, setback, and/or open space.
2. Undersized Parcel: A parcel of less than the minimum width or area specified for its zoning district shall not be created and recorded unless it is zoned or rezoned open and has covenants (a written agreement) recorded providing for its maintenance.
3. Planned Unit Development: In a planned unit development, lot sizes may be decreased if there is an increase in open space (see SCC Title 10, "Subdivision And Platting").
4. Lots Not Meeting Zoning District Requirements: Any lot or parcel of land, which was of record in the Madison County recorder's office at the time its zoning district was determined but does not meet the requirements of the zoning district in which it is located for minimum lot width and/or area, may be utilized if all requirements of this title are met other than for minimum lot width and/or area.
5. TA District minimum lot width is 250 feet. Area/density requirements.
 - a. Agriculture owners may split off the original home site on any parcel of not less than one-acre from the rest of the farm ground for the purpose of selling the farm and retaining the home.
 - b. Owner of a farm may sell off any parcel of not less than one-acre of land by attaching the deed restriction giving up the developmental rights on the balance of the 16 acres. Example: A one-acre lot would require the owner give up the development rights on the adjoining 15 acres; two-acre split would require the adjoining 14 acres be place under a developmental restriction and so on. The parcel with the deed restriction shall state that on the deed and which parcel it is tied to. The two resulting parcels will each be counted as a parcel split. The original larger parcel can do one more such split then any

further splits of the parcel will require platting. This is inclusive of the original parcel.

D. Single-Family Dwellings, Patio Homes And Twin Homes: Except as provided in SCC Title 11 for dwellings in manufactured home parks, single-family dwellings, patio homes, and twin homes:

1. Shall enclose a space of at least one thousand (1,000) square feet on the main level and have an interior width of not less than twenty feet (20') (per each dwelling unit).
2. Shall be placed on an excavated and backfilled permanent foundation.
3. Shall have a pitched roof with a slope of at least three to twelve (3/12) and an eave projection of at least six inches (6").
4. Shall have exterior wall surfaces that are typical of residential neighborhoods, including, but not limited to, masonry, clapboard or cement simulated clapboard, vinyl or metal siding, wood shingles or shakes, or similar materials. Surfaces shall not have a high gloss finish and shall not be composed of metal or plastic panels.

E. Manufactured Homes:

1. Shall enclose a space of at least one thousand (1,000) square feet on the main level and have an interior width of at least twenty feet (20').
2. When placed on an individual lot, shall meet the standards for a single-family dwelling, plus the following standards:
 - a. The home shall be of multisectional construction and constructed after 1976.
 - b. Hitch, axles, and wheels shall be removed and the foundation fascia shall be similar in appearance and durability to the masonry foundation of site built homes.
3. Existing manufactured homes not meeting the above standards may be permitted in established manufactured home subdivisions or manufactured home parks.

F. Accessory ~~Storage Sheds~~ Buildings:

1. Are permitted in all zoning districts;
2. Shall not intrude into a front yard or front setback;
3. If smaller than two hundred (200) square feet and not on a permanent foundation, may be placed adjacent to the rear property line, along an inside property line, or along the alley if on a corner lot;
4. If larger than two hundred (200) square feet or on a permanent foundation:
 - a. Shall meet similar design standards as principal buildings and resemble them in exterior materials and color;
 - b. Shall observe setbacks of at least five feet (5');
 - c. Shall not occupy area greater than twenty five percent (25%) of the rear yard (accessory buildings individually or collectively); and
 - d. If openings face an alley, shall comply with county fire codes.

G. Temporary Buildings: A temporary office or office building may be permitted as an accessory building on a construction site for up to one year. One year extensions may be granted.

H. Commercial Abutting Residential: Where a commercial or business use abuts a lot in a residential zone, the commercial or business entity shall provide a shrubbery buffer not less than four feet (4') high and four feet (4') wide or a ~~sightly~~, sightly solid fence between five (5) and eight feet (8') high.

I. Lots Lying In Multiple Zoning Districts: When a lot is located so that it extends into more than one zoning district, the most restrictive requirements among the zoning districts shall apply.

J. Outdoor Storage: Machinery, inoperable vehicles, inventory materials, and unsightly items stored outdoors shall be enclosed by solid fencing or vegetation so as to be screened from view. Composition, dimensions, and extent of screening shall be as required by city council to suit the situation.

K. Fences, Walls, And Hedges: Fences, walls, and hedges are allowed by permit in any required yard or along the edge of any yard. Except when screening commercial or business from residential (see subsections H and J of this section), maximum height shall be three feet (3') around a front yard and six feet (6') on back yards and side yards. No fence, wall, or hedge shall obstruct the clear vision triangle. No fence, wall, or hedge shall be placed in a right of

way required by the city.

- L. TA District requirements for access to city streets, county roads and state highways. All access to city streets, county or state roads shall be in conformance with the Comprehensive Plan and follow all access policies and ordinances as set by the jurisdiction over the street/road/highway. Multiple accesses will be discouraged and shared access will be encouraged under these policies.
- M. TA District requirements for animal clinics and hospitals, veterinary offices, and kennels. These will be located at least 300 feet from any residence including motels and hotels, except for an owner's residence. The city may modify these requirements if the animals are housed in soundproof structures that screen them from view of the abutting residential property.

SECTION 5:**AMENDMENT** “9-8A-2 ZONING DISTRICTS ESTABLISHED” of the Sugar City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

9-8A-2 ZONING DISTRICTS ESTABLISHED

- A. A Agricultural District: The purpose of the A 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.
- B. R-A Residential-Agricultural District: The purpose of the R-A district is to create, protect and maintain a living environment composed of single-family, detached dwellings on lots of reasonable size to be able to maintain the minimum distances required for setback, drainfields, canals and property lines in areas now so developed or to be developed.
- C. HC Highway Commercial District: The purpose of the HC district is to provide for the location and development of businesses and service establishments which are incompatible with other districts, in that they involve enterprises which depend primarily on motorized vehicular traffic and require outside activities, relatively large lot sizes and easy highway access. These districts are normally located along highways leading into the city and are characterized by buildings set well back from the right of way.
- D. M Manufacturing District: The purpose of the M district is to encourage manufacturing and wholesaling activities in an area which will impact as little as possible on the other districts within the city and area of city impact. As this type of enterprise normally needs heavy truck or railroad access, it is normally located along highways leading into the city or along railways. This district should be kept free from residential and retail commercial activities.
- E. RR Rural Ranchette District: The purpose of establishing the Rural Ranchette Zone is to promote and maintain a single-family residential neighborhood that protects animal rights as part of allowed uses. The purpose is to preserve areas of land where small acreage including domestic farm animals may be kept within the city limits and the impact area. The zone also includes residential uses for Accessory Dwelling Units (ADUs), and for handicapped and elderly persons up to eight (8) as referenced by Idaho Code Section 67-6531.

SECTION 6: **ADOPTION** “9-8B-6.1 ACCESSORY STORAGE AND SHED BUILDINGS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-8B-6.1 ACCESSORY STORAGE AND SHED BUILDINGS(*Added*)

SECTION 7: **ADOPTION** “9-8B-6.2 ACCESSORY DWELLING UNIT” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-8B-6.2 ACCESSORY DWELLING UNIT(*Added*)

[See Sugar City Code Chapter 9-3-12-15 Accessory Dwelling Unit \(ADU\) for more information.](#)

SECTION 8: **ADOPTION** “9-3-12-15.1 PURPOSE” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15.1 PURPOSE(*Added*)

[The purpose of this chapter is to allow a more economic and efficient use of the city's housing supply, land, and infrastructure; provide a mix of housing that responds to changing family needs; provide a means for homeowners, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; protect neighborhood stability and property values; and maintain the appearance and character of Sugar City's single household neighborhoods.](#)

SECTION 9: **ADOPTION** “9-3-12 RURAL RANCHETTE ZONE (RR)” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12 RURAL RANCHETTE ZONE (RR)(*Added*)

SECTION 10: **ADOPTION** “9-3-12-1 ESTABLISHMENT, PURPOSE STATEMENT” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-1 ESTABLISHMENT, PURPOSE STATEMENT(*Added*)

The purpose of establishing the Rural Ranchette Zone is to promote and maintain a single-family residential neighborhood that protects animal rights as part of allowed uses. The purpose is to preserve areas of land where small acreage including domestic farm animals may be kept within the city limits and the impact area. The zone also includes residential uses for Accessory Dwelling Units (ADUs), and for handicapped and elderly persons up to eight (8) as referenced by Idaho Code Section 67-6531.

SECTION 11: **ADOPTION** “9-3-12-2 PERMITTED AND CONDITIONAL USES” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-2 PERMITTED AND CONDITIONAL USES(*Added*)

All permitted, conditional, and accessory uses in this zone are regulated by the use table in Section 9-3-6 LAND USE SCHEDULE.

SECTION 12: **ADOPTION** “9-3-12-3 LOT SIZE REQUIREMENTS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-3 LOT SIZE REQUIREMENTS(*Added*)

- A. Lot Area: Minimum lot area requirement is one (1) acre.
- B. Lot Width: Minimum lot width at the building line is seventy-five feet (75').
- C. Lot Depth: Minimum lot depth of one hundred-forty feet (140').
- D. Lot Frontage: Minimum lot frontage of one hundred feet (100')

SECTION 13: **ADOPTION** “9-3-12-4 PRIOR CREATED LOTS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-4 PRIOR CREATED LOTS(*Added*)

Lots which pre-existed this title will not be denied a building permit based on nonconformance with these area and dimensional requirements.

SECTION 14: **ADOPTION** “9-3-12-5 LOT CONFIGURATION AND DENSITY” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-5 LOT CONFIGURATION AND DENSITY(*Added*)

A single dwelling unit and one accessory dwelling unit (ADU) is allowed in the Rural Ranchette Zone.

SECTION 15: **ADOPTION** “9-3-12-6 YARD REQUIREMENTS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-6 YARD REQUIREMENTS(*Added*)

- A. Minimum setback requirements for primary structures are measured from the furthest projecting part of the structure:
 - 1. Front Yard: Thirty feet (30').
 - 2. Side Yard: Five feet (5').
 - 3. Rear Yard: Twenty feet (20').
- B. Minimum setback requirements for primary structures on a corner lot:
 - 1. Front Yard: Thirty feet (30').
 - 2. Side Yard: Five feet (5'). The side yard on the intersecting street must have a minimum twenty-foot (20') setback.
 - 3. Rear Yard: Twenty feet (20').

SECTION 16: **ADOPTION** “9-3-12-8 BUILDING REGULATIONS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-8 BUILDING REGULATIONS(*Added*)

- A. Building Height: The height of structures is limited to sixty feet (60'), measured at the top of the building's tallest horizontal wall.
- B. Distance Between Buildings:
- C. Permissible Lot Coverage: The total area that may be covered by buildings is forty percent (40%) of the lot.

SECTION 17: **ADOPTION** “9-3-12-9 PARKING, LOADING AND ACCESS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-9 PARKING, LOADING AND ACCESS(*Added*)

SECTION 18: **ADOPTION** “9-3-12-10 FENCING” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-10 FENCING(*Added*)

Fencing must be sufficient to keep farm animals on the subject property and built commensurate with the type of animal and size.

SECTION 19: **ADOPTION** “9-3-12-11 SIGNS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-11 SIGNS(*Added*)

See City Sign Code.

SECTION 20: **ADOPTION** “9-3-12-12 APPLICATIONS AND REQUIREMENTS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-12 APPLICATIONS AND REQUIREMENTS(*Added*)

The following shall be required to approve developments in the Rural Ranchette Zone:

- A. Completed Application Form: A comprehensive application form and detailed site plan must be submitted.
- B. Existing Conditions Summary:
 - 1. Vicinity map at an appropriate scale showing the proposed sites in relation to roads, streets, and any adjacent rural properties. Developments shall comply as close as practically possible to City and/or County Transportation Plans.
 - 2. Tract map indicating existing conditions:
 - a. Boundaries of any property to be developed, specifying dimensions and acreages.
 - b. Topographical contour lines indicating natural drainage and topography.
 - c. Identification of all natural features, water bodies, floodplains, and other environmentally sensitive areas.
 - d. Existing infrastructure and easements pertinent to rural development.
 - e. Zoning classifications of all sections of the tract.
 - 3. Names and Addresses: List of names and addresses of property owners within three hundred feet (300') of the proposed development site.
 - 4. Master Plan for developments for large subdivisions, commercial developments and other impactful developments:
 - a. Outline the portion of the land intended for residential and agricultural development.
 - b. Plan for rural roadways, access points, and easements that serve the Rural Ranchette parcels, including proposed new road constructions or improvements to existing rural roads
 - c. A layout of agricultural spaces, dwelling sites, and additional structures such as barns or sheds.
 - d. Description of each lot within the development, indicating boundaries, size, intended residential or agricultural use.
 - e. Proposed locations for Accessory Dwelling Units (ADUs) and provisions for elderly and handicapped accommodations.
 - 5. Utility and Services Plan:
 - a. Assessment of existing utilities and additional requirements to support the rural development.
 - b. Design and operation of waste management systems suitable for rural

- b. Four sheep, goats, or pigs = 1.0 Animal Unit
- c. 100 chickens or rabbits - 1.0 Animal Unit
- d. Four beehives = 1.0 Animal Unit

(1) For purposes of this code a beehive shall be any man-made structure, typically box-shaped or dome-shaped, designed to house a colony of honey bees. It provides a place for bees to live and raise their young, and for beekeepers to manage and harvest honey and beeswax.

C. **Animal Unit Allowances:**

- 1. Minimum Lot Size: One acre is required as the minimum lot size for keeping any farm animals
- 2. Animal Units Per Acre: A maximum of four animal units are allowed per acre.

D. **Animal Density Adjustments:**

- 1. Seasonal adjustments for animal density are permissible where natural forage is available and does not compromise the welfare of the animals or degrade the land. Such adjustments must be pre-approved by the Zoning Administrator and comply with environmental management requirements.
- 2. Increased density must revert to standard limits immediately upon the depletion of seasonal forage as verified by the Zoning Administrator.

E. **Special Conditions:**

- 1. Animals not common to traditional farm environments in Idaho, such as exotic animals or non-standard farm animals, require a Special Use Permit.
- 2. The total number of animals and the mix must comply with the Animal Units formula to ensure no overstocking occurs irrespective of lot size.

F. **Public Nuisance and Animal Welfare:**

- 1. All animal keeping is subject to regulations that prevent public nuisances as per Title 52, Chapters 1-4, Idaho Code.
- 2. Any instances of neglect, cruelty, or environmental damage will lead to enforcement actions which may include revocation of animal keeping privileges.

G. **Enforcement and Modifications:** These regulations shall be enforced by the Zoning Administrator who may also issue modifications to the Animal Unit allocations based on specific case reviews involving animal welfare reports, neighborhood complaints, or changes in property usage.

SECTION 23: **ADOPTION** “9-3-12-15 ACCESSORY DWELLING UNIT (ADU)” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15 ACCESSORY DWELLING UNIT (ADU)(*Added*)

SECTION 24: **ADOPTION** “9-3-12-15.2 OWNERSHIP” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15.2 OWNERSHIP(*Added*)

If the proposed Accessory Dwelling Unit is located in a TAG or RR Zone:

- A. The owner of the property on which the Accessory Dwelling is to be created shall occupy one or the other of the dwelling units. For the purposes of this section:
1. Owner shall mean one or more individuals who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence; a natural or adopted parent, grandparent, child, grandchild, brother, or sister of the owner of the dwelling may be considered the owner occupying one or the other of the dwelling units.
 2. Owner occupancy shall mean a property owner who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and resides at the site more than six (6) months in any given year.

SECTION 25: ADOPTION “9-3-12-15.3 DEED RESTRICTION” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15.3 DEED RESTRICTION(*Added*)

Before obtaining a Building Permit, a Deed Restriction shall be recorded requiring that either the primary unit or the accessory unit be owner occupied and that the Accessory Dwelling Unit shall not be sold separately. The Deed Restriction shall run with the land but may be lifted at a future time if the main dwelling and the accessory are converted back into a single residence, or the property conforms to current zoning standards.

SECTION 26: ADOPTION “9-3-12-15.4 LOCATION” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15.4 LOCATION(*Added*)

- A. An Accessory Dwelling Unit is located on the same lot as a single household dwelling unit, either within the same building as the single household dwelling or in a detached building such as a guest house or attached to a garage. It shall not be attached to a duplex or other multi-family structure.
- B. An Accessory Dwelling Unit may also be attached to or part of a non-residential structure or land use, such as a caretaker unit, parsonage, live-work unit, or loft apartment. Multiple apartments above or behind commercial space in mixed-use buildings are not considered Accessory Dwellings.
- C. Accessory Dwelling Units (ADUs) are permitted with restrictions throughout the city in the TAG and RR Zones. New subdivisions in R1 Zones may also be allowed Accessory Dwelling Units if requested at the time of plat development and approval.

SECTION 27: ADOPTION “9-3-12-15.5 SIZE AND HEIGHT” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15.5 SIZE AND HEIGHT(*Added*)

- A. Accessory Dwelling Units (ADUs) associated with a single household dwelling shall be smaller than and clearly subordinate to the primary dwelling unit, and no larger than one thousand square feet (1,000 ft.) in size. If the ADU will occupy one level of the home (e.g. basement), it is not feasible to use the remaining area on that level as part of the primary dwelling, and it meets all other requirements of this chapter, it may be authorized by the director or his designee to occupy the entire level, regardless of size.
- B. An Accessory Dwelling Unit associated with a non-residential structure or land use shall not be limited in size but must be smaller than and subordinate to the primary land use.
- C. The height of the Accessory Unit shall not exceed the height of the main structure on site, or as permitted by the underlying zoning district, whichever is less.

SECTION 28: **ADOPTION** “9-3-12-15.6 PARKING AND ACCESS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15.6 PARKING AND ACCESS(*Added*)

- A. For Accessory Units associated with a single household dwelling, one (1) additional off-street parking space shall be required in addition to the spaces required for the primary dwelling. Garages and carports may be included in the required amount of off-street parking. Residential driveway parking spaces shall be at least ten feet (10') wide and twenty feet (20') deep from back of sidewalk.
- B. For Accessory Units associated with a non-residential structure or land use, parking may be shared with the primary land use, but at least one (1) parking space shall be dedicated for each bedroom if the dwelling is greater than one thousand square feet (1,000 ft.) in size.
- C. A waiver to the parking requirements may be granted by the director subject to documentation that unusual circumstances of the occupancy will result in a reduced need for parking on the premises and will not negatively impact the neighborhood. The waiver and the circumstances allowing for the waiver will be documented in the Deed Restriction required above.
- D. A walkway shall be provided from the Accessory Unit to the street and shall be a minimum of three feet (3') wide and shall be finished with a hard all-weather surface.

SECTION 29: **ADOPTION** “9-3-12-15.7 DESIGN COMPATIBILITY” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15.7 DESIGN COMPATIBILITY(*Added*)

- A. In order to maintain an exterior consistent with the primary dwelling and the character of the neighborhood, or the associated non-residential structure or land use, any additions or modifications to create an Accessory Dwelling Unit shall incorporate materials, colors, and design motifs that are compatible with and complement the primary dwelling or land use, including siding, roofing materials, exterior colors, window trim, and roof style. If it is not feasible for the Accessory Dwelling to meet

these requirements, an alternative design may be approved through a design review process.

B. For Accessory Dwelling Units attached to a house, only one entrance to the structure may be located on the front building elevation of the house unless multiple entrances are already in existence.

C. The Accessory Dwelling shall not be created in or from a production building, vehicle, or temporary structure. Conversion of a garage is not permitted unless the required parking can be sited legally elsewhere on the property.

SECTION 30: **ADOPTION** “9-3-12-15.8 PERMIT PROCEDURES” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-15.8 PERMIT PROCEDURES(*Added*)

Any person applying for an Accessory Dwelling Unit (ADU) shall make application to the City Building Department and obtain an approved Site Plan as well as approval of the ADU building proposal according to process adopted by resolution.

SECTION 31: **ADOPTION** “9-3-12-7 SETBACKS AND RIGHTS-OF-WAY EXCEPTIONS” of the Sugar City Municipal Code is hereby *added* as follows:

ADOPTION

9-3-12-7 SETBACKS AND RIGHTS-OF-WAY EXCEPTIONS(*Added*)

PASSED AND ADOPTED BY THE SUGAR CITY COUNCIL MAY 23, 2024.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Joy M Ball	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Catherine Nielsen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Glenn Dayley	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Carter Stanford	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Attest

Presiding Officer

Steven Adams, Mayor, Sugar City

Wendy McLaughlin

Wendy McLaughlin, City Clerk, Sugar City

