

CHAPTER 24

SAWTOOTH CITY ZONES (SCC, SCR-.4)

SECTION:

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9-24-1: AMENDMENT:

This title is hereby amended to add two (2) new zoning classifications as follows:

(SCC) Sawtooth City Commercial.

(SCR-.4) Sawtooth City Medium Density Residential.

(Ord. 91-2, 1-28-1991; Ord. 77-16, 11-28-1977)

9-24-2: PURPOSE:

The purpose of this chapter is to provide for community development land use regulations for the unincorporated Village of Sawtooth City within Sawtooth National Recreation Area in northern Blaine County. (Ord. 91-2, 1-28-1991; Ord. 77-16, 11-28-1977)

9-24-3: REGULATIONS:

A. Commercial Zones: Specific provisions are set forth in section 9-24-6.

B. Medium Density Residential Zones: All provisions of chapter 11 of this title, as it defines R-.4 (Medium Density Residential) Zones shall apply to the SCR-.4 (Sawtooth City Medium Density Residential) Zones except as such provisions are in conflict with the hereinafter provisions of this chapter in which event the provisions of this chapter shall be controlling and applied in conjunction with the relevant nonconflicting portions of chapter 11 of this title.

C. Applicable Provisions: The following provisions shall apply to and define both the SCC, except where explicitly stated, and SCR-.4 Zones:

1. Use And Development: Use and development on all lands within community shall be in conformance with all applicable Federal, State and local laws, regulations and ordinances.

2. Septic System Permit Required: On site septic systems may be used for sanitary disposal

after obtaining a septic system permit from the State Health Department or its authorized regional or County agent.

3. New Utilities: All new utilities shall be underground.

4. Structures And Improvements: Structures or other improvements shall not be constructed within fifty feet (50') of streambeds, banks or in floodplains of live or intermittent streams. Streambeds, banks and floodplains will not be disturbed, except as may be necessary to construct, operate and maintain irrigation, fisheries, utilities, fences, roads and similar facilities or improvements. Any such necessary encroachment will avoid impeding water flow, sedimentation of streams or entrance of deleterious material into streams and must comply with Idaho Code, section 42-3801 et seq., and chapters 3 and 17 of this title.

5. Total Development Allowed: (This section shall not apply to SCC. See section 9-24-6 of this chapter.) Not more than one single-family dwelling shall be permitted on each building site or lot. Buildings or structures cannot occupy more than thirty percent (30%) of the land surface on a lot less than 20,000 square feet in area. On any lot larger than 20,000 square feet, buildings cannot occupy more than 6,500 square feet. Existing properties exceeding this amount of building coverage as of the effective date of Sawtooth NRA regulations (March 28, 1974) may not be further developed. Lots in Sawtooth City shall not be subdivided. Adjoining lots shall not be joined together and considered as one lot unless a common line is vacated by amending the governing plat or modifying parcel boundaries. Any structure that does not share a common wall or any structure that does not share a partial common wall with an entryway with the main structure is considered an outbuilding.

6. Mobile or Manufactured Homes: Mobile Home is defined pursuant to Idaho Code, section 39-4105, Idaho Code as: "Mobile home", a factory-assembled structure or structures generally constructed prior to June 15, 1976, and equipped with the necessary service connections and made so as to be readily movable as a unit or units on their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation. Manufactured homes may be permitted pursuant to Building Code regulations.

7. Parking: (This section shall not apply to SCC. See section 9-24-6 of this chapter.) Temporary parking of guest and resident owner's vehicles is allowed only on permitted developed property. Parking of operable motor vehicles on an undeveloped lot is allowed only if the lot is adjacent to a permitted developed lot owned by the same owner. Parking and storage of boats, campers and travel trailers is only allowed by resident owners on developed property.

8. Compatible Architecture: Building architecture is to be compatible with the general location, site environment and to be consistent with the present generally rustic western character of the community, which is to be maintained as such in its natural scenic setting. Structures shall be reflective of the historic, pastoral architectural traditions of the Sawtooth Valley. Unusual or nontraditional architectural styles are not permitted.

9. Maintenance: All commercial and residential buildings and structures, including fences, shall be maintained in a usable and serviceable condition or shall be repaired or removed by owner. Properties shall be maintained in a clean and orderly condition. All debris shall be removed within a reasonable time. Debris shall include, but not be limited to, the following:

a. Unused construction material;

b. Miscellaneous equipment used during construction permissible during construction period. Not to be allowed after construction, unless screened from view;

- c. General trash, household and commercial; and/or
- d. Nonfunctioning vehicles parked or stored out of doors.

10. Animals: No animals shall be maintained on residential premises except house pets and riding horses for private use, and in accordance with this Code and this section. No more than one riding horse per one-third ($\frac{1}{3}$) available fenced acre of permeable land area is allowed. Horse area to be kept in sanitary and healthful condition to avoid creating unhealthy and unsightly conditions for adjacent properties.

11. Public Utility Easement: A ten foot (10') easement shall be provided for public utilities on the side and rear boundaries of each lot.

12. Signs: See section 9-24-7 of this chapter. (Ord. 2020-07, 11-24-2020; Ord. 2019-10, 8-13-2019; Ord. 2018-03, 2-13-2018; Ord. 2006-12, 8-22-2006; Ord. 2005-06, 8-23-2005; Ord. 99-4, 8-23-1999; 1996 Code; Ord. 93-4, 5-3-1993; Ord. 92-2, 4-27-1992; Ord. 91-2, 1-28-1991; Ord. 77-16, 11-28-1977)

9-24-4: CONFORMANCE:

Buildings and structures, or parts thereof, erected, constructed, reconstructed, altered, moved or used for any purpose, shall be in conformance with the Building Code and this Code.

A. Grading And Excavating: Grading, excavating and other topographical changes are permitted as required for foundations, utilities, drainage or roads but shall be minimized to preserve natural hillsides or mountain slope lands. A building permit must be obtained prior to any excavation for land development.

B. Driveways And Roads: Driveways and roads are to be located and designed to preserve natural features. Driveways and roads shall meet Fire District standards, preserving natural topographic features when feasible. To preserve the appearance of natural site conditions, surfaces shall be of earth-tone colors common to the area.

C. Lot Coverage: (This section shall not apply to SCC. See section 9-24-6 of this chapter.) Buildings or structures cannot occupy more than thirty percent (30%) of the land surface on a lot less than 20,000 square feet in area. On any lot larger than 20,000 square feet, buildings cannot occupy more than 6,500 square feet. Existing properties exceeding this amount of building coverage as of the effective date of Sawtooth NRA regulations. (March 28, 1974) may not be further developed. (Ord. 2020-07, 11-24-2020; Ord. 2019-10, 8-13-2019; Ord. 93-4, 5-3-1993; Ord. 91-2, 1-28-1991; Ord. 77-16, 11-28-1977; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-24-5: BUILDING SITES:

Building sites are to be located with maximum regard to natural features, open space area, topography, vegetation, access parking and design treatment.

A. Permits: The property owner is required to obtain a building permit from the Blaine County planning and zoning building inspector after review and recommendation of building plans by the Sawtooth City Building Committee.

B. Setback: All new buildings shall be set back a minimum of twenty feet (20') to building foundations from front and rear property lines, one hundred feet (100') from State Highway 75 (in the SCR-.4 district), and ten feet (10') from side property lines.

C. Building Height: (This section shall not apply to SCC. See section 9-24-6 of this chapter.) The vertical distance measured from the highest point of the roof directly to natural grade shall not

exceed thirty feet (30'). This provision does not apply to accessory fixtures such as flagpoles, lightning rods, weathervanes, antennas, chimneys or air conditioners. Accessory buildings such as garages and sheds shall not exceed twenty-six feet (26') above natural grade.

D. Foundations: Pillars or stilts, if used, must be enclosed. Foundation exterior surfaces above six inches (6") shall be covered with wood or natural stone. However, painted metal, concrete, or block are permitted up to a maximum of eighteen inches (18"). Painted surfaces shall be in earth tone colors common to the area.

E. Minimum Area: The minimum floor area of new residences shall be seven hundred fifty (750) gross square feet, including porches and garages.

F. Exterior Materials and Colors: Exterior walls shall be of non-reflective natural materials or composite materials that mimic natural materials and colors. Exterior colors shall be earth tone colors common to the area to preserve the appearance of natural site conditions. Rusted metal materials shall encompass less than 50% of any vertical façade and be non-reflective and weathered.

G. Roofs: Roofs shall be of non-reflective earth tone colors common to the area to preserve the appearance of natural site conditions. Darker gray and darker brown roofs are best absorbed into the background. Bright colors and lighter colors are highly visible and should be avoided. Roofs shall meet Title 7 Building regulations, Chapter 7 Fire Code.

H. Solar Panels: Non-reflective solar panels as permitted by Title 9, Chapter 3B. A building permit is required.

I. Tree Removal: Only those trees within 30 feet of a structure may be removed. Firewise practices are recommended.

J. Landscaping Development: Owners shall submit a landscaping plan to the Sawtooth City Building Committee and the Sawtooth City Fire District for approval. Such plan shall be consistent with Firewise practices as determined by the fire district. Use of indigenous plants and vegetation is encouraged to promote vegetative survival and to maintain native scenery.

K. Fences: Fences shall preserve the appearance of natural site conditions. Examples of common fence designs in the area are: logworm, log block, post and rail, and jack and rail fences, with a maximum height of five feet (5').

L. Steps And Walks: Steps and walks are to be constructed of natural materials, or composite materials that mimic natural materials and colors. Colors shall be neutral earth tone colors common to the area to preserve the appearance of natural site conditions.

M. LPG Tanks: Liquefied petroleum gas tanks shall be screened from public view with natural materials. Location of tanks and plans for screening shall require the approval of the administrator.

N. Yard Lights And Outdoor Lights: All new outdoor lights shall be in compliance with chapter 29A of this title.

O. Enforcement: Blaine County has the ultimate responsibility for enforcement of Sawtooth City regulations pursuant to the provisions of chapter 32 of this title. (Ord. 2020-07, 11-24-2020; Ord. 2019-10, 8-13-2019; Ord. 2010-06, 5-25-2010; Ord. 99-4, 8-23-1999; Ord. 91-2, 1-28-1991; Ord. 77-16, 11-28-1977)

9-24-6: COMMERCIAL STANDARDS:

The following standards are specific to the Sawtooth City Commercial District (SCC):

A. Dimensional Requirements:

1. Setbacks: All new buildings shall be set back a minimum of twenty feet (20') to building foundations from front and rear property lines, forty feet (40') from State Highway 75, and ten feet (10') from side property lines.

2. Maximum Height: Commercial buildings or structures shall not exceed thirty five feet (35') in maximum height.

3. Buildings or structures shall not occupy more than forty percent (40%) of the land surface.

B. Permitted Uses: Single-family residential use.

1. Minimum Lot Area: The minimum lot area in a subdivision shall be one acre.

2. Maximum Lot Coverage: Thirty percent (30%).

C. Accessory Uses:

1. Accessory dwelling unit (see section 9-3-11 of this title).

D. Conditional Uses:

1. Business, professional, public or social service offices.

2. Gas stations, restaurants, bars, motels, motor vehicle repairs.

3. Retail stores.

4. Recreational facilities including campgrounds and RV parks.

5. Repair and personal services.

6. Employee housing units, with density as allowed by the South Central Public Health District.

7. Wireless communication facilities (see section 9-3-16 of this title).

E. Parking: Minimum one parking space shall be provided for: each lodging unit, each two hundred fifty (250) square feet of retail floor area, each three hundred (300) square feet of office floor area, and each two hundred (200) square feet of public restaurant/bar space; or as determined through the conditional use permit process.

F. Temporary Structures: In order to protect SNRA visual scenic values and the quality of community way of life, temporary structures are not permitted.

G. Screening: Campground and RV park areas shall be screened from Highway 75 with trees or shrubs. (Ord. 2020-07, 11-24-2020; Ord. 2001-10, 10-1-2001; Ord. 91-2, 1-28-1991; Ord. 77-16, 11-28-1977)

9-24-7: SIGN STANDARDS:

A. Purpose: It is the purpose of this section to regulate the use of signs and lighting to promote traffic safety, to protect property values, to provide visibility for signs for public and private purposes and to preserve and enhance the natural beauty and aesthetic values of Sawtooth City.

B. Restrictions and Requirements:

1. All signage shall be subject to Chapter 29, Signs, of this Title.

2. Sign background and foreground letters or numbers, shall be of earth tone colors common to the area which preserve the appearance of natural site conditions.

(Ord. 2019-10, 8-13-2019)

9-24-8: PROPERTY ZONED SCC:

The Blaine County Zoning Maps adopted by reference by Section 9-4-7 of this Title are hereby amended to change the zoning on the following described real property from (C) Commercial District to (SCC), Sawtooth City Commercial:

TOWNSHIP 7 NORTH, RANGE 14 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 27: A parcel of land in the east one-half, more particularly described as follows:

Commencing at the south one-quarter corner of Section 27, Township 7 North, Range 14 East of the Boise Meridian, to a point No 0°13'45" E 4048.25' to the southerly boundary of State Highway 75 right-of-way; thence S 59°30'21" E 1450.54' along said right-of-way to the REAL POINT OF BEGINNING; thence,

S 59°48'57" W 64.70'; thence,

S 49°03'05" W 54.06'; thence,

S 12°31'54" W 113.68'; thence,

S 07°22'06" E 100.09'; thence,

S 12°50'18" E 100.94'; thence,

S 19°38'01" W 110.01'; thence,

S 01°57'29" W 100.74'; thence,

S 12°24'38" E 100.84'; thence,

S 04°26'11" E 100.02'; thence,

S 17°24'06" E 35.45'; thence,

S 84°25'07" E 432.54'; thence,

continuing 383.24 feet along a curve to the right having a central angle of 63°11'39", a radius of 407.14 feet, a tangent of 250.44 feet, and a long chord of 449.02 feet; thence N 58°47'39" E 159.09'; thence continuing 153.99 feet along a curve to the right having a central angle of 04°22'21", a radius of 2067.95 feet, a tangent of 78.95 feet, and a long chord of 157.80 feet; thence, N 63°10'00" E 34.26'; thence, continuing 49.78 feet along a curve to the left having a central angel of 115°37'50", a radius of 20.34 feet, a tangent of 32.32 feet, and a long chord of 41.05 feet; thence 177.14 feet along a curve to the left having a central angle of 26°07'12", a radius of 1366.70 feet, a tangent of 317.03 feet and a long chord of 623.00 feet; thence N 59°30'21" W 815.45 feet to the REAL POINT OF BEGINNING.

(Ord. 91-2, 1-28-1991)

9-24-9: PROPERTY ZONED SCR-.4:

The Blaine County Zoning Maps adopted by reference by Section 9-4-7 of this Title are hereby amended to change the zoning on the following described real property from R-.4, Medium Density Residential District, to SCR-.4, Sawtooth City Medium Density Residential District:

TOWNSHIP 7 NORTH, RANGE 14 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTIONS 26 & 27: A parcel of land in the western one-eighth of Section 26 and the east one-half of Section 27, more particularly described as follows:

Commencing at the south one-quarter corner of Section 27, Township 5 North, Range 17 East of the Boise Meridian, to a point N 0°13'45" E 1319.16', known as the central south one-sixteenth corner of Section 27, said point being the REAL POINT OF BEGINNING. Thence, N 0°13'45" E 2729.09' to the southerly boundary of State Highway, 75 right-of-way; thence S 59°30'21" E 2327.32' along said southerly right-of-way boundary; thence continuing along said southerly highway boundary 543.26 feet along a curve to the right having a central angle of 26°07'12", a radius of 1366.70 feet, a tangent of 317.03 feet, and a long chord of 623.00 feet; thence S 26°20'38" E 1001.07'; thence, S 89°59'08" W 884.46', thence N 89°42'09" W 1057.10' to the REAL POINT OF BEGINNING.

EXCEPTING from this description that property described in Section 9-24-8 of this Chapter which is zoned SCC by the said Section 9-24-8 of this Chapter. (Ord. 91-2, 1-28-1991)