

PROPOSED REVISIONS TO ORDINANCE 2024-001 UNIFIED LAND USE ORDINANCE

Boise County Planning and Zoning Department

Revisions to Section 1.12 (Definitions)

Addition of the following definition:

Additional Dwelling Unit (“ADU”): A second dwelling that can be built on a property already occupied by a single-family dwelling and is considered an accessory to residential uses. ADUs are often called “mother-in-law suites” but may be standalone “guest houses” as well. Such definition shall not include uninhabitable spaces above accessory structures such as lofts above a garage. ADUs shall be limited in size and number in accordance with Table 4.1.D.3 hereof.

Revisions to Section 3.2.J.11

Revisions to Language as follows:

Blue text indicates addition

Red text with ~~striketrough~~ indicates deletion.

- 3.2.J.11** Minimum approach spacing shall be done in conformance with Boise County Road and Bridge Department standards in effect or, if none, upon approval from the Boise County Road and Bridge Superintendent; and generally ~~is shown in Figure 210.~~ Approaches shall be located as far as possible from intersections to:
- 3.2.J.11.a Preserve visibility at the intersection.
 - 3.2.J.11.b Allow a vehicle that is leaving the approach to enter the desired traffic lane before entering the intersection.
 - 3.2.J.11.c Permit a vehicle crossing the intersection to enter the approach in an orderly, safe manner with a minimum of interference to through traffic.
 - 3.2.J.11.d Facilitate the installation of traffic signs, signals, and lighting where required.

Revisions to Table 4.1.D.3

(see following page)

Blue text indicates addition

TABLE 4.1.D.3**Residential Uses**

| | Allowed Use | Conditional Use |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|
| Accessory structures | X | |
| Additional Dwelling Unit (ADU)** | See Footnote**, Below | |
| Automotive, Hobby, Private collections of no more than five (5) unregistered vehicles, which vehicles shall be screened from public view and stored so the vehicles do not block ingress or egress on private roads | X | |
| Bed and Breakfast | | X |
| Boarding House | | X |
| Condominium, townhouse, or other multi-family residence | | X |
| Dwelling, One family*** | X | |
| Dwelling, Two family, Multi-family | | X |
| Group Homes, physically and mentally handicapped, elderly for eight (8) or fewer people | X | |
| Group Homes, for more than eight (8) people | | X |
| Halfway House | | X |
| Home Occupations | X | |
| Manufactured Home | X | |
| Manufactured, Mobile, or Modular Home Park | | X |
| Mobile Home - Post 1976 which meets building requirements | X | |
| Mobile Home - Pre 1976 which meets state rehabilitation standards and building requirements | X | |
| Modular Home | X | |
| Mobile Home - Pre 1976 that has been located within Boise County since March 1997 to be used for other than residential unit - not rehabilitated | X | |
| Residential Care Facility | | X |
| Treatment Facility | | X |
| Transitional Housing | | X |
| Tower or Antenna Structure (Private over 35 ft.) | | X |
| Yard or Garage Sale (not to exceed 10 days per calendar year) | X | |
| Yard or Garage Sale (more than 10 days per calendar year) | | X |
| Subdivisions | | X |
| Planned Unit Development | | X |
| Planned Community | | X |

****ADUs are not permitted on parcels or lots that are 2 acres or smaller. On parcels or lots that are between 2.01 acres and 4 acres, one ADU is permitted that shall not exceed 1,000 square feet, nor have more than 2 bedrooms. On parcels or lots that are 4.01 acres and above,**

one ADU that is not size restricted is permitted. All ADUs are subject to health district and Homeowner's Association (as applicable) approval.

*****Subject to the ADU permissibility, only one (1), "Dwelling, One Family," structure (as set forth in Table 4.1.D.3 above), is allowed per parcel or lot.**

Addition of New Section 5.2.C.

Entire Section in Blue to be added

5.2.C Tax Code Areas. In the event a parcel split or subdivision results in the creation of one or more parcels or lots that lie within two or more tax code areas, Applicants shall provide the Planning and Zoning Office with legal descriptions for those portions of each parcel or lot that lie within different tax code areas for assessment purposes. Such legal descriptions shall not be recorded, nor shall they create individual or separate lots or parcels for ownership or alienability purposes and shall be treated as a single lot or parcel under this Ordinance, but may be treated as two or more lots or parcels for taxing purposes only.