

CITY OF DALTON GARDENS

ORDINANCE NO. 34

AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS AND THE USE OF LAND WITHIN THE CITY OF DALTON GARDENS, PRESCRIBING YARDS AND OTHER OPEN SPACES, AND FOR SUCH PURPOSES DIVIDING THE CITY INTO DISTRICTS, AND PROVIDING FOR THE ENFORCEMENT AND ADMINISTRATION OF THIS ORDINANCE AND FIXING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS, AND DEFINING TERMS USED THEREIN.

BE IT ORDAINED by the Mayor and City Council of the City of Dalton Gardens, Kootenai County, Idaho:

SECTION 1: This Ordinance and any amendments or additions thereto shall hereafter be known as the Zoning Ordinance for the City of Dalton Gardens, Kootenai County, Idaho.

SECTION 2: The purpose of this ordinance is to provide for a comprehensive plan of land use, provide for the essential land uses contemplated by the plan, to promote public health, safety, morals, comfort and general welfare and to conserve and protect property and the property value to secure the most appropriate use of land, to lessen congestion in the streets, to safeguard from fire, panic and other damages, to provide adequate light and air, to prevent the over-crowding of land, and to avoid undue concentration of population.

SECTION 3. For the purpose of carrying out the provisions of this ordinance, all lands within the boundaries of Dalton Gardens shall be classified according to the following use districts:

(1) Commercial, which shall be designated as "C" districts.

(2) Residential, which shall be designated as "R" districts.

Commercial Districts: All land within the area 660 feet East of the West boundary of the City of Dalton Gardens, between Dalton Avenue and Prairie Avenue.

Residential Districts: All other land in the City of Dalton Gardens, Idaho.

SECTION 4. Definitions: For the purpose of this ordinance, certain words and terms are defined as follows:

(1) Accessory use of building: A subordinate use or building customarily incident to and located upon the same lot occupied by the main use or building.

(2) Building: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

(3) Corner Lot; A zoning lot which adjoins the point of intersection of two or more street lines and which the interior angle formed is 135° or less.

(4) Family: Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises exclusively as one household.

(5) Front Lot Line: For an interior lot, a front lot line is a street line. On a corner lot, the applicant may select either street line as a front lot line.

(6) Front Yard: The required open space between the front property line and the nearest part of any building on the lot, save as elsewhere in this ordinance excepted.

(7) Interior lot: Any zoning lot which is not a corner lot.

(8) Lot: The parcel of land on which a principal building and its accessory buildings are placed or are to be placed, together with the required open spaces, or a "lot" designated as such on an officially recorded plat.

Any subdivision of land by metes and bounds description prior to the adoption of this ordinance and held under one ownership separate and distinct from the adjoining or abutting land shall be considered a lot as shown by the last conveyance of record.

For the purpose of determining the location of the required yards, a lot shall be considered to be as shown on the official recorded plat of the property regardless of any metes and bounds subdivision of said property subsequent to the adoption of this ordinance.

When a tract of land consisting of more than one platted lot held under one ownership is to be developed as one unit, all the parcels or lots shall be considered as one lot for the purpose of this ordinance.

(9) Side Lot Line: Any lot line which is not a front lot line or a rear lot line.

(10) Side Yard: The required open space on a lot between a building and the side line of the lot and extending from the front yard to the rear yard. The required width

of side yard shall be measured horizontally from the nearest point of the side lot line to the nearest part of the main building. The eave shall be the edge of the building for purposes hereof.

(11) Single Family Dwelling: A building arranged or designed to be occupied by not more than one family, but excluding tents, cabins, trailer coaches, mobile homes, or trailer houses.

(12) Street: A public way established by or maintained under public authority. A private way open for public use and a private way, plotted or laid out for ultimate public use, whether or not constructed.

(13) Trailer Coaches and Mobile Homes and Trailer Houses: A vehicle without means of self-propulsion but licenseable as a conveyance on a public street or highway and which is constructed to permit occupancy as a dwelling or sleeping place for one or more persons, whether the wheels have been removed from such portable habitation or not and whether the same be affixed to the land permanently or not, and required to be registered by the motor vehicle division of the Department of Law Enforcement.

SECTION 5. Residential Districts. In the residential districts, no building or premises or land located therein shall be used nor any structure hereafter erected or altered except for the following uses:

(1) Single Family dwelling.

(2) Churches, schools and municipal or governmental buildings.

(3) Utilities stations upon special permits of the City Council.

(4) Usual accessory buildings commonly appurtenant to a family dwelling.

(5) Trailer houses and camping trailers not used for human occupancy.

Except for the uses herein specified, no other use can be made of such land nor the structures located thereon within the residential districts.

Front and side yards: For each dwelling there shall be a front yard not less than 25 feet in depth and a side yard on each side of the dwelling of not less than 10 feet in depth except that the side yard of the corner lot shall be not less than 25 feet in depth along the flanking or side street lines.

SECTION 6: Commercial District. In the commercial district there shall be no restrictions upon the use of land excepting as hereinafter set forth in Section 15 of this ordinance.

SECTION 7. Where any front yard is required, no building shall be hereafter erected, nor shall any addition be made to any existing buildings, so that any portion of such new building or buildings shall be nearer to the front line than the distance indicated by the depth of the required front yard, excepting that steps may connect such buildings to the surface of the front yard and fences of materials other than wire not over 36 inches in height, and barbed wire, woven wire or chain link fences not exceeding 48 inches in height,

except that no fence shall exceed 36 inches within 25 feet of the property line of any property at an intersection.

SECTION 8. Where any side yard is required, no building shall be hereafter erected, nor shall any addition be made to any existing building so that any portion of such new building or addition to an existing building shall be nearer to the side lot line than the distance indicated by the width of the required side yard, excepting that fences of material other than wire not over 36 inches in height and barbed wire, woven wire or chain link fences not exceeding 48 inches in height may be erected, except that no fence shall exceed 36 inches within 25 feet of the property line of any property at an intersection.

SECTION 9. Minimum building site dimension. No building or structure shall hereafter be erected upon any lot, tract, plot or block having an area of less than one acre, minus such portions which may be granted, conveyed or licensed for use as road right of way or other easement.

SECTION 10. Non-conforming uses. The lawful use of the land, premises or building existing at the time of adoption of this ordinance, although such use does not conform to the provisions of this ordinance, may be continued except that if such non-conforming use is discontinued for a period of one (1) year or more, any further use of said lands, premises or buildings shall be in conformity with the provisions of this ordinance. This paragraph shall also apply to trailer coaches, trailer homes and mobile homes as hereinbefore defined, and used for human occupancy at the date of

the adoption of this ordinance, and such use of the land may be continued as hereinbefore provided even though such trailer coach, trailer home or mobile home is removed and replaced by another, however, such trailer coach, trailer home and/or mobile home must be replaced by another of equal or greater size without limit.

The mere presence of a structure shall not be deemed to constitute the use unless such structure is actually occupied and employed in maintaining such use.

Nothing in this ordinance shall be deemed to prohibit the restoration or replacement of a non-confirming building, trailer coach, trailer or mobile home, within a period of six (6) months from date of its destruction or damage by fire, explosion, act of God or act of the public enemy, or prevent the continuation of the use of such building or part thereof.

Any building arranged, intended or designed for a non-conforming use, the construction of which has been started at the time of the passage of this ordinance but not completed, may be completed and put to such non-conforming use, provided it is done within six (6) months after this ordinance takes effect.

A building or structure exclusive of trailer coaches, trailer or mobile homes, devoted to a non-conforming use at the time this ordinance takes effect may not be altered or enlarged so as to extend such non-conforming use more than 10% in area.

Whenever a non-conforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted or non-conforming use.

SECTION 11. Administration. In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of public health, safety, morals and general welfare. Therefore, where this ordinance proposes a greater restriction upon the use of buildings, premises or lands, or requires larger open spaces than are imposed or required by other laws, ordinances, rules or regulations, the provisions of this ordinance shall control.

The City Council may permit in a district any use not described in this ordinance and deemed by the City Council to be of the same character and general keeping with the uses authorized in such district.

SECTION 12. Amendments. The regulations, restrictions and boundaries of any use district may from time to time be amended, supplemented, changed, modified or repealed by the City Council by ordinance duly adopted.

The owner or owners of any property may petition the City Council for a change in the classification of such property. In addition to the signatures of the owner or owners of 50% or more by area of the property in question, such petition shall bear the signatures of the owners of not less than 51% by area of all property within a distance of 1500 feet, streets ~~and alleys~~ excluded, of the proposed reclassified property and having frontage upon or adjoined by any street passing through or adjoining such proposed reclassified district.

All petitions shall give the address of each signer and the description of his property within the 1500 foot district described above, as the same is listed on the assessments and tax rolls of Kootenai County, Idaho.

The signature of any person or persons having a contract right as purchaser to receive title of any lot or parcel of property upon completion of the payment of the purchase price thereof, shall, for the purpose of this ordinance, be deemed the signature of the owner of such property, provided that the said person or persons state in writing over their said signatures that they are purchasing the property in question under contract.

In cases, however, of a protest against such change signed by the owners of 20% or more either of the area of lots included in such proposed change, or those within a **1500** foot radius of the exterior boundaries of such lots included in such change, such amendment shall not become effective except by a favorable vote of one-half plus one of the members of the full Council of the City.

The City Council shall hold a public hearing on all valid petitions for a change of classification, as provided by the laws and statutes of the State of Idaho, before enacting any amendments.

SECTION 13. Enforcement. It shall be the duty of the Clerk to see that this ordinance is enforced through the proper legal channels. He shall issue no permit for the construction or alteration of any building or part thereof unless the plans and specifications and intended use of such building conform in all respects with the provisions of this ordinance.

All applications for building permits shall be accompanied by a plot plan showing the actual dimensions of the lot to be build upon, the size, use and location of all existing building, and the building or buildings to be erected under the authority of the permit applied for, and for such other information as may be necessary to show compliance with the provisions of this ordinance. A record of all such applications and plot plans shall be kept in the office of the City Clerk.

It shall be unlawful to construct, reconstruct, enlarge, change, maintain or use any building, or to use any land in violation of any regulation or any provision of this ordinance, or any amendment thereto. Any person, firm, or corporation violating this ordinance or any amendment hereto shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined not more than \$100.00. Each and every day during which such illegal erection, construction, reconstruction, enlargement, change, maintenance and use continues may be deemed to be a separate offense.

In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is or is proposed to be used in violation of this ordinance or any amendment thereto, the City Council or any adjacent property owner who would be specially damaged by such violation, in addition to other remedies provided by law in this ordinance, may institute injunction, mandamus, abatement or any other appropriate action, actions, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construc-

tion, reconstruction, enlargement, change, maintenance or use.

SECTION 14. Each section, subsection, provision, requirement, regulation or restriction established by this ordinance or any amendment hereto is hereby declared to be independent and the holding of any part to be unconstitutional, invalid or ineffective for any cause shall not effect nor render invalid the ordinance or amendments thereto as a whole, or any part thereof, except the particular part so decreed to be invalid.

SECTION 15. Agriculture. Land in any district may be used for any agricultural purpose, except as hereinafter excluded, including the raising, breeding and maintaining of domestic animals for personal use and consumption, ~~but not~~ ~~for the purpose of~~, and any such accessory buildings to house such animals and store such crops, but any such buildings shall conform to the regulations contained herein.

SECTION 16. Prohibited uses. The following uses shall be deemed to constitute a nuisance and shall not be permitted within the City limits of the City of Dalton Gardens in either residential or commercial districts. No land lying within the City may be used for these purposes and no building located upon any land within the City limits may be used for the following purposes:

- (1) Amusement park.
- (2) Aviation field.
- (3) Brewery.
- (4) Metal powder works.
- (5) Bulk petroleum station with tanks above ground.
- (6) Chemical plant.

(7) Crematory.

(8) Distilling of bones, fat or glue; glue or gelatin manufacturing.

(9) Manufacturing or storage of explosives or gun powder.

(10) Dumping, storing, burying, reducing, disposing of or burning garbage, refuse, scrap metal, rubbish, offal or dead animals.

(11) Junk yards, automobile graveyards, or places for the collection of scrap metal, paper, rags, glass, or junk for salvage or storage purposes.

(12) Outdoor theaters.

(13) Slaughter houses.

(14) Hospitals for sanitariums for insane or mental cases.

(15) Tanning, curing, or storage of raw hides or skins.

(16) And in general, those uses which may have been declared nuisances in any court of record or may be obnoxious or offensive by reason of emission of odor, smoke, dust, gas or noise.

SECTION 17. This ordinance shall be in full force and effect upon its passage and approval and publication in one issue of the Coeur d'Alene Press, the official newspaper of the City of Dalton Gardens.

Passed under suspension of the rules upon which a roll call vote was duly taken and enacted an Ordinance of the City of Dalton Gardens at a regular meeting of the City Council held on the 7th day of January, 1970.

Ward R. Newcomb
Mayor

TEST:

Lucy A. Howers
Clerk

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO,
County of Kootenai, } ss.

Callie Fountain being first duly sworn
upon oath deposes and says:

1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press," a newspaper printed and published daily except Sunday in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The

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of which the annexed is a printed copy, was published in the regular Daily issue of said newspaper for one consecutive issue commencing on the 11 day of January, 1971, and ending on the 11 day of January, 1971, and such publication was made as often during said period as said newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice.

Callie Fountain
Subscribed and sworn to before me this 11 day of January, 1971.

Patrick King
Notary Public for the State of Idaho,
residing at Coeur d'Alene, Idaho.

land shall be considered a lot as shown by the last conveyance of record.

For the purpose of determining the location of the required yards, a lot shall be considered to be as shown on the official recorded plat of the property regardless of any metes and bounds subdivision of said property subsequent to the adoption of this ordinance.

When a tract of land consisting of more than one platted lot held under one ownership is to be developed as one unit, all the parcels or lots shall be considered as one lot for the purpose of this ordinance.

(9) Side Lot Line: Any lot line which is not a front lot line or a rear lot line.

(10) Side Yard: The required open space on a lot between a building and the side line of the lot and extending from the front yard to the rear yard. The required width of side yard shall be measured horizontally from the nearest point of the side lot line to the nearest part of the main building. The eave shall be the edge of the building for purposes hereof.

(11) Single Family Dwelling: A building arranged or designed to be occupied by not more than one family, but excluding tents, cabins, trailer coaches, mobile homes, or trailer houses.

(12) Street: A public way established by or maintained under public authority. A private way open for public use and a private way, plotted or laid out for ultimate public use, whether or not constructed.

(13) Trailer Coaches and Mobile Homes and Trailer Houses: A vehicle without means of self-propulsion but licensable as a conveyance on a public street or highway and which is constructed to permit occupancy as a dwelling or sleeping place for one or more persons, whether the wheels have been removed from such portable habitation or not and whether the same be affixed to the land permanently or not, and required to be registered by the motor vehicle division of the Department of Law Enforcement.

SECTION 5. Residential Districts. In the residential districts, no building or premises or land located therein shall be used nor any structure hereafter erected or altered except for the following uses:

(1) Single Family dwelling.

(2) Churches, schools and municipal or governmental buildings.

(3) Utilities stations upon special permits of the City Council.

(4) Usual accessory buildings commonly appurtenant to a family dwelling.

(5) Trailer houses and camping trailers not used for human occupancy.

Except for the uses herein specified, no other use can be made of such land nor the structures located thereon within the residential districts.

Front and side yards: For each dwelling there shall be a front yard not less than 25 feet in depth and a side yard on each side of the dwelling of not less than 10 feet in depth except that the side yard of the corner lot shall be not less than 25 feet in depth along the flanking or side street lines.

SECTION 6. Commercial District. In the commercial district there shall be no restrictions upon the use of land excepting as hereinafter set forth in Section 15 of this ordinance.

SECTION 7. Where any front yard is required, no building shall be hereafter erected, nor shall any addition be made to any existing buildings, so that any portion of such new building or buildings shall be nearer to the front line than the distance indicated by the depth of the required front yard, excepting that steps may connect such buildings to the surface of the front yard and fences of materials other than wire not over 36 inches in height, and barbed wire, woven wire or chain link fences not exceeding 48 inches in height, except that no fence shall exceed 36 inches within 25 feet of the property line of any property at an intersection.

SECTION 8. Where any side yard is required, no building shall be hereafter erected, nor shall any addition be made to any existing building so that any portion of such new building or addition to an existing building shall be nearer to the side lot line than the distance indicated by the width of the required side yard, excepting that fences of material other than wire not over 36 inches in height and barbed wire, woven wire or chain link fences not exceeding 48 inches in height may be erected, except that no fence shall exceed 36 inches within 25 feet of the property line of any property at an intersection.

SECTION 9. Minimum building site dimension. No building or structure shall hereafter be erected upon any lot, tract, plot or block having an area of less than one acre, minus such portions which may be granted, conveyed or licensed for use as road right of way or other easement.

SECTION 10. Non-conforming uses. The lawful use of the land, premises or building existing at the time of adoption of this ordinance, although such

use does not conform to the provisions of this ordinance, may be continued except that if such non-conforming use is discontinued for a period of one (1) year or more, any further use of said lands, premises or buildings shall be in conformity with the provisions of this ordinance. This paragraph shall also apply to trailer coaches, trailer homes and mobile homes as herein-before defined, and used for human occupancy at the date of the adoption of this ordinance, and such use of the land may be continued as hereinbefore provided even though such trailer coach, trailer home or mobile home is removed and replaced by another, however, such trailer coach, trailer home and/or mobile home must be replaced by another of equal or greater size without limit.

The mere presence of a structure shall not be deemed to constitute the use unless such structure is actually occupied and employed in maintaining such use.

Nothing in this ordinance shall be deemed to prohibit the restoration or replacement of a non-conforming building, trailer coach, trailer or mobile home, within a period of six (6) months from date of its destruction or damage by fire, explosion, act of God or act of the public enemy, or prevent the continuation of the use of such building or part thereof.

Any building arranged, intended or designed for a non-conforming use, the construction of which has been started at the time of the passage of this ordinance but not completed, may be completed and put to such non-conforming use, provided it is done within six (6) months after this ordinance takes effect.

A building or structure exclusive of trailer coaches, trailer or mobile homes, devoted to a non-conforming use at the time this ordinance takes effect may not be altered or enlarged so as to extend such non-conforming use more than 10% in area.

Whenever a non-conforming use has been changed to a more restricted use or to a conforming use, such use shall not there after be changed to a less restricted or non-conforming use.

SECTION 11. Administration. In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of public health, safety, morals and general welfare. Therefore, where this ordinance proposes a greater restriction upon the use of buildings, premises or lands, or requires larger open spaces than are imposed or required by other laws, ordinances, rules or regulations, the provisions of this ordinance shall control.

The City Council may permit in a district any use not described in this ordinance and deemed by the City Council to be of the same character and general keeping with the uses authorized in such district.

SECTION 12. Amendments. The regulations, restrictions and boundaries of any use district may from time to time be amended, supplemented, changed, modified or repealed by the City Council by ordinance duly adopted.

The owner or owners of any property may petition the City Council for a change in the classification of such property. In addition to the signatures of the owner or owners of 50% or more by area of the property in question, such petition shall bear the signatures of the owners of not less than 51% by area of all property within a distance of 1500 feet, streets excluded, of the proposed reclassified property and having frontage upon or adjoined by any street passing through or adjoining such proposed reclassified district.

All petitions shall give the address of each signer and the description of his property within the 1500 foot district described above, as the same is listed on the assessments and tax rolls of Kootenai County, Idaho.

The signature of any person or persons having a contract right as purchaser to receive title of any lot or parcel of property upon completion of the payment of the purchase price thereof, shall, for the purpose of this ordinance, be deemed the signature of the owner of such property, provided that the said person or persons state in writing over their said signatures that they are purchasing the property in question under contract.

In cases, however, of a protest against such change signed by the owners of 20% or more either of the area of lots included in such proposed change, or those within a 1500 foot radius of the exterior boundaries of such lots included in such change, such amendment shall not become effective except by a favorable vote of one-half plus one of the members of the full Council of the City.

The City Council shall hold a public hearing on all valid petitions for a change of classification, as provided by the laws and statutes of the State of Idaho, before enacting any amendments.

SECTION 13. Enforcement. It shall be the duty of the Clerk to see that this ordinance is

enforced through the proper legal channels. He shall issue no permit for the construction or alteration of any building or part thereof unless the plans and specifications and intended use of such building conform in all respects with the provisions of this ordinance.

All applications for building permits shall be accompanied by a plot plan showing the actual dimensions of the lot to be build upon, the size, use and location of all existing building, and the building or buildings to be erected under the authority of the permit applied for, and for such other information as may be necessary to show compliance with the provisions of this ordinance. A record of all such applications and plot plans shall be kept in the office of the City Clerk.

It shall be unlawful to construct, reconstruct, enlarge, change, maintain or use any building, or to use any land in violation of any regulation or any provision of this ordinance, or any amendment thereto. Any person, firm, or corporation violating this ordinance or any amendment hereto shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined not more than \$100.00. Each and every day during which such illegal erection, construction, re-construction, enlargement, change, maintenance and use continues may be deemed to be a separate offense.

In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is or is proposed to be used in violation of this ordinance or any amendment thereto, the City Council or any adjacent property owner who would be specially damaged by such violation, in addition to other remedies provided by law in this ordinance, may institute injunction, mandamus, abatement or any other appropriate action, actions, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

SECTION 14. Each section, subsection, provision, requirement, regulation or restriction established by this ordinance or any amendment hereto is hereby declared to be independent and the holding of any part to be unconstitutional, invalid or ineffective for any cause shall not effect nor render invalid the ordinance or amendments thereto as a whole, or any part thereof, except the particular part so decreed to be invalid.

SECTION 15. Agriculture. Land in any district may be used for any agricultural purpose, except as hereinafter excluded, including the raising, breeding and maintaining of domestic animals for personal use and consumption, and any such accessory buildings to house such animals and store such crops, but any such buildings shall conform to the regulations contained herein.

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- (2) Aviation field.
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- (15) Tanning, curing, or storage of raw hides or skins.
- (16) And in general, those uses which may have been declared nuisances in any court of record or may be obnoxious or offensive by reason of emission of odor, smoke, dust, gas or noise.

SECTION 17. This ordinance shall be in full force and effect upon its passage and approval and publication in one issue of the Coeur d'Alene Press, the official newspaper of the City of Dalton Gardens.

Passed under suspension of the rules upon which a roll call vote was duly taken and enacted an Ordinance of the City of Dalton Gardens at a regular meeting of the City Council held on the 7th day of January, 1971.

s/ Ward B. Newcomb
Mayor

ATTEST:
Lucy A. Howey
Clerk

Jan. 11, 1971

CITY OF DALTON GARDENS ORDINANCE NO. 34

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BE IT ORDAINED by the Mayor and City Council of the City of Dalton Gardens, Kootenai County, Idaho:

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(2) Residential, which shall be designated as "R" districts.

Commercial Districts: All land within the area 660 feet East of the West boundary of the City of Dalton Gardens, between Dalton Avenue and Prairie Avenue.

Residential Districts: All other land in the City of Dalton Gardens, Idaho.

SECTION 4: Definitions: For the purpose of this ordinance, certain words and terms are defined as follows:

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(2) Building: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

(3) Corner Lot: A zoning lot which adjoins the point of intersection of two or more street lines and which the interior angle formed is 135 degrees or less.

(4) Family: Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises exclusively as one household.

(5) Front Lot Line: For an interior lot, a front lot line is a street line. On a corner lot, the applicant may select either street line as a front lot line.

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(8) Lot: The parcel of land on which a principal building and its accessory buildings are placed or are to be placed, together with the required open spaces, or a "lot" designated as such on an officially recorded plat.

Any subdivision of land by metes and bounds description prior to the adoption of this ordinance and held under one ownership separate and distinct from the adjoining or abutting