

CHAPTER 6

PERFORMANCE STANDARDS

SECTION:

- 9-6-1: Purpose
- 9-6-2: All Districts
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- 9-6-5: Manufactured/Modular Home Placement Standards
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9-6-1: **PURPOSE:** The purpose of this chapter is to list the standards required with development. Performance standards are used to provide consistency in the development of a site by setting specific requirements that must be met by the development. (Ord. 426, 7-8-2002)

9-6-2: **ALL DISTRICTS:**

- A. **Corner Lot Visibility:** Visibility shall be maintained at all intersections as shown in section 9-6-8 of this chapter, figure 6-1. In the event natural topography makes establishment of the visibility triangle impractical at an intersection, additional traffic control, such as stop or yield signs, shall be installed at the intersection.
- B. **Temporary Uses:** Temporary buildings, trailers, equipment, and materials used in conjunction with construction work, may be permitted in any district during the period for which construction work is in progress. Temporary facilities shall be removed upon completion of the construction work or upon expiration of the building permit.
- C. **Storage Of Unlicensed Vehicles/Trailers/Boats:** Automotive vehicles or trailers of any kind or type without current license plates shall not

be parked or stored on any residentially zoned property unless stored in a completely enclosed building or carport. One boat and/or one recreational vehicle without licenses may be stored in the side or rear yard. See title 5, chapter 2 of this code. (Ord. 426, 7-8-2002)

- D. **Dangerous And Objectionable Conditions:** No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious, or otherwise objectionable conditions, which may adversely affect the surrounding areas or adjoining premises. Any use permitted by this chapter may be undertaken and maintained, if measures and safeguards to reduce the dangerous and objectionable conditions to required limits are enacted, as established by the performance standards and other referenced standards in this title. (Ord. 426, 7-8-2002; amd. 2010 Code)
- E. **Glare/Exterior Lighting:** No use shall create direct or reflected glare which will adversely affect any adjacent property. Encroachment by stray light in excess of 0.5 horizontal foot-candles at a distance of twenty five feet (25') beyond the property line shall constitute light trespass and shall be considered a violation of this title. Lighting installed subsequent to the passage hereof shall conform to the requirement for full cutoff fixtures. Light fixtures installed prior to the passage hereof that violate this subsection shall be replaced with full cutoff fixtures or retrofitted with shields to bring them into compliance with this subsection within ten (10) years of the date of passage hereof. A reasonable replacement schedule, based on light fixture maintenance factors shall be adopted for replacing roadway lighting and public facility lighting. Violation of this subsection shall subject to penalties outlined in section 9-11-9 of this title.
- F. **Street Right Of Way Dedication And Frontage Improvements:** Dedication of necessary additional street rights of way and construction of frontage improvements are required at the time of any construction on a lot or expansion of an existing use by twenty five percent (25%) or more in floor area. Street improvements may include base and pavement, curb, gutter, sidewalk, sewer, fire hydrants (as may be required by the Potlatch fire district), street lighting, and drainage swales. Right of way dedication shall conform to the transportation element of the comprehensive plan, city capital improvement plan, city transportation plan, and as recommended by the city engineer and required by the city council.
- G. **Street Standards:** All streets and alleys will be constructed according to the then current city ordinance that sets right of way widths,

construction specifications, pavement thickness, and standards for curbs, gutters, and sidewalks.

- H. Stormwater Facilities: Facilities to control stormwater runoff and discharge and erosion by it shall be installed at the time of or prior to development of adjacent property. Stormwater facilities must be designed by an engineer for any subdivision or large project (over 2 acres in size or over \$500,000.00 in construction costs). If a project will place a burden on the drainage facilities of downstream facilities and properties, the developer may be required to construct or improve such off site facilities.
- I. Utility Line Placement: All electric or cable service lines shall be placed underground. The administrator, or designee, may waive this requirement if the use is temporary in nature or if the predominant method of service is overhead in the neighborhood.
- J. Public Improvements; Street, Water, And Sewer Extensions:
 - 1. Any owner seeking to develop property within the city, or seeking connection to the city water or sewer system shall be responsible for paying for the extension of such facilities, including streets and stormwater facilities, to the property.
 - 2. The city may require that water and sewer lines be sized to provide services beyond the needs of the property being developed. In such cases, the city shall pay the incremental costs related to increasing the size of the line.
 - 3. All utility and street extensions shall be designed by a licensed engineer. Plans must be approved by the city prior to construction and as built plans shall be provided to the city.
 - 4. Such extensions shall be made in accordance with all city and state standards, including fire hydrants and manholes.
- K. Water Supply And Sewage Disposal: All uses in the R-1, R-2, C-1, C-2, and I-1 zoning districts shall be on city water and sewer service. Uses in the AF district may use a private well and may use septic systems for wastewater disposal. The method of water supply and sewage disposal shall be approved by the health district. Private sewage lagoons are not allowed within city limits.

- L. Dust Control:
1. During all on site grading and construction activities, adequate measures shall be implemented to control dust.
 2. Dust control measures will be maintained on all unpaved streets, alleys, and drives.
- M. Earthmoving Activities: Filling, grading, lagoon structure, dredging, or other earthmoving activities:
1. Will take place in such a manner as to result in the smallest amount of bare ground exposed for the shortest time feasible.
 2. Will provide temporary ground cover, such as mulch.
 3. Will use diversions, silting basins, terraces, and other methods to trap sediment.
 4. Will construct lagoons in such a manner as to avoid creation of fish trap conditions.
 5. Will not result in damage to a floodway, channel, or natural drainageway.
 6. Will construct and stabilize sides and bottom of cuts, fills, channels, and artificial watercourses to prevent erosion or soil failure.
 7. Will restore topsoil or loam to a depth not less than four inches (4"). (Ord. 426, 7-8-2002)

9-6-3: **MULTI-FAMILY AND DUPLEX:**

- A. Site Plan Review: Application for construction of a multi-family dwelling (5-plex or greater) in the R-2 zone must complete a site plan review as outlined in subsections 9-3-6F and 9-3-7F of this title.
- B. Solid Waste Screening: All trash and/or garbage collection areas shall be enclosed on at least three (3) sides by a solid wall or fence of at least five feet (5') in height or within an enclosed building or structure. This does not apply in the R-1 district. (Ord. 426, 7-8-2002)

9-6-4: COMMERCIAL AND INDUSTRIAL DISTRICTS:

- A. **Solid Waste Screening:** All solid waste collection areas shall be enclosed on at least three (3) sides by a solid wall or fence six feet (6') in height or within an enclosed building or structure. Adequate vehicular access shall be provided.
- B. **Outside Storage And Screening:** Outside storage areas must be screened from public view by fences, walls, berms, or a combination of these, as approved by the administrator, or designee. In all developments mechanical equipment and loading docks shall be screened from public view. The method of proposed screening shall be approved by the administrator, or designee. For any addition to an existing building which adds more than twenty five percent (25%) to site gross floor area, all existing mechanical equipment and loading docks shall be screened. The administrator, or designee, may approve an alternative method of reducing the visual impact in lieu of screening, or waive the requirements if the visual impact is not an issue.
- C. **Dust Control:** During all on site grading and construction activities, adequate measures shall be implemented to control dust. Dust control shall be implemented on all storage lots or vehicle parking areas that are not surfaced with concrete or asphalt. Areas devoted to outside storage shall be treated with a dust binder or other dust control measure, as approved by the administrator or designee. Driveways and access areas shall be paved.
- D. **Parking Lot Lighting:** Lighting shall be provided for all parking lots for commercial and industrial sites. Lighting shall not result in direct or reflected glare leaving the property. Full cutoff fixtures are required. See subsection 9-6-2E of this chapter. (Ord. 426, 7-8-2002)

9-6-5: MANUFACTURED/MODULAR HOME PLACEMENT STANDARDS: This section provides placement standards for manufactured/modular homes for all districts. Regulations and uses are in addition to the base district where a manufactured/modular home is located. The following design standards are intended to describe the requirements for this type of housing to closely match on site constructed homes:

- A. **HUD Seal Required:** No mobile home, which lacks the department of housing and urban development (HUD) seal, may be placed on a residential lot for use as a residence.

- B. Definition: "Manufactured home" means any building or building component other than a mobile home which is mass produced at a factory, built on a permanent metal chassis which is designed and constructed for transportation to a site for installation and used as a dwelling when connected to required utilities; properly connected to sewer, water, and electrical service designed for long term residential use by a family, contains a kitchen, bath, living and sleeping facilities, multi-sectional and at least twenty feet (20') wide with a minimum total square footage equal to one thousand (1,000) square feet, manufactured on or after June 15, 1976, and certified as meeting the manufactured housing construction safety standards of the United States department of housing and urban development, and has the following: (Ord. 426, 7-8-2002)

1. Recessed permanent foundations are required. Foundations must comply with the setup requirements of Idaho Code section 44-2201 when placed in any residential or commercial district. (Ord. 426, 7-8-2002; amd. 2010 Code)

2. Has metallic, wood shake, shingle, asphalt shingle, or similar type roof with a minimum pitch of 3:12 (rise to run); six inch (6") minimum overhang.

3. In addition to the requirements of this chapter, all requirements of the district in which the manufactured/modular home is located shall apply.

4. Where garages are required, they must meet the zoning district standards in which they are located.

- C. Modular Home:

1. Definition: "Modular home" means any building or building component other than a mobile home which is mass produced at a factory, which is designed and constructed for transportation by means of wheeled transportation to a site for installation and used as a dwelling when connected to required utilities; properly connected to sewer, water, and electrical service; designed for long term residential used by a family, contains a kitchen, bath, living and sleeping facilities, multi-sectional and at least twenty feet (20') wide with a minimum total square footage equal to one thousand (1,000) square feet. (Ord. 426, 7-8-2002)

2. Foundations: Recessed permanent foundations are required. Foundations must comply with the setup requirements of Idaho Code

section 44-2201 when placed in any residential or commercial district. (Ord. 426, 7-8-2002; amd. 2010 Code)

3. Roof: Has metallic, wood shake, shingle, asphalt shingle, or similar type roof with a minimum pitch of 3:12 (rise to run), six inch (6") minimum overhang.

4. District Requirements: In addition to the requirements of this chapter, all requirements of the district in which the manufactured/modular home is located shall apply. (Ord. 426, 7-8-2002)

9-6-6: **HOME OCCUPATIONS:** All home occupations require a conditional use permit. In addition to the requirements of chapter 4, "Conditional Use Permits", of this title, home occupations must meet the following standards.

A. Standards:

1. No more than one person other than members of the family residing on the premises shall be engaged in such occupation.

2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and not more than fifty percent (50%) of the floor area of the dwelling unit shall be used in conducting of the home occupation. The home occupation may take place in an accessory building meeting all other city regulations and the further regulations of this section.

3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign not exceeding two (2) square feet in area, indirectly illuminated following subsection 9-6-2E of this chapter, and mounted flat against the wall of the principal or accessory building.

4. No significant traffic shall be generated by such home occupation and any need for parking generated by the conduct of such home occupation shall meet the off street parking requirements as specified in chapter 7 of this title.

5. No equipment or process shall be used in such home occupation which creates noise, vibration, dust, glare, smoke, fumes, odors,

electrical interference, fire hazard, or any other hazard or nuisance detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises.

6. Retail sales of products or merchandise shall be clearly incidental to the primary home occupation use.

7. A home occupation must be fully enclosed within the home or accessory building.

8. With the exception of home daycare, no more than two (2) clients or customers on the premises at any time.

9. Hours of operation for an allowed home occupation shall be between seven o'clock (7:00) A.M. and eight o'clock (8:00) P.M.

10. Employees, other than the residents and one employee, of an allowed home occupation may not work, gather, park, or meet at the residence of a home occupation on a regular basis.

B. Noncompliance: Any person believing that a home occupation is operating in violation of a condition of approval or a home occupation standard, may file a written complaint with the administrator.

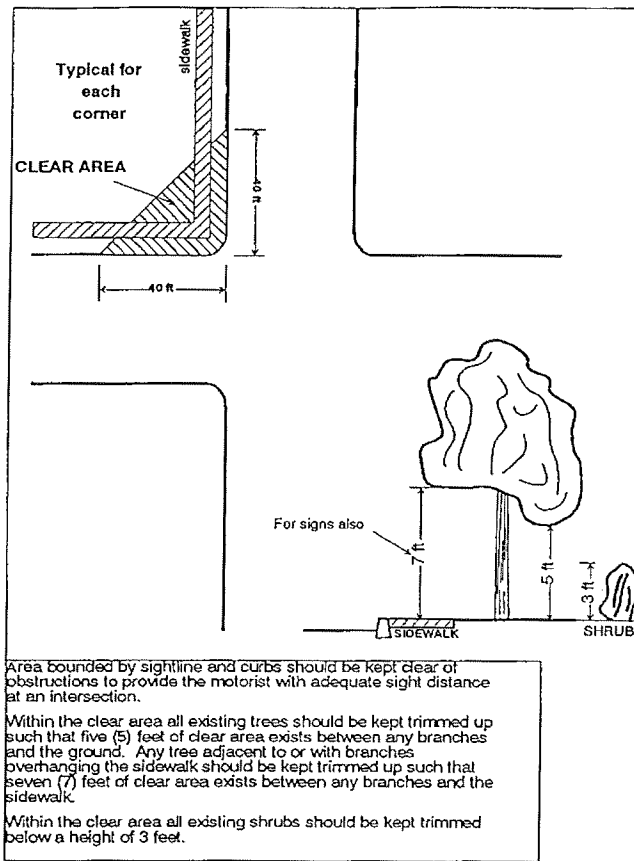
1. After a complaint is submitted to the administrator, the administrator or designee shall have fifteen (15) days to review the complaint and make a decision. If the administrator or designee determines that there is noncompliance with the conditions or standards, the permit holder will be notified in writing, stating the noncompliance issues, and given fifteen (15) days to correct the noncompliance. The administrator or designee may grant, if warranted, an extended period of time to bring the home occupation into compliance.

2. Failure to correct the noncompliance within the time limit provided will result in revocation of the permit.

3. Actions by the administrator or designee may be appealed to the planning and zoning commission and the city council. (Ord. 426, 7-8-2002)

9-6-7: **VETERINARY FACILITIES WITH BOARDING:** Veterinary facilities with boarding will be located at least three hundred feet (300') away from any residential use including motels and hotels, except for owner's residence. The facility will comply with state and local regulations relative to such an operation, and maintain adequate house-keeping practices designed to prevent the creation of a nuisance and to reduce to a minimum the factors of noise and odor. The city may modify these requirements if the animals are housed in soundproof structures that screen them from view of the abutting residential property. (Ord. 426, 7-9-2002)

9-6-8: **FIGURE 6-1, CLEAR SIGHT TRIANGLE AT INTERSECTIONS:**



(Ord. 426, 7-9-2002)