

CHAPTER 15- MAYFIELD TOWNSITE PLANNED COMMUNITY ZONING ORDINANCE

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Section 7-15-1: Short Title:

This Title and Chapter shall be known, cited, and referred to as the Mayfield Townsite Planned Community Zoning Ordinance (MTPCZO).

Section 7-15-2: Purpose and Intent:

A. Generally, this Chapter is enacted with the purpose and intent of promoting, on behalf of the Mayfield Townsite Planned Community, (hereinafter referred to as

"Mayfield Townsite" or "Community"), public health, safety, comfort and general welfare; to facilitate residential housing and adequate and economical provisions for public improvements, all in accordance with the Mayfield Townsite Comprehensive Plan (the "Mayfield Townsite PCCP") and the Mayfield Townsite Development Plan (the "Mayfield Townsite PCDP") for the desirable future physical development of Mayfield Townsite. It is also intended to provide a method of administration, as authorized by the Comprehensive Plan, the Elmore County Zoning Ordinance, the Idaho Local Land Use Planning Act, Title 67, Chapter 65 of the Idaho Statute.

- B. Specifically, the purpose and intent of this Chapter is to set forth the development standards and administrative procedures for implementing the land use policies that are consistent with the adopted Mayfield Townsite PCCP. Furthermore, it is the purpose of this Chapter to:
1. Provide distinctive, efficient, and effective regulations to guide all development within Mayfield Townsite; and
 2. Encourage flexibility and creativity within the Mayfield Townsite design guidelines, development, and land use policies in order to respond to site-specific conditions and market demand while enhancing the economic viability and quality of Mayfield Townsite; and
 3. Provide for the integration and balance of a variety of uses; and
 4. Provide flexibility for reconfiguration of residential and non-residential uses and/or population density consistent with the Mayfield Townsite Land Use Map and the Mayfield Townsite Intensities and Densities Land Use Map, as required, as long as those reconfigurations do not conflict with the overall intent of the Mayfield Townsite PCCP and this Chapter; and
 5. Identify and define standards for uses, which may occur in each of the land use categories.

Section 7-15-3: Applicability:

- A. This Chapter governs the development and administration of Mayfield Townsite, as shown on the Mayfield Townsite Land Use Map found in the Mayfield Townsite PCCP. Where issues arise that are not covered under this Chapter, or where this Chapter specifically references other Chapters or Sections of the Elmore County Zoning Ordinance, as amended from time to time. Where not specifically referenced herein, PC Ordinance, No. 2007-7 Ordinance for Establishing Standards for Planned Communities and/or the Elmore County Zoning and Development Ordinance Adopted 3/14/1994, Amended 12/26/1995 shall apply and

govern. This Chapter and Sections herein shall apply to all land and development within Mayfield Townsite.

- B. Scope and Content: This Chapter shall consist of the text hereof for the purpose of administration and enforcement of development within Mayfield Townsite. The Mayfield Townsite Land Use Map shall be considered as the official Land Use Map for the Community.
- C. Flexibility: The development standards and design guidelines contained in the Mayfield Townsite PCCP and this Chapter depict the general nature and relative intensity of residential and nonresidential development within the Community. It is the intent of these standards and guidelines to allow sufficient flexibility at the time of detailed planning and platting so that the overall goals, policies, purpose, and intent of the Mayfield Townsite PCCP can be achieved. The configuration and densities of development and phasing may be modified from that originally proposed and approved to accommodate market, financing, site and other conditions and revisions to the project's implementation strategy provided that:
 - 1. The reconfiguration or modification does not conflict with the Mayfield Townsite Land Use Map; and
 - 2. The modification proposed is compliant with the provisions of this Chapter; and
 - 3. There are no conflicts with the specific restrictions contained in Section 7-15-6, (the Land Use Districts section) of this Chapter; and
 - 4. The modification proposed is compliant with the Mayfield Townsite PCCP; and
 - 5. The Director approves of the modification.
- D. Conflict of Laws: If conflict arises between this Chapter and the Elmore County Zoning Ordinance, the provisions of this Chapter shall apply and prevail.
- E. Appeals and Enforcement: Appeals and enforcement of this Chapter shall follow the provisions outlined in Elmore County Code, Title 6.

Section 7-15-4: Definitions:

- A. Capitalized words or acronyms are defined words, which (i) have the definitions immediately preceding the defined term when it first appears, (ii) the definitions appearing below, or (iii) if not otherwise defined herein then the definitions found in Title 7 Elmore County Zoning and Development Ordinance, as amended or subsequently codified.

A

ACCESSORY DWELLING UNIT: An accessory dwelling unit is a residential dwelling unit that is incidental and subordinate to the principal residential dwelling and use. Where the Accessory Dwelling is compatible with the character of the premises, the principal residential dwelling and does not alter the essential characteristic of the principal use.

ACCESSORY STRUCTURE: Any structure on a residential lot that is used for purposes other than as a Dwelling Unit, which structures shall include, but are not necessarily limited to garages, tool sheds, work sheds, and garden implement storage sheds.

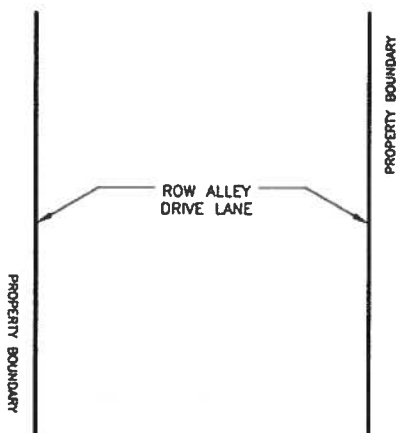
ACCESSORY USE: A use that is incidental and subordinate to the principal allowed use or other principal approved use, and is conducted upon the same property. Temporary uses specified in this Chapter shall be deemed Accessory Uses.

ALLEY: A passageway or lane, running between or behind buildings.

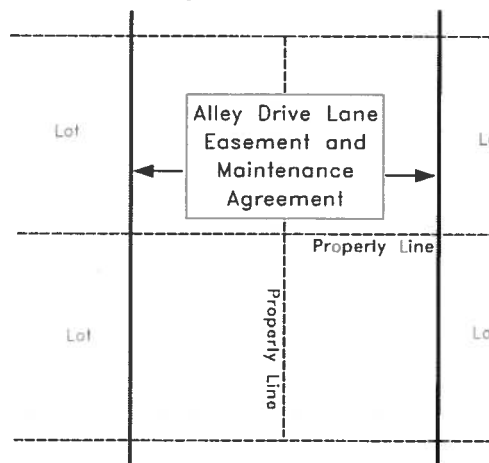
ALLEY DEVELOPMENT: Alleys shall be developed as public or private Rights-of-Way through public dedication or private easement. A private alley located within an easement will require the recordation of a cross access easement and maintenance agreement prior to final plat approval

Image 7-15-4 (A) Alley ROW Development Options

Dedicated Public Alley ROW Development



Private Alley Development Through Easement



ALTERNATE ENERGY PRODUCTION: Solar power production that is produced and used by an individual for their benefit to provide alternative energy to a specific structure. Commercial solar production is prohibited.

ANIMAL CLINIC, ANIMAL HOSPITAL OR VETERINARY OFFICE: Any structure, or portion thereof, that is designed or used for the medical or surgical treatment of animals in which veterinary services, including boarding incidental to treatment, are limited to short term care.

APPLICANT: An owner or its authorized agent having any ownership interest, including fee simple title and leasehold estates in any property within the Mayfield Townsite Planned Community whom is seeking approval of a specific use or action.

B

BUILDING: Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING ENVELOPE: A building envelope is the maximum three-dimensional space on a lot within which a structure can be built, as permitted by applicable height, setback and yard controls.

BUILDING HEIGHT: The vertical distance from the average grade/ground level at a wall of a building to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the average height of the gable of a pitch or hip roof.

BULK: The term used to describe the size and mutual relationships of a building and/or other structure as to size, height, coverage, shape, in relation to how the structure is situated on a lot.

C

CALENDAR DAY(S): Days defined as Monday through Sunday including Local, State, or Federal holiday(s).

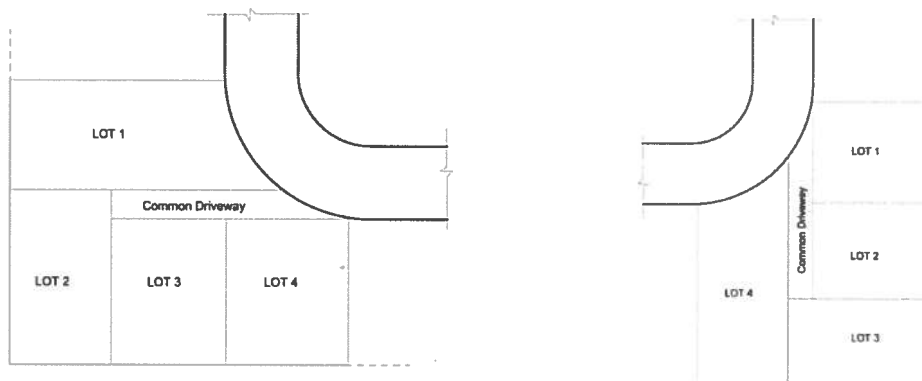
COMMERCIAL SOLAR PRODUCTION: A commercial power production facility that produces, distributes, and/or sells power to other sources for commercial purposes.

COMMON DRIVEWAY: A shared driveway that initiates from a public or private ROW and provides frontage and access to lots. The common driveway shall service no less than two (2) lots or more than eight (8) lots. Each lot shall contain

no more than one (1) single-family dwelling unit, excluding Accessory Dwelling Units. Common driveways shall have a shared address sign for each lot taking frontage from the common driveway. The sign shall be clearly visible and permanently located near the entrance of the common driveway. The intent is to aid emergency services in locating addresses off a common driveway.

Image 7-15-4 (A.1)

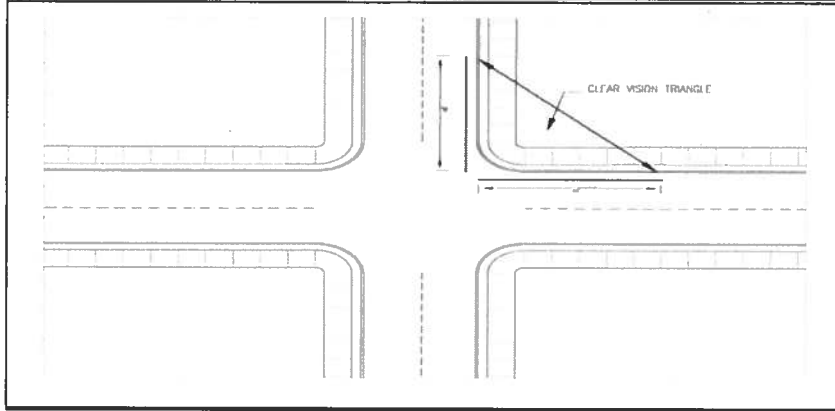
Examples of Common Driveway Development



COMMUNITY SERVICE FACILITIES AND EQUIPMENT: Facilities, equipment, and/or structures that provide essential public services including police/sheriff services, fire protection, water and water delivery systems, wastewater treatment facilities, water storage facilities, trash/rubbish services, telecommunication facilities, power sub stations and/or electrical service facilities, cable or fiber telecommunication services, storm water detention and drainage facilities, school, streets, roads, open space, parks, public safety services, highway districts and other community services, facilities and equipment. Community Service Facilities and Equipment not listed above may be considered with Director approval.

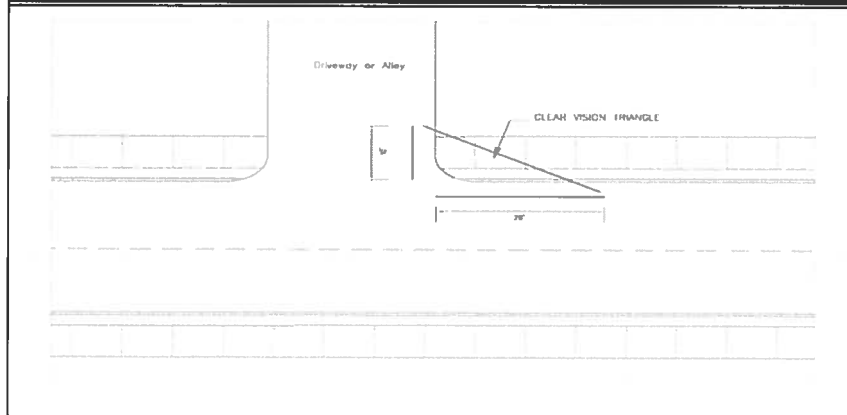
CLEAR VISION TRIANGLE: An area at the intersection of two (2) streets that is clear of sight obstructions to motorists, defined as follows:

Image 7-15-4 (B)
Clear Vision Triangle
At Street Intersections or Street & Railroad
Intersections



- a. **Clear Vision Triangle at Street Intersections or Street & Railroad Intersections:** At a street intersection or street and railroad intersection, a clear vision triangle shall be formed as shown in image 7-15-4 (B) horizontally, by measuring forty (40) feet along the roadway edges or roadway and railroad track edges from the intersection of the roadway edges or roadway edge and railroad track and connecting those points, and vertically by measuring between three (3) feet and ten (10) feet above grade.

Image 7-15-4 (C)
Clear Vision Triangle
At Driveway and Street Intersections



- b. Clear Vision Triangle at Driveway and Street Intersections: Where a driveway enters the street right-of-way a clear vision triangle shall be formed horizontally by measuring ten (10) feet into the lot as measured from the sidewalk edge that is closest to the property line (or from the property line if no sidewalk exists). Than twenty (20) feet along the sidewalk edge (or property line if no sidewalk exists) parallel to the street, and vertically by measuring between three (3) feet and ten (10) feet above grade as shown in image 7-15-4 (C).

CONCEPTUAL INTENSITIES AND DENSITIES MAP: The Mayfield Townsite Conceptual Intensities and Densities Map that is contained in and is a component of the Mayfield Townsite PCCP showing land uses, including residential land use districts of varying densities.

CONDOMINIUM: A condominium is an estate consisting of 1) an undivided interest in common in real property, in an interest or interests in real property, or in any combination thereof, together with 2) a separate interest in real property, in an interest or interests in real property, or in any combination thereof.

D

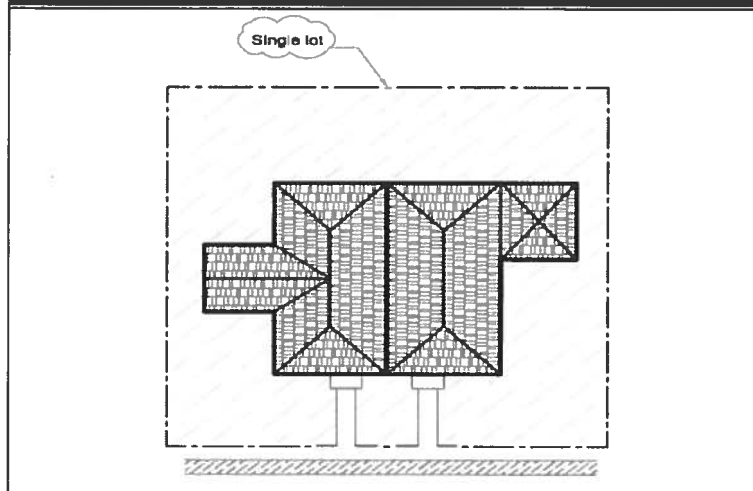
DENSITY, NET: The ratio of the total number of dwelling units divided by the area devoted to residential uses (excluding roadways, parks, and open space). Should the number be a fraction, it shall be rounded to the nearest whole number.

DESTINATIONS: Focal points that include anything from a garden bench at the end of a path to a civic building at the end of a street.

DIRECTOR: The Director of Elmore County Land Use and Building.

DUPLEX: A structure that contains two (2) dwelling units and two (2) separate kitchens, attached by a common wall, where both dwelling units are located on the same lot or property.

Image 7-15-4 (D)
Example of Duplex Lot Configuration



DWELLING: A building or portion thereof containing one or more Dwelling Units. The term Dwelling does not include any recreational vehicle, motel, hotel, guesthouse, or boarding house.

DWELLING, MULTI-FAMILY: A structure, or portion thereof that contains three (3) or more dwelling units, where all such units are located on the same property. For the purposes of this Ordinance, a multi-family dwelling shall be deemed multi-family development.

DWELLING UNIT: One or more rooms designed for or used as a residence for not more than one family including all necessary household employees of such family and constituting a separate and independent housekeeping unit with a kitchen permanently included. A dwelling unit may be occupied by a family relation by blood or marriage, or by up to five (5) unrelated individuals or by any number of physically or mentally handicapped or elderly persons as long as the residential character of the dwelling is preserved.

E

EASEMENT: A non-possessory interest in real property which gives the holder of such interest the right to use some part, or all, of the real property of another. A grant by the owner of a use by the public, corporation, or persons for specified purposes and/or a right of use, falling short of ownership, and usually for a certain stated purpose, as defined by Idaho Statute § 50-1301.

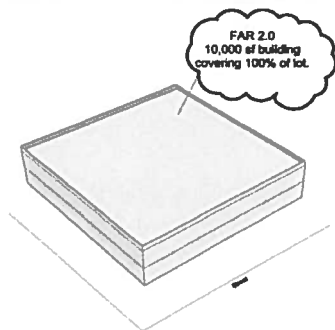
ESSENTIAL PUBLIC SERVICES: Services and providers of police/sheriff services, fire protection, water and water delivery systems, wastewater treatment facilities, water storage facilities, trash/rubbish services, telecommunication facilities, power sub stations and/or electrical service facilities, cable or fiber telecommunication services, storm water detention and drainage facilities, school, streets, roads, open space, parks, public safety services, highway districts.

F

FLOOR AREA: The floor area of a building is the sum of the gross area of each floor of the building, excluding mechanical space, cellar space, and floor space in open balconies, elevators or stairs.

FLOOR AREA RATIO (FAR): The FAR is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area to the area of its lot. FAR is determined by multiplying the lot area (sq. ft.) is by the allowed FAR, the product of the equation is the maximum amount of floor area allowable in a building. For example, on a 10,000 square-foot lot with a maximum FAR of 2.0, the floor area of a building cannot exceed 20,000 square feet.

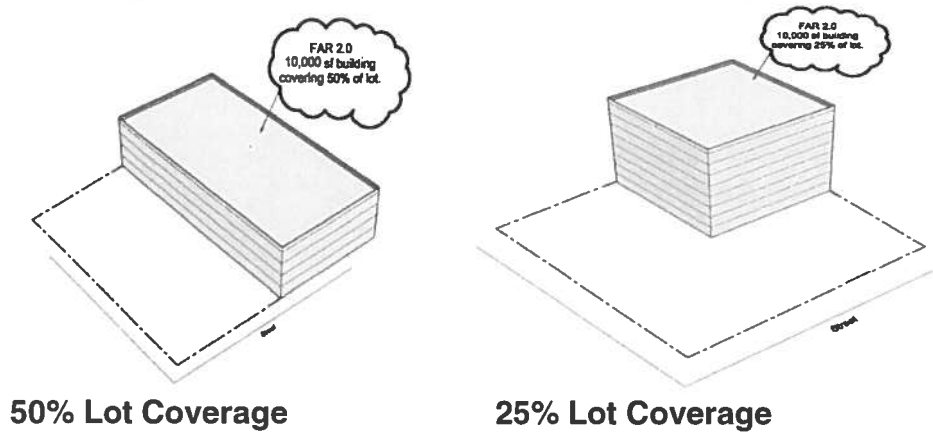
Image 7-15-4 (E)
Example of Floor Area Ratio (FAR)



100% Lot Coverage

Elamples of a 2.0 FAR Rator with 100%, 50%, and 25% lot coverages shown. Any percentage of lot coverage is acceptable as long as the maximum FAR or total square fotage allowed is not exceded.

Image 7-15-4 (E.1)
Example of Floor Area Ratio (FAR)



FOUR-PLEX: A structure that contains four (4) dwelling units and four (4) separate kitchens attached by common walls, where all four (4) dwelling units are located on the same lot or property. Where the four-plex is under one ownership and control or developed as a condominium in which case each unit may be individually owner occupied.

FUEL, FUEL TYPES: Gasoline, diesel fuel, and oil.

FUEL STORAGE: The permanent storage of fuel in quintiles greater than 500 gallons per fuel type. Fuel tanks commonly found in or on vehicles or equipment where their fuel capacity is less than 200 gallons shall not be considered fuel storage nor shall it be used to determine quantity.

G

GATEWAYS: Entries from highways, arterials, and collectors that provide transitions from one space to another.

GROSS FLOOR AREA, (GFA): Gross Floor Area shall be defined as the total square footage of habitable space within a structure.

J

JUNKYARD: An establishment as defined by Idaho Statute § 40-111 where junk is bought, sold, exchanged, stored, kept, processed, or handled. An outdoor space where waste, discarded or salvaged materials are bought, sold, exchanged, baled,

packed, disassembled, stored, or handled. Materials may be present for commercial or non-commercial purposes, for the use of the owner or occupier of property, or storage by or for the owner or occupier of their property. A third party, on property owned by another, may store material. Junkyard also includes housewrecking and structural steel materials and equipment, but does not include such places where such uses are conducted entirely within a completely enclosed building such as pawn shops and establishments for the sale, purchase, or storage of used furniture and household equipment or for used cars in operable condition, or salvaged material which are incidental to manufacturing operations. Neither does junkyard include a piece of property of five (5) acres or more which meets the definition of land actively devoted to agriculture contained in Idaho Statute §63-604 and taxed as agricultural land by Elmore County.

L

LAND USE AND BUILDING: The Land Use and Building Department of Elmore County.

LAND USE DISTRICTS: The Land Use Districts listed and described in Section 7-15-6 of this Chapter.

LAND USE MAP: The Mayfield Townsite Land Use Map that is a component of the Mayfield Townsite PCCP showing proposed land uses and proposed roads.

LOT COVERAGE: Lot coverage is that portion of a lot which, when viewed from above, is covered by structures.

M

MAYFIELD TOWNSITE CENTRAL DESIGN CONCEPTS (MTCDC): The Mayfield Townsite Central Design Concepts (MTCDC) articulates the design expectations and character of the built environment within the Community. The concepts are intended to promote Community central design and unity that will protect and enhance the Community character, in addition to fostering the attractiveness and quality of life within the Community.

MAYFIELD TOWNSITE HOUSE TYPE 1: A mansion style house dwelling containing five (5) to eight (8) dwelling units where the entryway doors are situated in such a manner that the unit appears to be a single-family "Mansion House" in nature and design. Where each unit is owner occupied and the mansion house is developed as a condominium.

MAYFIELD TOWNSITE HOUSE TYPE 2: Same as Type 1 Mayfield House except where the mansion style house is under one ownership or control.

MAYFIELD TOWNSITE PLANNED COMMUNITY, CONCEPTUAL INTENSITIES AND DENSITIES MAP: A map modeled after the conceptual Land Use Map, showing the proposed general densities and intensities within the PC boundary by neighborhood and district.

MAYFIELD TOWNSITE PLANNED COMMUNITY DEVELOPMENT PLAN: A development plan for the Community, containing Elements F-1 through F-9 referred to as the "PCDP".

MAYFIELD TOWNSITE BOUNDARY OR ZONING MAP: A map, which depicts the Mayfield Townsite PC boundary and the zoning designation of "PC," which map shall be an amendment to the Elmore County Zoning Map.

MAYFIELD TOWNSITE OPEN SPACE, PARKS AND TRAILS PLAN: A detailed document describing how natural open space and developed open space (parks) will be developed within the Community. The plan is also known as Element F-7, Open Space, Parks and Trails Plan.

MAYFIELD TOWNSITE: The Mayfield Townsite Planned Community, sometimes as referred to as the "Community" that consists of the real property depicted on the Mayfield Townsite Boundary Map and legally described in Element C to the Planned Community Application.

MAYFIELD TOWNSITE PCCP: The Mayfield Townsite Planned Community Comprehensive Plan adopted by the Elmore County Board of County Commissioners, as an amendment to the Comprehensive Plan. A copy of the approved Mayfield Townsite PCCP shall be on file with the Land Use and Building Department.

MULTI-FAMILY DEVELOPMENT: Defined as three (3) or more Dwelling Units or apartments located on the same parcel or lot.

MTCDG: The Mayfield Townsite central design guidelines set forth in sub-element B-6 of the Mayfield Townsite PCCP.

MTCRB: The Mayfield Townsite Community Review Board.

N

NO NET LOSS: A provision that requires the development footprint of a community service facility, equipment and/or structures located within a DO and/or OS District to be replaced at a 1 to 1 ratio. Example, if five (5) acres Community Service Facility is constructed within the OS District, then five (5) acres of open space shall be added elsewhere within the Community so there is no net loss to the overall

open space requirement. Water amenities and/or water storage facilities available to for public use shall be exempt from this requirement.

O

OPEN SPACE, PASSIVE OR ACTIVE: Portions of the real property of Mayfield Townsite that are designated and used as open areas for passive or active recreation, or conservation for public benefit or service.

OPEN SPACE, DEVELOPED Portions of the Mayfield Townsite real property that are developed as open space, including the parks of Mayfield Townsite, and may contain open area for recreation activities, passive pastimes, public utility and/or services. Community service facilities and/or equipment are allowed in this district in compliance with this Chapter,

OPEN SPACE, NATURAL: Portions of the Mayfield Townsite real property that are undeveloped areas that remain in their natural condition or which may be enhanced with native or improved vegetation. Community service facilities and/or equipment are allowed in this district in compliance with this Chapter.

P

PATHWAYS: Routes that lead to a destination such as from a collector to an arterial or pathway.

PHASING PLAN: A detailed development plan for the Community outlining the proposed sequence of residential and commercial development within the Community. The plan is also known as Element F-8, Phasing Plan.

POA: Mayfield Townsite Property Owners Association, Inc., a non-profit corporation organized under the laws of the State of Idaho, its successors and assigns.

PROPERTY LINES: Lot lines or parcel boundaries.

PUBLIC UTILITY: Any person, entity or municipal department, duly authorized to furnish to the public infrastructure under public or private regulation such as, but not limited to, electricity, gas, steam, telephone, transportation, water, cable television or other services.

PUBLIC UTILITY STRUCTURE: Any structure utilized by a public or private utility or service provider for providing utilities or services to the Community and/or the surrounding area.

R

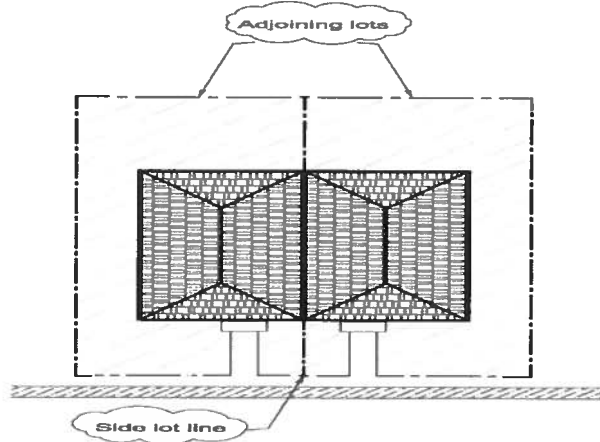
RIGHT-OF-WAY (ROW): Any conveyance such as roads, streets, or alleys available to the public, including those developed through easements or other means shall be considered Right-of-Way. Conveyances not available to the public such as private roads, private streets, private alleys or common driveways shall not be considered R.O.W.

S

SETBACK: An area that is generally parallel with and measured from the property line that defines a setback in which no building or structure may be located above or below ground. All Setbacks shall be measured from the property line unless otherwise allowed or noted in this Chapter.

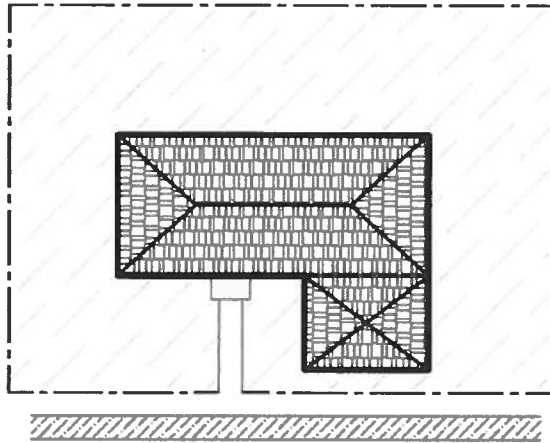
SINGLE-FAMILY, ATTACHED: A single-family structure consisting of two (2) Dwelling Units that are attached by a common wall or walls, and where each Dwelling Unit is attached but located on a separate lot or property.

Image 7-15-4 (F)
Example of Single-Family Attached Dwelling



SINGLE-FAMILY, DETACHED: A detached single-family residential structure that accommodates a single dwelling on a single lot designed to be used by a single-family.

Image 7-15-4 (G)
Example of Single-Family Detached Dwelling



SOLAR POWER PRODUCTION: Is the conversion of sunlight into electricity by directly or indirect means.

STRUCTURE: An edifice, building, or any piece of work artificially built up or composed of parts jointed together in some definite manner.

SUBDIVISION: A tract of land divided into two (2) or more lots, parcels, or sites for the purpose of sale or building development, whether immediate or future. The following divisions of property shall not constitute a Subdivision if undertaken in compliance with the provisions of the Elmore County Zoning and Development Ordinance:

- a. Property Boundary Adjustment; or
- b. A one-time division permitted by the Elmore County Zoning and Development Ordinance; or
- c. The division of property as a result of condemnation, as defined and allowed in Idaho Statute; or

- d. The expansion or acquisition of street rights of way by a public highway agency.

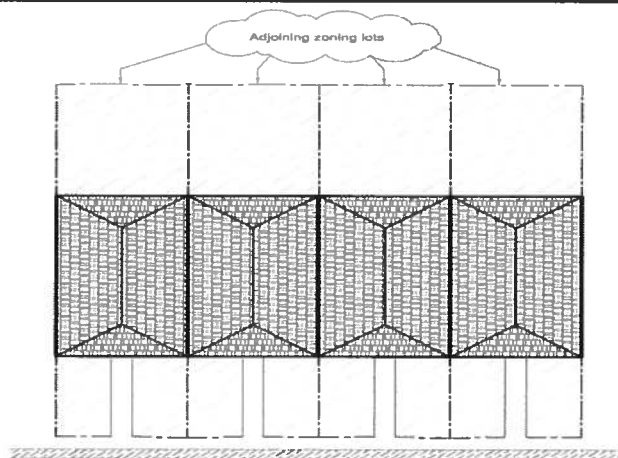
SUBSTANTIAL CONFORMANCE: A final plat in the Mayfield Townsite shall be deemed to be in substantial conformance with the Mayfield Townsite preliminary plat if the number of lots on the final plat or plats (for phased plats) does not exceed the number of buildable lots approved on the preliminary plat. Any quantity of lots may be removed provided the plat still conforms to the developed park and open space requirements are approved with the PC entitlement.

T

TEMPORARY SALES OFFICE: A model home where a portion of the home is used as a temporary office to accommodate sales staff in facilitating property sales within the Community.

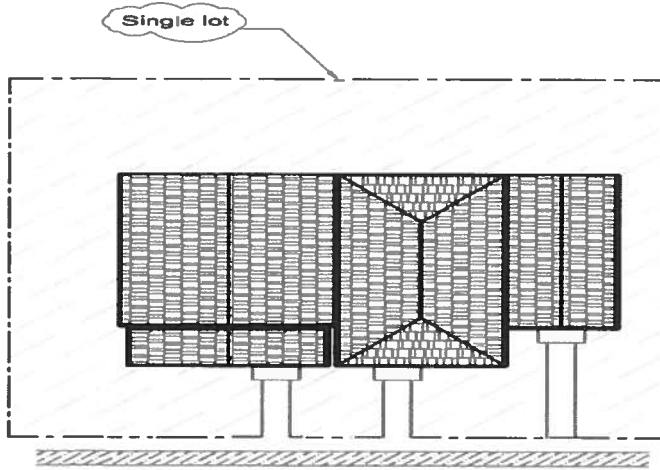
TOWNHOME: Three (3) or more dwelling units attached by common wall where each dwelling unit is located on a separate lot or property.

Image 7-15-4 (H)
Example of Townhome Lot Configuration



TRIPLEX: A structure that contains three (3) dwelling units and three (3) separate kitchens attached by a common wall, where all three (3) dwelling units are located on the same lot or property where the triplex is under one ownership or control.

Image 7-15-4 (I)
Example of Triplex Lot Configuration



W

WASTEWATER COLLECTION AND TREATMENT SYSTEM OR FACILITY: An installation which collects and treats wastewater and which conforms to the rules and regulations of the State of Idaho Department of Health & Welfare and the State of Idaho Department of Environmental Quality.

WATER AMENITY: A useful or attractive water feature or body of water, such as but not limited to ponds or lakes that has public access.

WATER SUPPLY SYSTEM: An approved water supply system, which provides a domestic water supply meeting local, State and Federal drinking water standards and fire flow requirements.

WORKING DAY(S): Days defined as Monday through Friday excluding a Federal holiday(s). The day of receipt shall be counted as the first day. For example, a letter received on a Tuesday that requires recording within five (5) working days of receipt, and where there are no Federal holidays within the next seven days, would need to be recorded on or before the following Monday. (Saturday and Sunday are not counted as working days).

Y

YARDS, FRONT: The yard extending across the full width of the lot adjacent to the front public street line, or common driveway, or private road, or alley, on which the lot takes frontage. For corner lots, either street may be designated as the front

street. Once chosen, the front yard designation and associated rear and side yards may not be changed. Building design shall match respective yard types.

YARDS, REAR: A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.

YARDS, SIDE: A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

YARDS, STREET SIDE: A yard extending from the principal building to the secondary street that adjoins the lot between the lines establishing the front and rear yards.

Z

ZERO LOT LINE: A lot line where a building abuts one side of a lot line and/or may also abut a building on an adjoining lot.

Image 7-15-4 (J.1)
Example of Zero-Lot Line Configuration

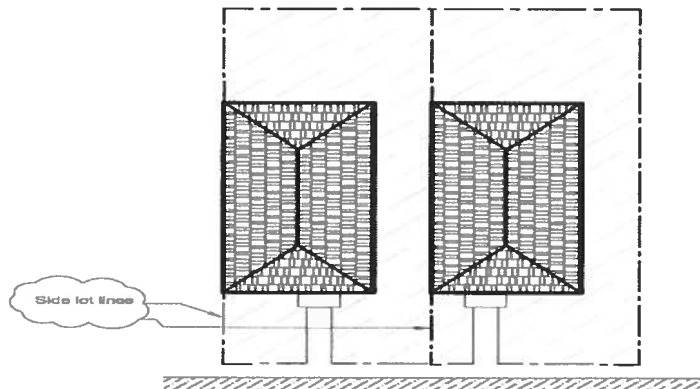
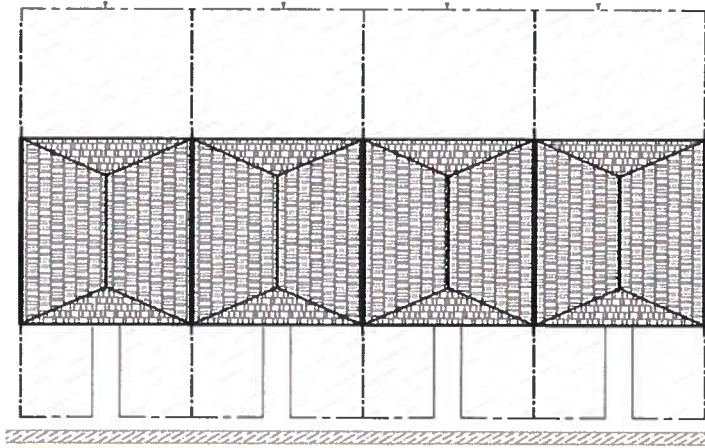


Image 7-15-4 (J.2)
Example of Zero-Lot Line Configuration



Section 7-15-5: Staff Level Review Process

- A. Staff level reviews are specific reviews generally performed with an application for a zoning permit, building permit or for other Director level approvals. These reviews generally investigate ordinance compliance, such as but not limited to building height, setbacks, lot coverage, landscaping plans, signs, and lighting plans.
 - 1. When a staff level review is required, as part of a plan review or building permit, the staff level review shall be performed prior to the issuance of any building permits.
- B. As directed, an applicant shall submit all appropriate documents and/or applications to the Director for review and comment. Upon receipt, the Director or their designated staff shall perform a staff level review of the submitted material for compliance with the Mayfield Townsite Planned Community Zoning Ordinance and or Comprehensive Plan. The review shall be completed within sixty (60) days of receipt of a complete application. The sixty (60) day review period may be waived by the applicant.
 - 1. Applications shall not be accepted by the Land Use and Building Department until it is determined that the application is complete.
 - 2. The Director shall grant one of the following: approval, approval with conditions, or denial. Approval with conditions or denial shall be accompanied with a reasoning statement outlining the specified conditions or denial. In the event the proposed use is approved by the Director, the Director shall issue a zoning certificate.

- C. Unless otherwise specified as Calendar Days all reference to completion day(s) shall be calculated as Working Days as defined in this Ordinance.
- D. Completion day(s) noted as Calendar Days shall be calculated as defined in this Ordinance.

Section 7-15-6: Land Use Districts:

- A. The purpose of this Section is to implement the Mayfield Townsite PCCP and to define approved Land Use Districts. The Land Use Districts listed provide a variety of opportunities for development within Mayfield Townsite. The Conceptual Intensities and Densities Map (Image B-4_2) contained in the Mayfield Townsite PCCP depicts the general nature and relative intensity of residential and nonresidential land uses. Table 7-15-6 (A) below lists the Land Use Districts and their symbols:

| TABLE 7-15-6 (A) Land Use Districts and Symbols | |
|--|--------|
| LAND USE DISTRICTS | SYMBOL |
| Residential Estate | R-E |
| Residential Town Center Estate | R-TCE |
| Residential Low | R-L |
| Residential Medium | R-M |
| Residential High | R-H |
| Age Qualified Service/Residential | AQS |
| Mixed-Use | MU |
| Multi-Use | MLTU |
| Institutional | IST |
| Cemetery | CEM |
| Developed Open Space/Parks | DO |
| Open Space/Natural | OS |

B. Descriptions: The following is a list of the Land Use Districts along with their general description and characteristics:

1. Residential Estate District (R-E): This “estate” density residential district is the lowest density residential district.
2. Residential Town Center Estate District (R-TCE): The “town center estate” residential district contains larger lot residential development that is generally located along collectors and arterials.
3. Residential Low-Density District (R-L): This “low” density residential district was designed for hillside development and general low-density residential development within the Community.
4. Residential Medium-Density District (R-M): This “medium” density residential district is designed to allow a variety of Dwelling types to meet the needs of the Community.
5. Residential High-Density District (R-H): This “high” density residential district will offer the greatest density of all residential districts.
6. Age Qualified/Service Residential District (AQS): The “age qualified/service” residential district will be for residents age 50 and over. This district will offer a range of housing and care options from independent retirement living to assisted living to skilled nursing care facilities. Individuals mentally or physically challenged under age 50 who require either assisted living to skilled care also qualify for this district. This district may include essential services for its residents, such as but not limited to medical, pharmaceutical, physical therapy facilities, etc. This district may include all Dwelling types and nursing facilities in addition to those services that support such facilities.
7. Mixed-Use District (MU): The “mixed-use” district will allow residential, office, institutional, civic, and commercial uses. This district was established to provide opportunities for mixed-use development within the three town centers/villages. This district will allow for creativity and the creation of a mix of residential, office, institutional, civic, and commercial uses within walking distance from residential neighborhoods. Large box commercial uses shall be allowed in the Prominence Village MU District, but shall be prohibited the Mayfield Townsite and Settler Springs Village MU Districts. This district may contain a variety of residential dwellings including loft development, and will encourage higher density residential development.
8. Multi-Use District (MLTU): The “Multi-Use” district will provide a variety of development opportunities. A goal of the Multi-Use District is to establish and support a regional medical facility and its associated uses and activities. Other

ancillary uses not related to the regional medical facility such as residential, office, and all types of commercial uses shall be allowed in this district. This district will have no height restrictions for the non-residential allowed uses. Vertical development in this district will be encouraged. This district will encourage both vertical and horizontal mixing of uses. This district may contain any type of residential dwellings and loft development; however, higher density residential development is encouraged.

9. Institutional District (IST): The “institutional” district will allow general institutional uses such as schools, wastewater treatment facilities, potable water facilities, water storage sites and other service related uses and activities.
 10. Cemetery District (CEM): The “cemetery” district was designed to protect the historic Mayfield Cemetery and to incorporate the historic cemetery into an expand cemetery that will serve the needs of the Community. The cemetery will be developed and managed in accordance with Idaho Statute Title 27. This district will allow the interment of the human dead and accessory uses related to the cemetery as indicated on the land use tables.
 11. Developed Open Space/Park District (DO): The “developed open space/park” district will provide active and passive recreational uses and developed parks within the Community. Community service facilities and equipment are allowed in the Developed Open Space District provided they comply with the provisions of this Chapter and the No Net Loss requirement. Structures related to public recreational uses and community services shall be allowed and exempt from the no net loss requirement.
 12. Open Space District/Natural District (OS): The “open space” district will provide active and passive recreational uses within the Community as well as a variety of trail and pathway opportunities. Community service facilities and equipment shall be allowed in the OS District provided they comply with the provisions of this Chapter and the no net loss requirement. Structures related to public recreational uses and shall be allowed and exempt from the no net loss rule.
- C. The density, height, lot size/coverage/bulk, street frontage and lot set back requirements for each of the Land Use Districts are set forth in the following Table 7-15-6 Mayfield Townsite Land Use District Regulations.

**TABLE 7-15-6 (A.1) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
RESIDENTIAL ESTATE DENSITY (R-E)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|---|---|------------------------|---|---|---|--|
| <p>Residential Estate Density (R-E)</p> <p>See TABLE 7-15-7 (A) Land Use Table for specific allowed uses within this district.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> | <p>1 to 4 DU/A</p> | <p>75 feet</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: Min: 43,560 sq. ft. Max: 174,240 sq. ft.</p> <p>Lot Coverage and Bulk: There shall be no lot coverage restrictions for residential lots except for hillside development where lot coverage shall not exceed 65% including the garage and any Accessory Structures without Director approval. A hillside lot shall be defined as a lot where greater than 20% of the lot contains slopes equal to or greater than 15%.</p> <p>Exceptions: Approval to exceed specified lot coverage may only be granted for special circumstances such as, but not limited to, handicapped accessibility needs, or other special needs requirement as determined by the Director.</p> <p>Lots less than >8,000 sq. ft. in size shall be exempt from maximum lot coverage requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 30 feet Corner lot: 35 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Flag Lots: Frontage for flag lots shall comply with this Chapter.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section.</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Front Yard Setback: Dwelling: 20 feet Garage: 20 feet or 15 feet for side loaded garage or for covered porches</p> <p>Side Yard Setback: 15 feet</p> <p>Street Side Yard: Dwelling: 20 feet Garage: 20 feet</p> <p>Rear Yard Setback: Dwelling: 30 feet</p> <p>Alley: Garages located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.2) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
RESIDENTIAL TOWN CENTER ESTATE (R-TCE)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|---|---|--------------------|---|---|---|--|
| <p>Residential Town Center Estate (R-TCE)</p> <p>See TABLE 7-15-7 (A) Land Use Table for specific allowed uses within this district.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> | <p>½ to 2 DU/A</p> | <p>75 feet</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: Min: 21,780 sq. ft. Max: 87,120 sq. ft.</p> <p>Lot Coverage and Bulk: There shall be no lot coverage restrictions for residential lots except for hillside development where lot coverage shall not exceed 65% including the garage and any Accessory Structures without Director approval. A hillside lot shall be defined as a lot where greater than 20% of the lot contains slopes equal to or greater than 15%.</p> <p>Exceptions: Approval to exceed specified lot coverage may only be granted for special circumstances such as, but not limited to, handicapped accessibility needs, or other special needs requirement as determined by the Director.</p> <p>Lots less than >8,000 sq. ft. in size shall be exempt from maximum lot coverage requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 30 feet Corner lot: 35 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Flag Lots: Frontage for flag lots shall comply with this Chapter.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section.</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Front Yard Setback: Dwelling: 15 feet Garage: 20 feet or 15 feet for side loaded garage or for covered porches</p> <p>Side Yard Setback: 15 feet</p> <p>Street Side Yard: Dwelling: 20 feet Garage: 20 feet</p> <p>Rear Yard Setback: Dwelling: 30 feet</p> <p>Alley: Garages located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.3) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
RESIDENTIAL LOW (R-L)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|--|---|------------------------|---|--|---|--|
| <p>Residential Low (R-L)</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCOP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> | <p>3 to 7 DU/A</p> | <p>75 feet</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: Min: 6,000 sq. ft. Max: 12,000 sq. ft.</p> <p>Lot Coverage and Bulk: There shall be no lot coverage restrictions for residential lots except for hillside development where lot coverage shall not exceed 65% including the garage and any Accessory Structures without Director approval. A hillside lot shall be defined as a lot where greater than 20% of the lot contains slopes equal to or greater than 15%.</p> <p>Exceptions: Approval to exceed specified lot coverage may only be granted for special circumstances such as, but not limited to, handicapped accessibility needs, or other special needs requirement as determined by the Director.</p> <p>Lots less than >8,000 sq. ft. in size shall be exempt from maximum lot coverage requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 20 feet Corner lot: 25 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Flag Lots: Frontage for flag lots shall comply with this Chapter.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section.</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Front Yard Setback: Dwelling: 10 feet Garage: 20 feet or 10 feet for side loaded garage or for covered porches</p> <p>Side Yard Setback: 5 feet Exception: Zero lot line development such as but not limited to condominiums, townhomes, or other defined zero lot line development shall have no side yard setback requirement.</p> <p>Street Side Yard: Dwelling: 15 feet Garage: 20 feet</p> <p>Rear Yard Setback: Dwelling: 15 feet</p> <p>Alley: Garages located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.4) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
RESIDENTIAL MEDIUM (R-M)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|---|---|---------------------|---|--|---|--|
| <p>Residential Medium (R-M)</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> | <p>4 to 12 DU/A</p> | <p>75 feet</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: Min: 3,500 sq. ft. Max: 9,400 sq. ft.</p> <p>Lot Coverage and Bulk: No maximum lot coverage or bulk requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 15 feet</p> <p>Each lot shall take access from a public street. or Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Flag Lots: Frontage for flag lots shall comply with this Chapter.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section.</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Front Yard Setback: Dwelling: 5 feet Garage: 20 feet or 5 feet for side loaded garage or for covered porches</p> <p>Side Yard Setback: 5 feet Exception: Zero lot line development such as but not limited to condominiums, townhomes, or other defined zero lot line development shall have no side yard setback requirement.</p> <p>Street Side Yard: Dwelling: 10 feet Garage: 20 feet</p> <p>Rear Yard Setback: Dwelling: 10 feet</p> <p>Alley: Garages located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.5) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
RESIDENTIAL HIGH (R-H)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|---|---|----------------------|--|---|---|--|
| <p>Residential High (R-H)</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> | <p>10 to 35 DU/A</p> | <p>110 feet</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: Min: None Max: 4,000 sq. ft.</p> <p>Lot Coverage and Bulk: No maximum lot coverage or bulk requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 10 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Flag Lots: Frontage for flag lots shall comply with this Chapter.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section.</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Front Yard Setback: Dwelling: 5 feet Garage: 20 feet or 5 feet for side loaded garage or for covered porches</p> <p>Side Yard Setback: 5 feet Exception: Zero lot line development such as but not limited to condominiums, townhomes, or other defined zero lot line development shall have no side yard setback requirement.</p> <p>Street Side Yard: Dwelling: 5 feet Garage: 20 feet</p> <p>Rear Yard Setback: Dwelling: 8 feet</p> <p>Alley: Garages located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.6) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
AGE QUALIFIED SERVICE/ RESIDENTIAL (AQS)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|---|--|---|--|---|---|--|
| <p>Age Qualified Service/ Residential (AQS)</p> <p>This district may include large nursing, skilled and assisted care centers and facilities. In addition to those service facilities required to support such facilities such as but not limited to medical and pharmacy facilities.</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> | Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance. | <p>Minimum : 12 DU/A</p> <p>No Maximum DU/A</p> | <p>110 feet</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: Min: None. Max: None</p> <p>Lot Coverage and Bulk: No maximum lot coverage or bulk requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 10 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Flag Lots: Frontage for flag lots shall comply with this Chapter.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Front Yard Setback: Dwelling: 5 feet Garage: 20 feet or 5 feet for side loaded garage or for covered porches</p> <p>Side Yard Setback: 5 feet Exception: Zero lot line development such as but not limited to condominiums, townhomes, or other defined zero lot line development shall have no side yard setback requirement.</p> <p>Street Side Yard: Dwelling: 5 feet Garage: 10 feet</p> <p>Rear Yard Setback: Dwelling: 8 feet</p> <p>Alley: Garages located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.7) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
MIXED-USE (MU)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|--|---|--|--|--|--|--|
| <p>Mixed-Use (MU)</p> <p>This district will encourage both vertical and horizontal mixing of all uses. This district may contain residential dwellings and loft development.</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> <p>This district should encourage a mix of uses with retail uses at grade level, with other mixed uses and residential above.</p> <p>Parking above commercial or below grade should also be encouraged as well as high-rise parking structures.</p> <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Example: FAR of 2.0 for a 10,000 sq. ft. lot could contain a total floor area of 20,000 sq. ft.</p> | <p>Residential Use:</p> <p>5 to 25 DU/A</p> <p>Other:</p> <p>Mayfield Townsite Village MU Districts:</p> <p>2.0 maximum Floor Area Ratio (FAR) for commercial, office, or other non-residential uses permitted in this MU District</p> <p>Settler Springs and Prominence Village MU District:</p> <p>6.0 maximum Floor Area Ratio (FAR) for residential, commercial, office, or other mixed uses permitted in this MU District</p> | <p>Residential Use Only: 70 feet</p> <p>Development in the Mayfield Townsite Village MU District:</p> <p>110 feet for commercial, office, or other mixed-use development with or without residential in the MU District</p> <p>Development in the Settler Springs and Prominence Village MU District:</p> <p>No Maximum height restriction for commercial, office, or other mixed use development with or without residential in the MU District</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size:</p> <p>Residential Use:</p> <p>Min: None Max: None</p> <p>Commercial, office, or other mixed uses permitted in the MU District:</p> <p>Min: None Max: None</p> <p>Lot Coverage and Bulk:</p> <p>No maximum lot coverage or bulk requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 10 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Flag Lots: Frontage for flag lots shall comply with this Chapter.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section</p> | <p>Commercial, office, parking, or other mixed-uses permitted in the MU District shall have no minimum setback requirements</p> <p>Non-Mixed Use Residential Development: Front Yard Setback:</p> <p>Dwelling: 5 feet Garage: 20 feet or 5 feet for side loaded garage or for covered porches</p> <p>Side Yard Setback:</p> <p>5 feet Exception: Zero lot line development such as but not limited to condominiums, townhomes, or other defined zero lot line development shall have no side yard setback requirement.</p> <p>Street Side Yard: Dwelling: 5 feet Garage: 20 feet</p> <p>Rear Yard Setback: Dwelling: 20 feet</p> <p>Alley Setback: Garages located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.8) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
MULTI-USE (MLTU)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|--|---|--|--|---|---|--|
| Multi-Use (MLU) Vertical development in this district will be encouraged. This district will encourage both vertical and horizontal mixing of uses. This district may contain any type of residential dwellings and loft development; however, this district encourages higher density residential development. See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district. | Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance. This district should encourage a mix of uses with commercial uses at grade level, with other mixed uses and residential above. Parking opportunities in mixed-use development should be encouraged above and/or below grade as well as high-rise parking structures in mixed-use development areas. Setbacks shall be measured from the property line unless otherwise noted. | Residential Use: 5 to 25 DU/A Other Uses: No Density Restrictions or FAR requirements for medical, commercial, office, or other non-residential uses permitted in the MU District | Residential Use Only: 110 feet All Other Uses: medical, commercial, office, or other mixed use development with or without residential in the MU District: No Height Restrictions See: Building Height, Definition in this Chapter. | Lot size: Residential Use: Min: None Max: None Hospital Min: None Max: None Commercial, office, or other mixed uses permitted in this MU District: Min: None Max: None Lot Coverage and Bulk: No maximum lot coverage or bulk requirements. | Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 10 feet Medical, residential, commercial, office, or other mixed uses permitted in the MU District: Each lot shall take access from a public street. or Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded. Flag Lots: Frontage for flag lots shall comply with this Chapter. Cul-de-sacs: See Section 7-15-6: D-1 Front Yard Location: See: Yard, Front Definition in this Chapter. * See additional frontage requirements in this Section | Medical, commercial, office, parking, or other mixed-uses permitted in the MUTU District shall have no minimum setback requirements Non-Mixed Use Residential Development: Front Yard Setback: Dwelling: 5 feet Garage: 20 feet or 5 feet for side loaded garage or for covered porches Side Yard Setback: 5 feet Exception: Zero lot line development such as but not limited to condominiums, townhomes, or other defined zero lot line development shall have no side yard setback requirement. Street Side Yard: Dwelling: 5 feet Garage: 20 feet Rear Yard Setback: Dwelling: 20 feet Alley: Garages located off an alley shall be 3 feet from the alley right-of-way. |

**TABLE 7-15-6 (A.9) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
INSTITUTIONAL (IST)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|--|---|------------------------|------------------------|--|--|--|
| <p>Institutional District (IST)</p> <p>This district will allow general institutional uses such as schools, wastewater treatment facilities, potable water facilities, water storage sites and other service related uses and activities.</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> | <p>No Restrictions</p> | <p>No Restrictions</p> | <p>Lot size: Min: None Max: None</p> <p>Lot Coverage and Bulk: No maximum lot coverage or bulk requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 10 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Flag Lots: Frontage for flag lots shall comply with this Chapter.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Structure, Equipment, and Parking Setbacks: Front Yard: 20 feet Side Yard: 20 feet Street Side Yard: 20 feet Rear Yard :20 feet</p> <p>Alley: Structures located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.10) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
CEMETERY (CEM)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|--|---|-----------------|---|---|--|--|
| <p>Cemetery District (CEM)</p> <p>This district will allow the interment of the human dead and accessory uses related to the cemetery such as grieving chapel(s), maintenance facilities, and crematorium.</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> <p>Parking lots within the general cemetery should be discouraged.</p> <p>Exception: Required parking for allowed uses such as but not limited to grieving chapel, crematorium, or maintenance facilities shall be allowed.</p> | No Restrictions | <p>70 feet</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: No Requirement</p> <p>Lot Coverage and Bulk: No maximum lot coverage or bulk requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 10 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Structure, Equipment, and Parking Setbacks: Front Yard: 20 feet Side Yard: 10 feet Street Side Yard: 10 feet Rear Yard :20 feet</p> <p>Alley: Structures located off an alley shall be 3 feet from the alley right-of-way.</p> |

**TABLE 7-15-6 (A.11) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
DEVELOPED OPEN SPACE/PARKS (DO)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|---|---|-----------------|---|---|---|--|
| <p>Developed Open Space/Park District (DO)</p> <p>This district will provide active and passive recreational uses and developed parks within the Community.</p> <p>Community service facilities and equipment in compliance with this Chapter are allowed provided there is no net loss. Water amenities and structures related to recreational activities and/or Accessory Uses are exempt from the no net loss requirement.</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> <p>Note: Land Use Exceptions: Commercial activities may be allowed in the DO district provided such use or commercial activities are related to a park activity or use, and developed in cooperation with the park authority,</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> <p>Shared parking should be encouraged for mixed-use school and park development.</p> | No Restrictions | <p>No Restrictions</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: No Requirement</p> <p>Lot Coverage and Bulk: No maximum lot coverage or bulk requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 10 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Structure, Equipment, and Parking Setbacks: Front Yard: 20 feet Side Yard: 10 feet Street Side Yard: 10 feet Rear Yard :20 feet</p> |

**TABLE 7-15-6 (A.12) MAYFIELD TOWNSITE LAND USE DISTRICT REGULATIONS
OPEN SPACE/NATURAL (OS)**

| Land Use District and Allowed Uses | Design Principles | Density | Max Height | Lot Size/Coverage/Bulk | Frontage | Minimum Setbacks |
|---|---|------------------------|---|---|---|--|
| <p>Open Space District/Natural District (OS)</p> <p>The "open space" district will provide active and passive recreational uses within the Community as well as a variety of trail and pathway opportunities.</p> <p>See TABLE 7-15-7 (A) LAND USE TABLE for specific allowed uses within this district.</p> <p>Community service facilities and equipment in compliance with this Chapter are allowed provided there is no net loss. Water amenities and structures related to open space activities and/or uses are exempt from the no net loss requirement.</p> <p>Structures related to recreational uses may also be allowed. This district has no minimum dimensional lot requirements.</p> | <p>Structure designs shall be consistent with the Mayfield Townsite PCCP Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p> | <p>No Restrictions</p> | <p>No Restrictions</p> <p>See: Building Height, Definition in this Chapter.</p> | <p>Lot size: No Requirement</p> <p>Lot Coverage and Bulk: No maximum lot coverage or bulk requirements.</p> | <p>Minimum Front Yard frontage: Interior Lot: 10 feet Corner lot: 10 feet</p> <p>Each lot shall take access from a public street.</p> <p>or</p> <p>Private road or alley where a perpetual recorded right of access for vehicles and pedestrians has been recorded.</p> <p>Cul-de-sacs: See Section 7-15-6: D-1</p> <p>Front Yard Location: See: Yard, Front Definition in this Chapter.</p> <p>* See additional frontage requirements in this Section</p> | <p>Setbacks shall be measured from the property line unless otherwise noted.</p> <p>Structure, Equipment, and Parking Setbacks: Front Yard: 20 feet Side Yard: 10 feet Street Side Yard: 10 feet Rear Yard :20 feet</p> |

D. Public and Private Street Frontage and Access: A property may take access from a public road or alley. Frontage and access may also be taken from a private road, or alley provided a perpetual ingress/egress access easement be recorded for both vehicular and pedestrian access. For cul-de-sacs, the terminus of the private road shall be located within the cul-de-sac and located within the recorded right-of-way:

4. If located on a cul-de-sac, the required minimum frontage shall be twenty (20) feet.
5. If located at the terminus within the property, the required frontage shall be twenty (20) feet the width of the private road easement.

E. Common Driveways:

1. Common Driveways shall meet the following requirements:
 - a. A shared driveway that initiates from a public or private road and provides frontage and access to lots. The common driveway shall service no less than two (2) lots or more than eight (8) lots. Each lot shall contain no more than one (1) single-family dwelling unit, excluding Accessory Dwelling Units.; and
 - b. Common driveway lot shall have a minimum (10) foot frontage requirement; and
 - c. The length of the common driveway shall not exceed one hundred and fifty (150) feet, and shall not be less than thirty (30) feet wide for the entire length of the common driveway.
 - d. A five (5) foot wide landscaped area shall be installed and maintained between the common driveway and adjacent lots, which do not utilize the common driveway.
2. A Perpetual Ingress/Egress Access Easement shall be provided for the common driveway, which shall include:
 - a. The requirement for a paver, concrete or asphalt surface; and
 - b. Provisions for maintenance of the common driveway including any required landscaping; and
 - c. The required easement, maintenance agreement, and paving shall be in place and recorded prior to the issuance of any building permit for any lot

utilizing the common driveway. If a final plat or Record of Survey is associated with the creation of a common driveway, the easement area shall also be clearly depicted on the plat or survey.

4. Required off-street parking shall be a minimum of twenty (20) feet when measured from the edge of the common driveway. Existing residences taking access from a proposed common driveway shall provide required off-street parking.

F. Flag Lots:

1. Flag Lots shall meet the following requirements:

- a. A common driveway that meets the requirements of 7-15-6E of this Chapter shall provide access and frontage to no less than two (2) flag lots, and no more than eight flag (8) lots, which are principally occupied with a structure that contains no more than one (1) single-family dwelling unit per lot and/or eight (8) multi-family dwelling units or a combination or aggregate thereof not exceeding a total of eight (8) dwelling units, excluding accessory dwelling units; and
- b. The street frontage requirement for multiple flag lots served by a common driveway shall be a minimum of three and three quarter (3 $\frac{3}{4}$) feet in width for each flag lot with the provision that the edge of the common driveway be superimposed on property line(s) in a practical manner, but the overall minimum frontage of a common driveway or total flag(s) shall not be less than thirty (30) feet to provide a twenty (20) foot ingress and egress drive lane and two (2) five (5) foot landscape easements. The width of the flag lot frontage shall be determined by the number of flag lots proposed divided into thirty (30) feet to determine the flag width. For example, three (3) flag lots divided into thirty (30) would yield three (3) ten (10) foot flags.

G. Other Dimensional Standards and Requirements:

1. Minimum Area and Dimension Requirements: No property size, yard, parking area, or other space shall be reduced in area or dimension to make said area or dimension less than the minimum required.
2. Setbacks:
 - a. Approved signs shall be exempt from the setback requirements in compliance with this Section and Chapter.
 - b. Setbacks for corner lots shall be determined as follows:

1) A front yard setback shall be required along the property line where the dwelling fronts the right-of-way or where the driveway enters the property, whichever is more consistent with existing development patterns or as determined by the Director.

2) A side yard setback shall be provided along the side street property line as applicable to the roadway classification and along the remaining property line (rear or interior side) as applicable.

c. The rear yard setback shall be provided along either the interior side property line or rear property line, opposite the front yard setback.

3. Required Yards: The required front, side, and rear yards shall not be occupied by any use or structure except fencing, landscaping, off street parking, drives, streets, signs, lighting, and/or certain architectural features as detailed below:

- a. Decks may occupy any yard area provided the deck height is two feet (2') or less. Decks higher than two feet off ground shall comply with the relevant lot set back minimums.
- b. In-ground or grade level swimming pools may project into one half ($\frac{1}{2}$) of the required yard setback area. For example, a rear yard setback requirement of twenty (20) feet would allow a ten (10) foot encroachment into the required setback. Above grade, swimming pools shall comply with the minimum setback requirements.
- c. Cornices, canopies, eaves, or other architectural features may project a distance not exceeding eighteen (18) inches into the required yard.
- d. Fire escapes may project a distance not exceeding three and one-half ($3\frac{1}{2}$) feet into the required yard provided the required setback is greater than five (5) feet.
- e. Bay windows, balconies, and chimneys may project a distance not exceeding two (2) feet into the required yard, provided that such features do not occupy, in the aggregate more than one-quarter ($\frac{1}{4}$) of the building wall on which they are located.
- f. Accessory structures equal to or less than one-hundred sixty (160) square feet in size may be located in a rear yard or side yard setback provided the required setback is greater than five (5) feet.

H. Wastewater Lagoon Treatment System:

1. A temporary wastewater lagoon treatment system shall be allowed in compliance with the following requirements:
 - a. The lagoon treatment system shall be allowed for a period not to exceed 24 months from the start of operational commencement. Operational extension(s) may be granted by the Board.
 - b. Prior to starting construction of the lagoon system, the Applicant shall provide documentation to the Director indicating that all applicable state agencies have approved the system and discharge of treated waste.
 - c. Upon review and approval by the Director of the submitted state agency documents, the Director shall provide a letter to the Applicant indicating that the Applicant can start construction and if bonding is required.
 - d. Within ten (10) days of starting the operational use of the lagoon system, the Applicant shall notify the Director in writing that the lagoon system has commenced operational use in compliance with state approvals. The date of receipt by the Director shall establish the commencement date and shall be used to calculate the 24-month operational period. The Director shall provide a letter to the Applicant indicating the commencement date and 24-month ending date as defined herein.

Section 7-15-7: Land Use Regulations:

- A. Table 7-15-7 (A) lists Allowed Uses (AU), uses that require Administrative Approval (AA), uses that require a Conditional Use Permit (C) and uses that are Prohibited (X) within each specified land use district.
- B. For land uses not specifically listed in Table 7-15-7 (A), the Director shall determine whether the proposed use is either an AA, an AU, a C or an X use by comparing the proposed use to uses which are similar by determining the district in which similar uses are permitted or appropriate. When several combined land uses exist and/or are proposed, the most intensive land use shall be considered as a primary activity or use.
- C. Process: The proposed use shall be reviewed by the Director. For uses requiring a Conditional Use Permit, the process for approval shall follow Elmore County Zoning and Development Ordinance Chapter 27; otherwise the Director

shall make findings as to whether or not the proposed use complies with the requirements of this Section and that the proposed use:

1. Is compatible with the surrounding area and existing uses; and
 2. Is consistent with the Mayfield Townsite Planned Community Comprehensive Plan (PCCP); and
 3. That a similar or comparable use exists within the Mayfield Townsite Planned Community or all identified impacts can be mitigated; and
 4. Meets the general standards outlined in Section 7-15-8 of this Chapter
- D. Director Review: The Director shall grant one of the following based on these findings: approval, approval with conditions, or denial. Approval with conditions or denial shall be accompanied with a reasoning statement outlining the specified conditions or denial. In the event the proposed use is approved by the Director, the Director shall issue a zoning certificate.
- E. Appeals: Director Approvals, approval with conditions, or denials may be appealed to the Planning and Zoning Commission following the process outlined in 7-16-1 of this Ordinance.

TABLE 7-15-7 (A)
Allowed Use (AU), Administrative (AA), and Prohibited Land Use (X)

| LAND USE | R-E | R-TCE | R-L | R-M | R-H | AQS | MU | MLTU | IST | CEM | DO | OS |
|---|-----|-------|-----|-----|-----|-----|----|------|-----|-----|----|----|
| A | | | | | | | | | | | | |
| Accessory Structure, ≤200 sq. ft. | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AA |
| Accessory Structure, >200 sq. ft. | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA |
| Adult Care Facility (see Adult and Child Care Facility) | X | X | AA | AA | AA | AU | AU | AU | X | X | X | X |
| Agriculture Use > 40 Acres (Routine, Standard) | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU |
| Amusement Rec. Facility, Indoors | X | X | X | X | X | X | AU | AU | X | X | AU | X |
| Amusement Rec. Facility, Outdoors | X | X | X | X | X | X | X | X | X | X | AA | AA |
| Alternate Energy Production | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU |
| Animal Boarding with Outside Runs | X | X | X | X | X | X | X | X | X | X | X | X |
| Animal Clinic, Grooming | X | X | X | X | X | X | X | X | X | X | X | X |
| Animal Clinic, Hospital or Veterinary | X | X | X | X | X | X | X | AU | X | X | X | X |
| Archery Range, Outdoor/Indoor | X | X | X | X | X | X | AA | AA | AA | X | AA | X |
| Assisted Living, Hospice | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Auto Repair and Service Shops, Major | X | X | X | X | X | AA | X | AU | X | X | X | X |
| Auto Repair and Service Shops, Minor | X | X | X | X | X | X | X | AU | X | X | X | X |
| Auto Sales, Service, Storage, Rental | X | X | X | X | X | X | X | AA | X | X | X | X |
| B | | | | | | | | | | | | |
| Bakery | X | X | X | X | X | AU | AU | AU | X | X | X | X |
| Banks-Savings-Loan | X | X | X | X | X | AU | AU | AU | X | X | X | X |
| Bar, Brew Pub, Lounge, or Nightclub | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Bed and Breakfast Establishment | AA | AA | AA | X | AU | AA | AU | X | X | X | X | X |

TABLE 7-15-7 (A)
Allowed Use (AU), Administrative (AA), and Prohibited Land Use (X)

| LAND USE | R-E | R-TCE | R-L | R-M | R-H | AQS | MU | MLTU | IST | CEM | DO | OS |
|---|-----|-------|-----|-----|-----|-----|----|------|-----|-----|----|----|
| Boarding House | X | X | X | X | AU | AU | AU | X | X | X | X | X |
| Business College-Trade School | X | X | X | X | X | X | AU | AU | AA | X | X | X |
| C | | | | | | | | | | | | |
| Car Wash | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Cemetery or Crematory | X | X | X | X | X | X | X | X | X | AU | X | X |
| Child Care Facility (see Adult and Child Care Facility) | X | X | AA | AA | AA | X | AU | AU | X | X | X | X |
| Church | AU | AU | AU | AU | AU | AU | AU | X | X | X | X | X |
| Cleaning, Commercial Laundry | X | X | X | X | X | X | X | AA | X | X | X | X |
| Clinic, Medical, Non-Animal | X | X | X | X | X | AU | AU | AU | AA | X | X | X |
| Club, Lodge, or Social Hall | X | X | X | X | X | AU | AU | AU | X | X | X | X |
| Commercial, General | X | X | X | X | X | X | AU | AU | X | AA | X | X |
| D | | | | | | | | | | | | |
| Daycare Home, Group | X | X | X | AA | AA | AU | AU | AU | AA | X | X | X |
| Daycare Facility < 6 Children | AU | AU | AU | AU | AU | AU | AA | X | X | X | X | X |
| Drive-Up Window Service | X | X | X | X | X | X | AU | AU | AU | X | X | X |
| Dwelling, Accessory Unit (ADU) | AA | AA | AA | AA | AA | AA | AA | AA | X | X | X | X |
| Dwelling, Condominium | X | X | X | AU | AU | AU | AU | AU | X | X | X | X |
| Dwelling, Duplex | X | X | AU | AU | AU | AU | AU | AU | X | X | X | X |
| Dwelling, Loft | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Dwelling, Mayfield House Type 1 | X | X | AU | AU | AU | AU | AU | AU | X | X | X | X |
| Dwelling, Mayfield House Type 2 | X | X | X | AU | AU | AU | AU | AU | X | X | X | X |
| Dwelling, Single Family Attached | X | X | AU | AU | X | AU | AU | AU | X | X | X | X |
| Dwelling, Single Family Detached | AU | AU | AU | AU | X | AU | AU | AU | X | X | X | X |

TABLE 7-15-7 (A)
Allowed Use (AU), Administrative (AA), and Prohibited Land Use (X)

| LAND USE | R-E | R-TCE | R-L | R-M | R-H | AQS | MU | MLTU | IST | CEM | DO | OS |
|--|-----|-------|-----|-----|-----|-----|----|------|-----|-----|----|----|
| Dwelling, Townhouse | X | X | AU | AU | AU | AU | AU | AU | X | X | X | X |
| Dwelling, Triplex | X | X | X | AU | AU | AU | AU | AU | X | X | X | X |
| Dwelling, Zero Lot Line | X | X | AU | AU | AU | AU | AU | AU | X | X | X | X |
| E | | | | | | | | | | | | |
| Equipment Rental-Sales Yard | X | X | X | X | X | X | X | AU | X | X | X | X |
| Extended-Care Facility | X | X | X | X | X | AU | AU | X | AU | X | X | X |
| Essential Public Services | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | X | X |
| F | | | | | | | | | | | | |
| Fence, Standard Residential | AU | AU | AU | AU | AU | AU | X | X | X | X | X | X |
| Fence, Barbed Wire, Electric, or Other | X | X | X | X | X | X | X | X | X | X | X | X |
| Fireworks Stand, Seasonal or Temporary | X | X | X | X | X | X | AU | AU | AU | X | X | X |
| Fire/EMS Station | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | X | X |
| Flea Market, Outdoor | X | X | X | X | X | X | AU | AU | AU | X | AU | AU |
| Foster Home, Group | AA | AA | AA | AA | AA | X | X | X | X | X | X | X |
| Fuel Sales and/or Service Stations | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Fuel Storage | X | X | X | X | X | X | C | C | C | X | C | X |
| G | | | | | | | | | | | | |
| Golf Course and Club House, Public | X | X | X | X | X | X | X | X | X | X | AU | AU |
| Gravel Pit, > 40 Acre Lot | C | C | C | C | C | X | X | X | X | X | X | X |
| Greenhouse Operation, > 5 Acre Lot | AA | AA | AA | AA | AA | X | AU | AU | AU | X | X | X |
| Gym or Health Spa | X | X | X | X | X | AU | AU | AU | AU | X | X | X |
| H | | | | | | | | | | | | |
| Heliport, Medical or Fire Station Use | AU | AU | AU | AU | AU | X | AU | AU | X | X | X | X |

TABLE 7-15-7 (A) Allowed Use (AU), Administrative (AA), and Prohibited Land Use (X)

| LAND USE | R-E | R-TCE | R-L | R-M | R-H | AQS | MU | MLTU | IST | CEM | DO | OS |
|---|-----|-------|-----|-----|-----|-----|----|------|-----|-----|----|----|
| Home Occupation | AA | AA | AA | AA | AA | X | AA | AA | X | X | X | X |
| Hospitals | X | X | X | X | X | X | AU | AU | AU | X | X | X |
| Hotel, Motel | X | X | X | X | X | X | AU | AU | X | X | X | X |
| L | | | | | | | | | | | | |
| Laboratory, Medical, Dental, or Optical | X | X | X | X | X | | AU | AU | X | X | X | X |
| Laundromat | X | X | X | X | AU | | AU | AU | X | X | X | X |
| Laundry-Commercial Plant | X | X | X | X | X | X | X | AU | X | X | X | X |
| Lumber Yard - Retail/Wholesale | X | X | X | X | X | X | X | AU | X | X | X | X |
| M | | | | | | | | | | | | |
| Mixed-Use Development | X | X | X | X | X | | AU | AU | X | X | X | X |
| Mortuary | X | X | X | X | AU? | X | AU | AU | X | AU | X | X |
| N | | | | | | | | | | | | |
| Neighborhood Community Center and/or Pool | AU | AU | AU | AU | AU | | AU | AU | AU | X | AU | X |
| Nursery, Retail | X | X | X | X | X | X | AA | AU | X | X | X | X |
| Nursery, Wholesale | X | X | X | X | X | X | X | X | X | X | X | X |
| Nursing Home or Facility | AA | AA | AA | X | X | AU | AU | AU | X | X | X | X |
| O | | | | | | | | | | | | |
| Office, Building General | X | X | X | X | X | | AU | AU | AU | X | X | X |
| Office, Building Park Use | X | X | X | X | X | | AU | AU | AU | X | AU | X |
| Office, Temporary Construction | AU | AU | AU | AU | AU | | AU | AU | AU | AU | AU | X |
| P | | | | | | | | | | | | |
| Package/Letter Delivery/Shipping Service | X | X | X | X | X | X | AU | AU | X | X | X | X |

TABLE 7-15-7 (A) Allowed Use (AU), Administrative (AA), and Prohibited Land Use (X)

| LAND USE | R-E | R-TCE | R-L | R-M | R-H | AQS | MU | MLTU | IST | CEM | DO | OS |
|---|-----|-------|-----|-----|-----|-----|----|------|-----|-----|----|----|
| Parking, Lot, Garage, Commercial | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Park, with Play Equipment | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | AU | X |
| Park, with Sports Field | AU | AU | AU | AU | AU | X | AU | AU | AU | X | AU | X |
| Park, with Sports Field, Illuminated | AU | AU | AU | AU | AU | X | AU | AU | AU | X | AU | X |
| Park, with Concession Stand | AU | AU | AU | AU | AU | X | AU | AU | AU | X | AU | X |
| Personal Business or Professional Service | X | X | X | X | X | AU | AU | AU | AA | X | X | X |
| Portable Classrooms | AU | AU | AU | AU | AU | X | X | X | AU | X | AA | X |
| Postal Facility, US | X | X | AU | AU | AU | X | AU | AU | AU | X | X | X |
| Printing, Blue Printing or Copy Service | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Printing, Off-Set, Press, or Similar | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Production /Movie Studio and Assoc. Uses | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Public Address System, Outdoor | X | X | X | X | X | X | AU | AU | X | X | AU | X |
| Public or Quasi Public Use | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU |
| Public Storage, > 1 Acre Lot | X | X | AU | AU | X | X | AU | AU | AU | X | X | X |
| Public Agency Utility Yard or Shop | X | X | X | X | X | X | AU | AU | AU | X | AU | AU |
| R | | | | | | | | | | | | |
| Recreation Facilities (Indoor) | X | X | X | X | X | AU | AU | AU | AU | X | AU | X |
| Recreation Facilities (Outdoor) | X | X | X | X | X | AU | AU | AU | AU | X | AU | AU |
| Recycling Collection Containers, Small | X | X | X | X | X | AU | AU | AU | X | X | AA | X |
| Residential Care Facility | X | X | AU | AU | AU | AU | AU | AU | X | X | X | X |
| Research and Development Facility | X | X | X | X | X | X | AU | AU | AU | X | X | X |
| Restaurant or Eating Place | X | X | X | X | X | AU | AU | AU | X | X | X | X |
| Retail, Big Box | X | X | X | X | X | X | AA | AU | X | X | X | X |
| Retail, Non-Big Box | X | X | X | X | X | X | AU | AU | X | X | X | X |

TABLE 7-15-7 (A)
Allowed Use (AU), Administrative (AA), and Prohibited Land Use (X)

| LAND USE | R-E | R-TCE | R-L | R-M | R-H | AQS | MU | MLTU | IST | CEM | DO | OS |
|---|-----|-------|-----|-----|-----|-----|----|------|-----|-----|----|----|
| Roadside Produce Stand or Other | X | X | X | X | X | X | AU | AU | X | X | X | X |
| Rooming/Boarding House | X | X | AU | AU | AU | AU | AU | AU | X | X | X | X |
| S | | | | | | | | | | | | |
| Schools, Private | X | X | AU | AU | X | X | AU | AU | C | X | X | X |
| School, Private Vocational or Trade | X | X | X | X | X | X | AU | AU | C | X | X | X |
| Schools, Public | AU | AU | AU | AU | AU | X | C | C | AU | X | X | X |
| School, Public with Illuminated Sports Field and Concession | AU | AU | AU | AU | AU | AU | X | X | AU | X | X | X |
| School, Public Vocational or Trade | X | X | C | C | X | X | AU | AU | AU | X | X | X |
| Sports Field or Court, Public Illuminated | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | AU | X |
| Sports Field or Court, Private Illuminated | AU | AU | X | X | X | AU | AU | AU | AU | X | AU | X |
| Sports Field or Court, Public with Concession | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | AU | X |
| Stable/Riding Arena, Commercial | X | X | X | X | X | X | X | X | X | X | AU | X |
| Storage Facility, Self Service | AA | AA | AA | AA | AA | X | AU | AU | X | X | X | X |
| Structure >10,000 Sq. Ft | AA | AA | AA | AA | AA | AU | AA | AU | AU | AA | AA | X |
| Swimming Pool, Private | AA | AA | AA | AA | AA | AA | AA | AA | AA | X | X | X |
| Swimming Pool, Public | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | AU | X |
| T | | | | | | | | | | | | |
| Tower, Antenna, Cellular, or Structure, Commercial | X | X | X | X | X | X | C | C | X | X | X | X |
| Tower, Antenna, Cell, or Structure, Private | X | X | X | X | X | X | C | C | X | X | X | X |

TABLE 7-15-7 (A)
Allowed Use (AU), Administrative (AA), and Prohibited Land Use (X)

| LAND USE | R-E | R-TCE | R-L | R-M | R-H | AQS | MU | MLTU | IST | CEM | DO | OS |
|--|-----|-------|-----|-----|-----|-----|----|------|-----|-----|----|----|
| Tower, Antenna, Cell, or Structure for Emergency Service Provider (Sheriff, Police, Fire, EMS, Hospital, Public School District or Government Agency only) | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU | AU |
| V | | | | | | | | | | | | |
| Veterinary Hospital or Research Facility | X | X | X | X | X | X | X | AU | X | X | X | X |
| W | | | | | | | | | | | | |
| Water System, Community Potable or Irrigation (Including but not Limited to Pumps, Structures and Storage Tanks) | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | AU | AU |
| Waste Transfer Facilities | X | X | X | X | X | X | X | AA | X | X | X | X |
| Treated Water Storage or Amenity (Including but not Limited to Pond, Stream, or Reservoir) | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | AU | AU |
| Wastewater Treatment and Collection Facilities greater than 5 acres in size | AU | AU | AU | AU | AU | AU | AU | AU | AU | X | AU | AU |
| Wireless Communication Facility, Commercial or Private | X | X | X | X | X | X | X | AA | X | X | AU | AU |
| | | | | | | | | | | | | |

Section 7-15-08: General Standards Pertaining To Specific Land Uses and Specific Types of Developments or Improvements:

- A. Sections 7-15-09 through 7-15-17 provide additional land use requirements for specific land uses. These additional requirements are not intended to substitute or replace the land use requirements for specific land uses as set forth in 6-8-27. However, in the event there is a conflict between the requirements for specific land uses between this Chapter and 6-8-27, the requirements set forth herein shall apply and govern:

Section 7-15-09: Auto Repair and Service Shops:

- A. Auto Repair and Service Shops: Major facilities shall meet the standards contained in Chapter 8, § 48, of Title 6. In addition, the use of all hazardous substances, as the same are defined pursuant to all applicable federal and state environmental laws, including the storage of such, shall comply with applicable regulations.

Section 7-15-10: Bed and Breakfast Establishment:

- A. Bed and Breakfast Establishments shall meet the standards and findings contained in Chapter 8 of Title 6; except the maximum stay shall be four (4) weeks for any guest.

Section 7-15-11: Child and Adult Care Facility:

- A. Child and Adult Daycare Facilities shall meet the standards and findings contained in Chapter 8 of Title 6; except wineries will not be allowed within three hundred (300) feet of said child and adult daycare facilities.

Section 7-15-12: Daycare Homes and Daycare Facilities:

- A. Daycare Homes and Daycare Facilities shall meet the standards and findings contained in Chapter 2 of Title 7. In addition:
 - 1. Standards and Findings: The following are the required standards and findings:
 - a. Daycare Home or Group Facilities located within a residential dwelling shall maintain the appearance of a single-family Dwelling.
 - b. The hours of client pick up and/or drop off shall be between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.; and
 - c. The Applicant shall provide a minimum outdoor play area of one hundred (100) square feet per child; and

- d. Except, wineries are allowed within three hundred (300) feet of said daycare home and daycare facilities.

Section 7-15-13: Accessory Dwelling Unit (ADU):

- A. The purpose of ADUs is to provide affordable housing; provide additional density with minimal costs and disruption to existing neighborhoods.
- B. ADUs shall meet the standards contained in Title 7 Chapter 2, Section 7-2-87; except that the ADU shall not be larger than one thousand (1000) square feet.

Section 7-15-14: Foster Home, Group:

- A. All Foster Homes shall meet the standards and findings contained in Title 7 Chapter 2. In addition:
 - 1. The Applicant shall provide a minimum outdoor play area of one hundred (100) square feet per child; and

Section 7-15-15: Gravel Pit:

- A. All gravel pits or quarries shall meet the following general use standards and findings:
 - 1. All operations shall be subject to applicable and accepted safety conditions for the type of excavation being performed; and
 - 2. Asphalt mixing and concrete batching may only be allowed as Accessory Uses in the Multi-Use (MLU) Land Use District; and
 - 3. Extraction, movement, or stockpiling within the required yard setbacks shall be prohibited. The tops and toes of cut and fill slopes shall remain outside the required yard setbacks; and
 - 4. Areas where equipment is stored shall be deemed outdoor storage areas and shall meet the standards of this Chapter. Such storage areas shall be constructed and maintained to prevent chemicals from discharging into surface or ground waters including, but not be limited to, petroleum products, antifreeze, and lubricants; and
 - 5. The extraction area shall be watered daily to reduce dust impacts to surrounding properties. Haul roads shall have a durable and dust free surface, and shall be graded to drain all surface water from the haul roads; and
 - 6. The storage and/or disposal of solid waste on the proposed site shall be prohibited; and

7. Upon reclamation of the final phase, all temporary structures shall be removed from the property, except for property line fences or walls. Any contaminated soils shall be properly recycled or disposed; and
8. Stockpiles shall be a maximum of forty (40) feet in height; and
9. All extraction and hauling activities shall take place between seven o'clock (7:00) A.M. and dusk or six o'clock (6:00) P.M. (whichever is earlier) Monday through Saturday.

B. General Design and Reclamation Standards:

1. The Applicant shall provide documentation (from the appropriate agency) that the operation and reclamation plan comply with federal and state regulations concerning air and water quality and site reclamation.
2. Where the excavation area results in a pond, the following standards shall apply:
 - a. The extraction areas shall be designed to create a meandering edge.
 - b. The Applicant shall provide written documentation from Idaho Fish and Game that the proposed pond is designed to create viable fish and/or wildlife habitat.
 - c. The Applicant shall provide documentation from central district health department that the proposed pond shall not cause septic leach fields on abutting properties to fail.
 - d. For the purposes of this Section, a "pond" shall be defined as any pit, area where the rehabilitation plan results in an area that contains water to within six (6) feet of the surrounding grade level year-round.
3. Any riparian vegetation disturbed as part of the operation shall be replaced at a ratio of two to one (2:1). Replacement vegetation shall be native plant materials and shall meet the requirements of "minimum plant size standards" of this Title.
4. The Applicant or owner shall comply with all requirements of "Best Management Practices for Mining in Idaho" published by the Idaho Department of Lands.

Section 7-15-16: Home Occupation:

- A. Home Occupations shall meet the standards and findings in Chapter 2 of Title 7. In addition:

1. For barber or hair salon home occupations, the use shall be limited to one chair and one nail station.

Section 7-15-17: Storage Facility, Self-Service:

- A. Self Service Storage facilities shall meet the standards and findings contained in Chapter 2 of Title 7. In addition:
 1. Storage of any hazardous substances or materials as defined by any applicable federal or state environmental laws or regulations, including without limitation the Clean Water Act, Resource Conservation Recovery Act, Comprehensive Environmental Response, Compensation and Liability Act, or determined by federal, state, or local government authority to be capable of posing a risk of injury or health shall be prohibited.

Section 7-15-18: Landscaping Regulations:

- A. Applicability: All development, excluding open space and parks, shall be required to comply with the landscaping requirements contained in this Section.
- B. Review Process:
 1. The Applicant shall submit landscaping plans for review as required by this Chapter and in accordance with Section 7-15-5, except single-family residential development, which shall be exempt from this requirement.
 2. No commencement of any use, construction or work shall begin prior to receiving approval.
- C. General Provisions and Requirements: Landscaping plans shall comply with the following regulations:
 1. Street Trees: Landscape improvements shall create an orderly and managed landscape. Street trees shall include a mix of species. All trees planted shall have a minimum two (2) inch caliper or larger. Spacing of trees shall allow for their mature spread. Trees installed along streets that will be widened in the future shall take into account plans for future widening of streets so that established trees will not be disturbed during future construction; and
 2. Site Landscape Design: Landscape improvements shall be an integral part of the overall site design for each development. Landscape improvements shall be designed to complement and enhance the character of the development and neighborhoods and should be in compliance with the Mayfield Townsite Central Design Concepts (MTCDC) and shall follow these specific guidelines:

- a. Landscaped areas shall be configured to maximize their interconnectivity within the site, the natural areas and existing landscaped areas abutting the site and in adjacent developments; and
 - b. Small, isolated islands of landscaping should be avoided except as required in parking lots and for screening along roadways; and
 - c. Landscape design shall enhance natural features, drainage ways and environmental resources; and
 - d. All landscape plans and improvements shall be designed for mature landscapes and shall provide appropriate visibility for cars and pedestrians; and
 - e. All landscape improvements shall preserve and frame views both into and out of the neighborhood; and
 - f. Residential lots over five thousand (5000) square feet in size shall have a minimum of six five-gallon shrubs, and one tree (minimum 2" caliper), and one 15-gallon or larger tree (minimum 1" caliper) planted in the front yard setback. Residential dwellings with side loaded garages or side yard parking areas may exclude one of the two required trees.
3. Water efficiency in Landscape Design: Landscape improvements shall be designed with water efficiency as a goal. The following guidelines shall apply to the design of all regulated landscapes:
- a. Low-water turf selections shall be incorporated to minimize the use of bluegrass whenever possible; and
 - b. Automatic sprinkler systems shall be provided that enable zoning of plant materials according to their microclimatic needs and water requirements; and
 - c. Planting strips, less than four (4) feet wide shall be landscaped with drought tolerant plants that have low or very low water consumption requirements. However, landscaping with plant material is not a requirement; and
 - d. Re-circulating water systems shall be used for decorative water features; and
 - e. Artificial plants, artificial grass, and other artificial plant material are prohibited.

D. Landscaping standards for beautification along state highways, arterials, collectors, and paths:

1. Landscaping along state highways, arterials, collectors, and paths shall be in conformance with this Section; and
2. Landscaping shall be no more than thirty (30) inches high when located in a clear vision triangle of street or alley intersections; and
3. All landscape improvements shall incorporate the elements and a theme of Gateway, Path, and Destination into the design of landscapes.
4. Landscaping within the public right-of-way of any street shall comply with the standards of the applicable Highway District standards.

Section 7-15-19: Open Space:

A. Open Space Provisions: The provision, development, and use of open space shall be consistent with the "Mayfield Townsite Open Space, Parks and Trails Plan," and shall meet the following requirements:

1. Open space landscapes should strive to use native species. Where native material is not appropriate, or available or where financially prohibitive plant species that are regionally adapted and noninvasive may be used; and
2. Buildings and parking areas shall be located to preserve and promote the health of existing trees, environmental resources and natural drainage ways; and
3. A combination of plantings, berms, walls and fences should be used as appropriate to buffer sensitive habitat; and
4. Plants shall be selected to blend with the native vegetation and as an interface between urban areas and natural open space. Locally recognized invasive introduced plants shall be unacceptable. Plants with low fire fuel volume and/or low flammability should be emphasized; and
5. All areas disturbed by construction shall be reseeded to prevent erosion. Native, noninvasive grasses shall be used for re-vegetation unless otherwise approved by the Director. Weed control is the responsibility of the landowner on all areas.
6. Only uses permitted in the Open Space Land Use District as listed in Table 7-15-7 (A) shall be allowed unless otherwise approved by the Director.

Section 7-15-20: Sign Requirements:

- A. Applicability: The following standards shall apply to all signs that are installed, assembled, mobile, constructed, painted, or altered:
- B. Signs Requiring Approval: Unless otherwise noted or as exempt in this Section, all signs shall require Director approval prior to placement and/or construction in accordance with Section 7-15-5.
- C. Sign Requirements for the Mixed-Use (MU) and Multi-Use (MLU) districts:
 - 1. Properties within the MU or MLU district shall be allowed one or more building signs as set forth below:
 - a. The maximum sign area shall be based on the building face to which the sign is attached as set forth below:
 - 1) The maximum area for wall signs shall be twenty-five (25%) percent; or
 - 2) The maximum area for projecting signs and canopy signs shall be ten (10%) percent.
 - b. The maximum height of any sign shall be thirty (30) feet; and
 - c. Direct, internal, or neon illumination shall be allowed; and
 - d. Animation may not exceed twenty percent (20%) of the proposed sign area; and
 - e. In lieu of a building sign, one freestanding sign is permitted on each street frontage for any property in compliance with 7-15-20-(D) of this Section.
 - 2. A combination of a building sign and a freestanding sign may be used, provided all signs are reduced by fifty (50%) percent in sign area and the height to the top of the freestanding sign does not exceed twenty (20) feet.
- D. Business with Frontage on Two or More Streets:
 - 1. Where a business is located with frontage on two (2) or more streets, the business shall be allowed a sign on each street frontage provided they comply with the following requirements:
 - a. Where a business is located on a corner, either the business shall be allowed a one (1) freestanding sign designed to be read from intersecting streets or the business may have two (2) freestanding signs where each sign is designed to be read from only one of the intersecting streets. For the purpose of this Section, a freestanding sign shall be any freestanding, detached or ground mounted sign

whose background or copy area is wholly supported by a column(s), pole(s), foundation, pedestal or other support structure in or upon the ground; and

- b. The maximum area shall be sixty-five (65) square feet for each street frontage or 1.5 square feet of sign area for each linear foot of property fronting a street, whichever is greater; and
 - c. The maximum height shall be twenty (20) feet; and
 - d. Direct, internal, or neon illumination shall be allowed provided it does not modulate or flash; and
 - e. Up to twenty (20%) percent of the sign area may be animated; and
2. No freestanding signs shall be closer to an abutting property line than a distance equal to twenty (20%) percent of the width or length of the property upon which the sign is located.

E. Residential and Home Occupation Signs:

- 1. Accessory nameplate signs are permitted as an accessory use sign on all residential structures and shall not require approval provided they are in compliance as set forth below:
 - a. One accessory nameplate thereof is permitted for each dwelling; and
 - b. In the residential areas, the erection of such signs is subject to the following design standards:
 - 1) An accessory nameplate sign shall not exceed two (2) square feet in area and may be illuminated by internal illumination only; or
 - 2) An accessory nameplate sign where such is engraved or cut into an individual single natural stone the engraved or cut area shall not exceed three (3) square feet in size.
- 2. Accessory home occupation signs are permitted as an accessory use sign in all land use districts that allow residential development or home occupations and shall not require approval provided they are in compliance as set forth below:
 - a. A home occupation sign shall be attached flatly to the building at a height not to exceed the height of the eaves line; and

- b. The sign shall not exceed two (2) square feet in size and may be illuminated by internal illumination only.

F. Master Sign Program: Developers of a commercial or medical center, townhouse or condominium development or other similar development may apply for approval of a master sign program, for a specific project. This master sign program shall be developed and submitted to the Director for review and approval as required by this Chapter and Section 7-15-5. The master sign program may be flexible and allow for individual creativity provided the overall Mayfield Townsite Central Design Concepts (MTCDC) are maintained. A project sign plan shall contain the following minimum requirements:

1. Overall Sign Design Components: Materials, colors and a design motif that is compatible with and complements the architectural theme and style contained in the Mayfield Townsite Central Design Concepts (MTCDC); and
2. Design Elements: Should include and reflect a common theme and incorporate similar design elements in terms of materials, letter style, illumination, sign type and sign shape; and
3. Sign Location and Size: Sign placement and setback specifications, sign height and size limitations and restrictions; and
4. Any other requirements or specifications deemed necessary by the Applicant or the Director.

G. Signs Exempt from Approval and Section 7-15-5:

1. Traffic or other county signs, signs required by law, railroad crossing signs, legal notices and such temporary emergency or non-advertising signs; and
2. Signs placed by a public utility showing the location of underground facilities; and
2. Garage and yard sale signs for any Dwelling, but not more than four (4) times per year and in each case less than seven (7) calendar days per placement; and
3. Temporary auction sale and notice signs for any Dwelling, but not more than four (4) times per year and in each case less than three (3) days per placement; and
4. Temporary construction safety or directional signs not authorized to be placed in public rights-of-way; and
5. Temporary family gathering, wedding, and special event signs placed on a temporary basis for less than three (3) calendar days; and

6. Signs required for natural and open space development and identification including but not limited Community monument, informational, directional signs, trail and pathway signs, which do not exceed the size requirements of this Chapter.
- H. Prohibited Signs: Signs that do not meet the requirements of this Section or are not exempted by this Section or that have not been approved by a project sign plan shall be prohibited.

Section 7-15-21: On- and Off-Street Parking Requirements:

- A. Applicability: All development shall be required to comply with the parking standards contained in this Section and the Mayfield Townsite Central Design Concepts (MTCDC).
- B. Review Process:
 1. The applicant shall submit on-street and off street parking plans for review as required by this Chapter and Section 7-15-5; and
 2. The plans shall include the following:
 - a. The location, size, and type of all proposed on and off-street parking and loading facilities; and
 - b. A table indicating the proposed uses and required parking for each use; and
 - c. If the proposed development project shall be completed in phases, such phases shall be noted on the site plan and shall include the number of on or off-street parking and loading facilities associated with each phase.
- C. General Standards:
 1. Where applicable, all parking shall meet the Federal Americans with Disabilities Act (ADA) requirements; and
 2. Commercial and retail parking spaces shall be used for vehicle parking only. No automobile sales, storage, repair work, or dismantling of any kind shall be permitted; and
 3. Commercial and retail parking designs should conform to the Mayfield Townsite Central Design Concepts (MTCDC); and
 4. Any fraction of a parking space generated when calculating the required number of parking spaces shall be rounded up; and

5. Parking areas for residential use may be used for the parking of one (1) "commercial vehicle" per property, provided it be operated by the occupant and used to commute from home to work at an off-site location or used as part of an approved home occupation. Only commercial vehicles weighing less than six thousand (6,000) pounds may be parked in a residential Land Use District; and
 6. A parking space that is restricted or assigned to a particular individual or user shall not be counted toward the total required parking spaces, as required by this Section. Required handicapped parking spaces shall be considered restricted parking spaces for the calculation of general parking spaces; and
 7. Upon a property's change of use, the number of automobile and bicycle parking spaces to be provided shall meet the requirements set forth in Table 7-15-31(b) for the new use. For the purposes of this Section, a change of use shall include, but not be limited to, an expansion, alteration, or change in occupancy resulting in a more intense use of a site, such as additional dwelling units, gross floor area, seating capacity, or other unit of measurement; and
 8. The minimum number of required automobile and bicycle parking spaces shall be provided and continuously maintained; and
 9. Parking lots within the general cemetery should be discouraged. Exception: Required parking for allowed uses such as but not limited to grieving chapel, crematorium, or maintenance facilities for the cemetery shall be allowed; and
 10. Shared parking shall be encouraged for all mixed-use school and park development; and
 11. Parking opportunities in mixed use development is to be encouraged above and/or below grade as well as high-rise parking structures in mixed use development areas; and
 12. No parking area or space provided, as required by this Section, shall later be eliminated, reduced, or converted in any manner unless other equivalent facilities are approved by the Director.
- D. Joint Use / Shared Parking: Joint use or sharing of off-street parking spaces shall be allowed when the principal operating hours of the structure, structures, or uses are not in substantial conflict with one another, such as, but not limited to, school and park joint parking facilities.

1. Joint use parking shall be located not more than three hundred (300) feet from the primary entrance of the principal structure to the nearest entrance of the parking area, as measured along a sidewalk or pedestrian walkway.
2. All parties seeking the right to use joint parking shall submit a written agreement to the Director, signed by the applicable parties involved. The agreement shall specify the following:
 - a. Party or parties responsible for construction; and
 - b. Party or parties responsible for maintenance; and
 - c. Provisions for amendments to the agreement that include notice to the Director; and
 - d. Provisions for termination of the agreement shall include notice to the Director.
3. If the Director finds that the agreement complies with the regulations of this Section, the Applicant shall record such agreement with the Elmore County recorder within (5) five working days of receiving the approval letter. Failure to record the agreement shall void the approval.
4. The joint use parking agreement shall not be terminated without Director Approval, and only when the parties can demonstrate that all required off-street parking can be provided in conformance with this Section and has been approved by the Director prior to the termination.

E. Design of Parking Areas:

1. Design and Construction: All parking areas and spaces shall be designed and constructed to the standards shown in Table 7-15-21 (A) of this Section.
2. Location: All parking spaces required by this Section shall be located on the same property as the use for which parking is required, except as provided for in joint use parking as provided by this Section. For the purposes of this standard, all contiguous properties under one ownership or control shall be considered the same property.

| TABLE 7-15-21 (A) Required Automobile Width and Stall Length By Parking Angle | | | | | |
|--|-------------|-------------|-------------|-----------------------|-----------------------|
| Parking Angle | Stall Width | Curb Length | Stall Depth | One-Way Driving Aisle | Two-Way Driving Aisle |
| 0° | 9'0" | 23'0" | 9'0" | 12'0" | 25'0" |
| 30° | 9'0" | 18'0" | 17'8" | 11'0" | 25'0" |
| 45° | 9'0" | 12'9" | 20'5" | 13'0" | 25'0" |
| 60° | 9'0" | 10'5" | 21'10" | 16'0" | 25'0" |
| 90° | 9'0" | 9'0" | 20'0" | 22'0" | 25'0" |

F. Site Improvements:

1. Except as otherwise provided in this Section, all parking areas shall be improved with concrete or hot or cold mixed asphalt concrete, not less than three (3) inches thick. This standard shall not apply to agricultural uses, temporary uses, or temporary construction offices.
2. Except as otherwise provided in this Section, all off-street parking areas shall be provided with a substantial wheel restraint to prevent cars from encroaching upon abutting private or public property, or overhanging beyond the designated parking stall dimensions. This standard shall not apply to agricultural uses, single-family residential uses, temporary uses, or temporary construction offices or other uses exempted by the Director.
3. When a bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area planted in ground cover.
4. Parking spaces and access lanes shall be marked including handicapped symbols and signs.

G. Bicycle Connectivity and Parking Facilities: Bicycle parking facilities shall be required for all uses, except single-family residential. Bicycle parking facilities shall meet the following location and design standards:

1. Bicycle Connectivity:

- a. Bicycle connectivity is to be encouraged within the Community.

2. Bicycle Parking Facility Requirements:

- a. One bicycle parking space with an approved rack shall be required for every twenty-five (25) required automobile parking spaces for office, retail, and commercial developments; and
- b. Bicycle parking facilities shall be located as close as possible to the building entrance(s) but shall not obstruct pedestrian walkways, public sidewalks, or building entrances; and
- c. Bicycle parking facilities shall not conflict with the Federal Americans with Disabilities Act (ADA) or accessible parking spaces; and

3. Multi-family Bicycle Parking Facility Requirements :

- a. Multi-Family residential developments shall provide one bicycle rack space for every ten (10) Dwelling Units.

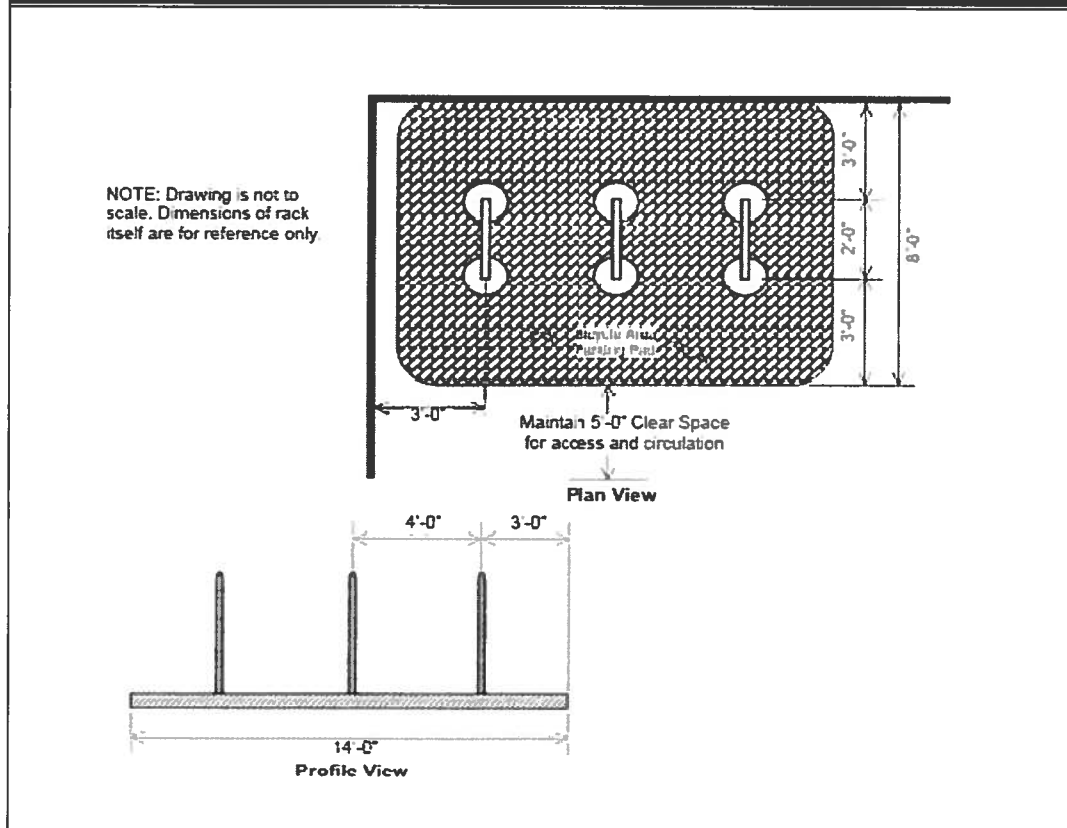
H. Required Bicycle Rack Specifications: Where bicycle racks are used, "Inverted U" type racks or other similar racks that support the bicycle at two points on the bicycle frame shall be required. Design of bike racks may be creative as long as they meet the following functional requirements:

- 1. Racks shall be secured to the ground on a hard surface such as concrete, asphalt or unit pavers; and
- 2. Each bicycle parking space shall provide six feet by two (6 x 2) feet area per bicycle; and
- 3. Bicycle parking shall be located no closer than three (3) feet from any wall to provide adequate space for access and maneuvering; and
- 4. At least four (4) feet between parallel racks shall be provided for access; and
- 5. Bicycle racks installed on sidewalks shall provide for a clear, unobstructed width of at least five (5) feet for pedestrians and should be installed at least three (3) feet from the face of curb; and
- 6. Bicycle racks must be placed a minimum of four (4) feet from existing street furniture (i.e. mailboxes, light poles, benches) and shall be no closer than twelve (12) feet from the edge of fire hydrants; and
- 7. In multi-family residential developments, bike racks may be provided in a communal area, as long as it is accessible to all tenants/residents and in a safe, open public space; and

8. If required bicycle parking is not visible from the street or main building entrance, a sign must be posted at the main entrance indicating the location of the bicycle parking; and
9. Facilities with multiple entrances shall locate a portion of the required bicycle parking at each entrance.

Image 7-15-21 (A)

Bicycle Rack Placement, Dimensional, and Spacing Requirements



I. Required Number of General Off-Street Parking Spaces:

1. The minimum number of general parking spaces required for off-street automobile parking spaces shall be as set forth in Table 7-15-21(B) of this Section. When more than one standard is required, for different uses, the more specific standard and requirement for each use shall apply. The parking requirements for each use shall be added together to derive the cumulative total parking spaces required.

2. The Director shall interpret the appropriate number of off-street parking spaces required for uses not specifically listed in table 7-15-21(B).

TABLE 7-15-21 (B)
GENERAL PARKING SPACES REQUIRED BY USE

| Land Use | Minimum Required Number of Automobile Parking Spaces |
|---|--|
| A | |
| Accessory Structures | 1 per 2 employees |
| Adult Care Facility | 1 per 2 employees |
| Agriculture Use | 1 per 2 employees |
| Amusement Rec. Facility, Indoors/Outdoors | 1 per 200 square feet of GFA |
| Animal Boarding With Outside Runs | 1 per 500 square feet of GFA |
| Animal Clinic, Grooming | 1 per 200 square feet of GFA |
| Animal Clinic, Hospital or Veterinary | 1 per 500 square feet of GFA |
| Archery Range, Outdoor/Indoor | 1 per 500 square feet of GFA |
| Assisted Living, Hospice | 1 per 4 beds |
| Auto Repair and Service Shops | 1 per 500 square feet of GFA |
| Auto Sales, Service, Storage, Rental | 1 per 500 square feet of GFA |
| B | |
| Bakery | 1 per 200 square feet of GFA |
| Banks-Savings-Loan | 1 per 500 square feet of GFA |
| Bar, Brew Pub, Lounge, or Nightclub | 1 per 200 square feet of GFA |
| Bed and Breakfast Establishment | 1 per 2 sleeping rooms plus 2 for owner |
| Boarding House | 1 per rented room |
| Business College-Trade School | 1 per 2 employees plus 1 per 2 students |
| C | |
| Car Wash | 1 per 2 drying stations and 1 per employee |
| Cemetery or Crematory | 1 per employee |
| Child Care Facility | 1 per employee |
| Church | 1 per 7 seats in main sanctuary |
| Cleaning, Commercial Laundry | 1 per 200 square feet of GFA |
| Clinic, Medical, Non-Animal | 1 per 500 square feet of GFA |
| Club, Lodge, or Social Hall | 1 per 200 square feet of GFA |
| Commercial, General | 1 per 200 square feet of GFA |

| | |
|---|---|
| Commercial, Garden Center, Lumber, or Building Supply Store | 1 per 200 square feet of GFA |
| D | |
| Daycare Home, Group | 1 per 2 employees |
| Daycare Facility < 6 Children | 1 per 2 employees |
| Drive-Up Window Service | 1 per employee |
| Dwelling, Accessory Unit | 1 per dwelling unit |
| Dwelling, Condominium | 2 per dwelling unit |
| Dwelling, Duplex | 2 per dwelling unit |
| Dwelling, Loft | 1 per dwelling unit |
| Dwelling, Mayfield House Type 1 | 2 per dwelling unit |
| Dwelling, Mayfield House Type 2 | 1 per dwelling unit |
| Dwelling, Single Family Attached | 2 per dwelling unit |
| Dwelling, Single Family Detached | 2 per dwelling unit |
| Dwelling, Townhouse | 1 per dwelling unit |
| Dwelling, Triplex | 1.5 per dwelling unit |
| Dwelling, Zero Lot Line | 1 per dwelling unit |
| E | |
| Equipment Rental-Sales Yard | 1 per 200 square feet of GFA |
| Extended-Care Facility | 1 per employee and 1 per 4 beds |
| Essential Public Services | 1 per employee |
| F | |
| Fireworks Stand, Seasonal or Temporary | 1 per employee plus 1 per 50 square feet of GFA |
| Fire/EMS Station | 1 per employee |
| Flea Market, Outdoor | 2 per vendor |
| Foster Home, Group | 1 per 2 employees |
| Fuel Sales and/or Service Stations | 1 per 100 square feet of GFA |
| Fuel Sales and/or Service Stations with accessory store use | 1 per employee and 1 per 100 square feet of GFA |
| Fuel Storage | 1 per employee, minimum of 2 |
| G | |
| Public Golf | 2 per hole |
| Public Golf Course Club House | 1 per 200 square feet of GFA |
| Gravel Pit | 1 per employee, minimum of 2 |
| Greenhouse Operation, | 1 per employee, minimum of 2 |
| Gym or Health Spa | 1 per 50 square feet of GFA |
| H | |
| Heliport, Medical or Fire Station Use | 1 per employee |

| | |
|--|---|
| Home Occupation | 1 per 2 employees other than the dwelling residents |
| Hospitals | 1 per bed |
| Hotel, Motel | 1 per rooms |
| L | |
| Laboratory, Medical, Dental, or Optical | 1 per employee |
| Laundromat | 1 per 500 square feet of GFA |
| Laundry-Commercial Plant | 1 per employee |
| Lumber Yard - Retail | 1 per employee plus 1 per 500 square feet of GFA |
| Lumber Yard - Wholesale | 1 per employee plus 1 per 1500 square feet of GFA |
| M | |
| Mortuary | 1 per 100 square feet of GFA |
| N | |
| Neighborhood Community Center and/or Pool | 1 per 100 square feet of GFA |
| Nursery, Retail | 1 per 1,200 square feet of GFA |
| Nursery, Wholesale | 1 per 4,000 square feet of GFA |
| Nursing Home or Facility | 1 per 8 beds |
| O | |
| Office, Building General | 1 per 500 square feet of GFA |
| Office, Building Park Use | 1.5 per office employees |
| Office, Temporary Construction | 1 per office employees |
| P | |
| Package/Letter Delivery/Shipping Service | 1 per employees plus 5 |
| Park, with Play Equipment | 2 per acre |
| Park, with Sports Field or Illumination or with Concession Stand | 2.5 per acre |
| Personal Business or Professional Service < 1000 sq. ft. | 1 per employee and 1.5 per 200 square feet of GFA |
| Personal Business or Professional Service >1000 sq. ft. | 1 per employee and 1 per 200 square feet of GFA |
| Portable Classrooms | 1 per unit |
| Postal Facility, US | 1 per employee and 1.5 per 200 square feet of GFA |
| Printing, Blue Printing or Copy Service | 1 per employee and 1.5 per 200 square feet of GFA |
| Printing, Off-Set, Press, or Similar | 1 per employee and 1 per 200 square feet of GFA |

| | |
|--|---|
| Production /Movie Studio and Assoc. Uses | 1 per employee and 1 per 1000 square feet of GFA |
| Public or Quasi Public Use | 1 per 2 employees |
| Public Storage | 1 per employees plus 5 |
| Public Agency Utility Yard or Shop | 1 per employees plus 5 |
| R | |
| Recreation Facilities (Indoor) | 1 per 1,000 square feet of GFA |
| Recreation Facilities (Outdoor) | Minimum of 5 |
| Recycling Collection Containers, Small | 1 per container |
| Residential Care Facility | 1 per 6 beds |
| Research and Development Facility | 1 per 1,000 square feet of GFA |
| Restaurant or Eating Place | 1 per 200 square feet of GFA |
| Retail, Big Box | 1 per 1,200 square feet of GFA |
| Retail, Non-Big Box | 1 per 500 square feet of GFA |
| Roadside Produce Stand or Other | 1 per employee plus 2 per 100 square feet of GFA |
| Rooming/Boarding House | 1 per 2 sleeping rooms plus 2 for owner |
| S | |
| School, Private or Private, Vocational or Trade | 1 per 4 students |
| School, Public or Private Elementary | 1 per 2 employees plus 1 per 12 students |
| School, Public or Private, High, Jr. or Middle | 1 per 2 employees plus 1 per 6 students |
| School, Public with Illuminated or Sports Field or Concession | 1 per 2 employees plus 1 per 4 students |
| Sports Field or Court, Public, or Illuminated or with Concession | 1 per employee plus 1 per acres |
| Sports Field or Court, Public, with or without Illuminated or Concession | 1 per employee plus 1 per acres |
| Stable/Riding Arena | 1 per 2 stable stalls |
| Storage Facility, Self Service | 2 per entrance to site |
| Structure >10,000 Sq. Ft, excluding residential | Per Use defined in this Table |
| Swimming Pool, Private | 1 per employee plus .5 per 100 square feet of structure and pool area |
| Swimming Pool, Public | 1 per employee plus .5 per 100 square feet of structure and pool area |
| T | |
| Tower, Antenna, Cellular, or Structure, Commercial | 1 per employee |

| | |
|--|--|
| Tower, Antenna, Cell, or Structure, Private | 1 per employee |
| Tower, Antenna, Cell, or Structure for Emergency Service Provider | 1 per employee |
| V | |
| Veterinary Hospital or Research Facility | 1 per employee plus 1 per 200 square feet of GFA |
| W | |
| Water System, Community Potable or Irrigation | 1 per employee |
| Waste Transfer Facilities | 1 per employee |
| Treated Water Storage | 1 per employee |
| Wastewater Treatment and Collection | 1 per employee |
| Wireless Communication Facility, Commercial or Private | 1 per employee |
| Notes A. Where applicable, the required minimum parking space standards shown in this table do not include required ADA accessible (Handicapped) parking spaces; The Federal Americans with Disabilities Act (ADA) determines this requirement. B. For fixed bench seating, one seat shall mean twenty-four (24) inches of linear length of bench. C. The number of employees shall be based on employees present during the largest shift | |

Section 7-15-22: Standards for Energy and Water Conservation:

A. General Requirements for Energy and Water Conservation:

1. All residential development should strive to achieve a level of energy and water efficiency that balances efficiency with housing affordability; and
2. All construction in Mayfield Townsite shall meet or exceed the current energy code requirements, as adopted by Elmore County at the time of permitting.
3. The design of energy and water conservation systems must consider:
 - a. Economic values, and costs;
 - b. Future flexibility; and
 - c. Operation and maintenance costs.

B. Development Standards:

1. Development standards for energy and water conservation shall be consistent with the Mayfield Townsite Planned Community Comprehensive Plan (PCCP); and
2. Reclaimed water shall be used for irrigation of the common and public spaces, except as prohibited by local or state agencies or laws.

Section 7-15-23: Grading Requirements:

- A. Applicability: The requirements of this Section shall be applicable to those lands situated on hillsides greater than fifteen (15%) percent slope.
- B. Review Process: The Applicant shall submit grading plans in compliance with Elmore County Ordinance Title 7 Chapter 5 Section 7-5-7.
- C. Grading plans shall show consideration for balancing cuts and fills onsite.

Section 7-15-24: Design Standards for Structures and Site Improvements:

- A. Design standards for all structures, development and site improvements shall be consistent with the Mayfield Townsite Central Design Concepts (MTCDC).
 1. The Mayfield Townsite Planned Community Central Design Concepts (MTCDC) may be amended according to 7-15-25 of this Chapter.

Section 7-15-25: Amendments:

- A. Amendments to the Mayfield Townsite Planned Community Zoning Ordinance (PCZO) or Mayfield Townsite Planned Community Comprehensive Plan (PCCP) shall be made in accordance to PC Ordinance, No. 2007-7 Ordinance for Establishing Standards for Planned Communities, Chapter 4, Planned Community Standards.
- B. Zoning Ordinance Map Amendment: A zoning ordinance map amendment shall be compliant with PC Ordinance, No. 2007-7 Ordinance for Establishing Standards for Planned Communities, Chapter 4, Planned Community Standards.

Section 7-15-26: Lighting Regulations:

- A. Exterior lighting standards for all structures, development and site improvements shall be consistent with the Mayfield Townsite Planned Community Central Design Concepts (MTCDC).

B. Application and Review Process:

1. The Applicant shall submit lighting plans for review as required by this Chapter and Section 7-15-5; and
2. The submitted plans shall contain:
 - a. The lighting plan shall show the location, orientation, and height of all proposed exterior light fixtures, both attached and detached, including those that may be exempt from the regulations of this Section; and
 - b. The lighting plan shall detail the type and extent of shielding including cut off angles and the type of illumination including the watts, luminous area, and photometric test report for each light source.

C. Additional Lighting Standards and/or Requirements: The MTCDC lighting standards may be amended according to the requirements of this Chapter.

D. Exempt Lighting Types: The following types of lighting shall be exempt from the regulations of this Section.

1. Light fixtures that have a maximum output of less than two hundred sixty (260) lumens.
2. All outdoor lighting produced by the direct combustion of natural gas or other fossil fuels such as kerosene lanterns or gas lamps.
3. Temporary holiday lighting used for forty (40) calendar days or less per year.
4. Vehicular lights and all temporary emergency lighting needed for fire protection, police protection, and/or other emergency services.
5. All hazard warning lights required by Federal or State regulatory agencies.
6. Public streetlights that are approved by the Director.

E. Prohibited Lighting Types: The installations of any of the following types of lighting shall be prohibited:

1. Mercury vapor lamp fixture and/or lamp.

2. Laser source light or any similar high intensity light when projected above the horizontal, except where approved as temporary use in compliance with 7-15-26 (E.3).
3. Changing colors, moving lights, or searchlights shall be prohibited in all districts, however, they may be considered for use on a temporary basis and for a period not to exceed the (10) days, for advertising or special purposes with Director approval. If such approval is granted, the Director shall specify conditions of approval, which, at a minimum shall include the start and end date of the temporary use, the location of the light, and the hours of operation. The Director may notify the appropriate law enforcement agencies and request assistance in monitoring the use and compliance with the conditions of approval.
4. Lighting, excluding holiday lighting, on commercial or private tower structures that exceed the district height limit shall be prohibited except as required by regulations of the Federal Aviation Administration (FAA).

F. Lighting Standards:

1. Light Defined: A light source is that object that emits one (1) candela of luminous intensity into a solid angle of one (1) steradian where the total luminous flux emitted into that solid angle is one (1) lumen. Alternatively, an isotropic one-candela light source emits a total luminous flux of exactly 4π lumens. A lumen shall be measured as the total "amount" of visible light emitted. Example, a standard 100 watt (incandescent) light bulb emits approximately 1700 lumens.
2. Two Hundred Sixty Lumens or More: Light fixtures that have a maximum output of two hundred sixty (260) lumens or more shall have an opaque top to prevent up lighting.
3. One Thousand Lumens or More: Light fixtures that have a maximum output of one thousand (1,000) lumens or more per fixture shall have an opaque top to prevent up lighting and the bulb shall not be visible.
4. One Thousand Eight Hundred Lumens or More: Light fixtures that have a maximum output of one thousand eight hundred (1,800) lumens or more shall have a "full cut off shield" as herein defined.
5. Floodlight Fixtures: Floodlight fixtures with an output of seventeen hundred (1700) lumens or more shall be located in such a manner as to prevent direct glare into a roadway and to minimize impact on abutting properties and shall:

- a. Floodlight fixtures greater than seventeen hundred (1700) lumens shall be set to only go on when triggered by activity on the property (sensor activated) and to go off within five (5) minutes after activation has ceased; and
 - b. All floodlight fixtures shall be installed so that they do not tilt more than forty-five degrees (45°) from vertical.
6. Up Lighting: Up lighting shall only be allowed that is in compliance with the Mayfield Townsite PCCP and in cases where the fixture and any light it emits are shielded from the sky by a roof overhang or similar structural shield.
7. Display Lighting: Display lighting shall be turned off within thirty (30) minutes after close of business and shall remain off until sunrise or the opening of the business on the following day, whichever comes first.
8. Security Lighting: There are no time restrictions regarding security business lighting as to when such lighting shall be turned off. However, all security lighting shall be reviewed and approved by the Director to help insure there are no impacts to nearby residential districts, structures or dwellings.
9. Installed Height of Fixture:
 - a. The height of a freestanding light fixture shall not exceed twenty-five (25) feet or the height of the principal permitted structure on those standards shown in Table 7-15-26(A) whichever is less.
 - b. Light fixtures mounted on a wall may extend to the full height of the structure.
 - c. The following standards shall apply to floodlight fixtures with a maximum output of seventeen hundred (1700) lumens or more and other light fixtures that have a maximum output of one thousand eight hundred (1,800) lumens or more.
 - 1) Within a commercial or mixed-use land use district, the effective zone of light (as documented by the photometric test report) shall not trespass on abutting residential properties.
 - 2) Within a residential land use district, the allowed height shall be determined by the setback from the property lines set forth in this Section, in Table 7-15-26 (A).
 - 3) Any lighting type or use not defined in this Section that is not in conflict with the Mayfield Townsite Central Design Concepts (MTCDC) may be considered with written approval of the Director.

TABLE 7-15-26(A)
Height of Light Fixtures Based on Setback

| Height of Pole | Setback from Property Line | Height of Pole | Setback from Property Line |
|------------------|----------------------------|----------------------|----------------------------|
| 1 foot to 3 feet | 0 feet | 15 feet | 36 feet |
| 4 feet | 3 feet | 16 feet | 39 feet |
| 5 feet | 6 feet | 17 feet | 42 feet |
| 6 feet | 9 feet | 18 feet | 45 feet |
| 7 feet | 12 feet | 19 feet | 48 feet |
| 8 feet | 15 feet | 20 feet | 51 feet |
| 9 feet | 18 feet | 21 feet | 54 feet |
| 10 feet | 21 feet | 22 feet | 57 feet |
| 11 feet | 24 feet | 23 feet | 60 feet |
| 12 feet | 27 feet | 24 feet | 63 feet |
| 13 feet | 30 feet | 25 feet | 66 feet |
| 14 feet | 33 feet | Greater than 25 Feet | Prohibited |

Note: Table is based on the formula $H \text{ (height)} = 3 + D \text{ (setback distance)} / 3$.

Section 7-15-27: Process for Subdivision Development and Approval:

A. Applicability and Purpose:

1. The Mayfield Townsite Land Use Map and the Conceptual Intensities and Densities Map provide conceptual development patterns within the Mayfield Townsite Planned Community Boundary by neighborhood and land use district. These conceptual maps also include a land use matrix, which outlines the minimum and maximum percentage of land use in each residential neighborhood by land use district.

B. Standards and Exceptions:

1. No plat or any instrument passing title to any portion of a plat shall be offered for recording unless approved in accordance with the regulations of this Section and Chapter.
2. Unlawful: It shall be unlawful to make a subdivision of property until the requirements of this Section are satisfied.
3. Any lot created through an approved subdivision application and duly recorded plat shall thereafter be considered a platted lot.

- a. No subdivision plat or dedication, or any instrument passing title to any portion thereof, shall be offered for recording unless approved in accordance with the regulations of this Section and Chapter.
- 4. No building permit shall be issued on any property being considered in the subdivision process until:
 - a. The final plat has been recorded; and
 - b. Elmore County Assessor's parcel numbers have been assigned; and
 - c. All required public improvements have been constructed and approved by the appropriate authority or a surety agreement and a performance bond has been submitted to and approved by the Director in compliance with the provisions of Elmore County Zoning and Development Ordinance and/or this Chapter.
- 5. Exceptions: The following divisions of property shall not constitute a subdivision if compliant with the provisions of the Elmore County Zoning and Development Ordinance:
 - a. A property boundary adjustment; or
 - b. An approved one-time division; or
 - c. The division of property as a result of condemnation, as defined and allowed in Idaho Statute; or
 - d. The expansion or acquisition of street rights of way by a public highway agency.
- 6. Subdivision names, phases and divisions shall be approved by the Director and Elmore County Assessor's office.

C. Preliminary Plat Process:

- 1. Application and Fees: All required applications and fees, as set forth in the Land Use and Building zoning ordinance, shall be submitted to the Director on forms provided by the Land Use and Building Department.
- 2. Upon receipt of the preliminary plat, with the appropriate application and correct fees, the Director shall schedule a public hearing. Fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plat to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The Commission may also make available a notice to other papers, radio and television stations serving the jurisdiction for use as a public service

announcement. Notice of intent to adopt, repeal or amend the plat shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts, at least fifteen (15) days prior to the scheduled hearing as required by § 67-6509, Idaho Statute.

3. The County Surveyor or Director may require a digital format of the plat; if requested, one shall be provided.
4. If an irrigation right exists to the property, the Applicant shall submit an irrigation plan that is consistent with Idaho Statute § 31-3805.
5. Neighborhood / Community Meeting: A neighborhood or community meeting shall be required for a subdivision application.

D. Commission Hearing and Preliminary Plat Findings:

1. The applicant shall provide the following information to aid in the review of the plat:
 - a. The Applicant shall submit narrative with the application indicating how the proposed preliminary plat complies with this Section and the approved PCCP, including the Mayfield Townsite Land Use Map and the Conceptual Intensities and Densities Map; and
 - b. The Applicant shall also submit a color-keyed plat where all lots, open space, and parks are colored to correspond to the colors used on the approved Conceptual Intensities and Densities Map by district. The Applicant will also provide a summary on this color-keyed plat indicating the percentage of lot typologies/districts proposed; and
 - c. The Applicant shall provide narrative indicating that adequate public facilities and essential services are available to support the proposed development.
2. Required Findings: The Commission shall make the following findings:
 - a. The plat conforms to the standards established in this Section; and
 - b. The plat complies with the Mayfield Townsite Land Use Map and Land Use Matrix; and
 - d. Adequate public facilities and essential services are available to support the proposed number of lots and dwelling units contained in the plat; and
 - e. The plat complies with the dimensional standards set forth in this Chapter for the applicable Land Use District.

3. Preliminary Plat Final Decision: A decision of the Commission on a preliminary plat shall be final as to all matters set forth in said preliminary plat. This decision may be appealed under the regulations of this Chapter.
4. Approved Preliminary Plats: If approved by the Commission, the preliminary plat may be phased as proposed in the Mayfield Townsite PCDP. However, the Phasing Plan (Application Sub Element F-8) may be accelerated, decelerated or modified to meet market conditions, provided all lots within the approved preliminary plat are final platted within seventy-two (72) months, beginning the month following the date of approval.
5. Following Commission approval of a preliminary plat, the owner may cause the subdivision, or any phase thereof, to be surveyed and prepare a final plat for Commission and Board approval.

E. Time Extension:

1. The Applicant or owner may apply for a one-time, two (2) year time extension by submitting a letter to the Director sixty (60) days prior to the expiration of the preliminary plat approval. The Applicant shall state the reason for the request. For good cause, the Director may grant the one-time request. Decisions by the Director may be appealed in accordance with the Elmore County Zoning and Development Ordinance.

F. General Design Standards:

1. Blocks: The length, widths, and shapes of blocks shall be determined with due regard to the following:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated including the Land Use District requirements as to property sizes and dimensions; and
 - b. Double front lots should be avoided; however, if unavoidable, one of the frontages shall be restricted from access.
 - c. Standards imposed by providers of emergency services, including the fire district.
2. Lots:
 - a. The property size, width, depth, shape, and orientation, and the minimum structure setback lines shall be appropriate for the location of the lot as it applies to the land use district in which the lot is located; and

- b. The minimum dimensional standards for all lots shall be in accordance with the applicable Land Use District contained in this Chapter.
- 3. Property and Access:
 - a. All lots shall have access that complies with the regulations of this Chapter; and
 - b. Street layout shall be planned to facilitate future development of abutting areas and the entire neighborhood, and shall provide for adequate access opportunities to abutting lands.
- 4. Alleys, Public and Private:
 - a. Alleys may be provided in any district in compliance with this Chapter.
 - b. Alley intersections and sharp changes in alignment shall be avoided; however, where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
 - c. Public alleys shall meet the requirements of the responsible Highway District.
 - d. Private alleys may provide frontage when compliant with the requirements in Section 7-15-6 and where the following requirements are satisfied:
 - 1) The lot is owned and maintained by the owners of the building lots whose property accesses the private alley.
 - 2) Private alley access shall be accompanied by a perpetual ingress/egress access easement, which shall be recorded prior to the issuance of any building permit for any lot with frontage on a private alley. The agreement shall include the following:
 - a. Pedestrian and vehicular perpetual ingress/egress access; and
 - b. A maintenance agreement; and
 - c. If private, ownership and administrative responsibilities.
 - 3) Alleys shall be approved by emergency service providers for adequate access where they are used at the primary access to a lot or dwelling in lieu of an approved private or public road. Alleys that do not provide the primary access shall be exempt from this requirement.
- 5. Drainage: All drainage studies and drainage plans shall be submitted with the preliminary plat. The drainage study shall be based upon estimates of peak and total

discharges. The following shall be provided along with any other supplemental data as required by the Director or County Engineer:

- a. The drainage study shall identify the essential elements, alignments, and functions of a drainage system; and
- b. The drainage study shall show the following site conditions:
 - 1) Details of existing site drainage and/or irrigation features including, but not limited to, ditches, watercourses, and drainage structures; and
 - 2) The permeability and types of soils and geologic materials; and
 - 3) The size of the drainage basin upstream; and
 - 4) The topography, slope, and geometry of the site; and
 - 5) The proximity of surface water within one hundred (100) feet; and
 - 6) The proximity of potable water supply wells within one hundred (100); and
 - 7) The proposed use and potential contaminants; and
 - 8) The past use and possible soil and/or ground water contamination.
- c. Drainage Plan: Unless otherwise exempt, or not required as evidenced by a signed document from the County Engineer indicating the reasons a drainage plan is not required, a drainage plan shall be submitted to the Director for design approval by the County Engineer and Commission with the preliminary plat application. The required drainage plan shall be drawn to scale and shall include, but not be limited to the following:
 - 1) All proposed grading to be done on the property; and
 - 2) Essential elements, alignments, and functions of the proposed drainage system including, but not limited to, sewers, storm drains, catch basins, pumps, and seepage beds; and
 - 3) The drainage plan shall indicate by flow arrows, contours, spot elevations, or some other acceptable manner, where storm water will be routed for the property. It must show the location and size of any flows onto the site from outside the property boundaries as well as any discharges leaving the site; and

- 4) The proposed use and potential contaminants; and
 - 5) When drainage courses and irrigation facilities exist on site, the owner and/or Applicant shall provide documentary evidence of consent to rerouting by all interested landowners and drainage and irrigation entities affected and having rights to, and in, such facilities; and
 - 6) Other supplemental required by the Director or County Engineer.
6. Easements: There shall be easements provided for utilities, drainage, and irrigation abutting to all public street right-of-way and subdivision boundaries, and other easements when considered necessary by the Director. Where considered necessary, easements shall be centered on the interior property lines. Said easements shall have a minimum width of two (2) feet or as determined by the Director or Commission. There shall be a minimum five (5) foot easement from the exterior of the property line for all property lines fronting a public or private road, street or prescriptive easement, except for those properties zoned to allow for zero (0) front setback.
 - a. Where a subdivision is traversed by a watercourse, appropriate easements shall be provided.
 - b. Appropriate easements shall be provided for access to parks, trails, trailhead parking shared driveways, private alleys and other easements when considered necessary as determined by the Director.
 7. Watercourses: There shall be a minimum structural setback of thirty (30) feet from the normal high water line of all watercourses, whether covered or uncovered. For open watercourses, normal high water line shall be as determined by a licensed surveyor or engineer.
 8. Flood Hazard Overlay: All proposed subdivisions in a flood hazard overlay shall comply with the requirements of this Section and the standards in the Land Use and Building Zoning Ordinance.
 9. Required Improvements and Owner's Responsibility: The owner is responsible to complete the improvements required by this Section and Chapter and any additional improvements that may be required as a condition of approval.
 10. Monument Requirements: The owner shall comply with the requirements of Idaho Statute §§ 50-1302, 50-1303, 54-1227, and 55-1608, and any work required shall be verified by the County Surveyor prior to certification of the plat. Monuments in the field shall agree with those shown on the plat at the time of inspection. The

regulations of such sections as to monuments, stakes, and other markings shall be considered minimum requirements, and the County Surveyor may establish higher standards.

11. Streets and Other Improvements:

- a. Public streets shall be accepted by the applicable highway district.
- b. All new developments shall have adequate sewage facilities as required and provided for in this Chapter and Section.
- c. Storm water facilities and drainage improvements shall be constructed by the Applicant or owner and approved by the County Engineer.
- d. Streetlights shall comply with the lighting regulations set forth in this Chapter.

G. Preliminary Plat Specifications:

1. Drawing Specifications: All mapped information shall be prepared in a neat and legible manner and drawn to a scale of not more than one hundred (100) feet to the inch or as directed by the Director or County Engineer. A smaller scale or different size may be used for large developments with prior written approval from the Director.
2. Drawing Contents and Limits: Limits of the drawing shall include an area not less than one hundred (100) feet beyond the boundaries of the proposed development, and shall show:
 - a. The subdivision boundary shall be based on an actual field survey, and shall include the stamp and signature of a licensed professional land surveyor certifying that the boundary survey shown on the plan is accurate and correct. Boundary problems shall be resolved prior to submission and non-buildable remnant properties shall be prohibited. The certification, signature, and stamping of the plan by the professional land surveyor is intended to pertain only to the boundary survey; and
 - b. The name of the owner; and
 - c. The name of the person or firm responsible for the drawing; and
 - d. The name of the proposed subdivision in accordance with Idaho Statute § 50-130; and

- e. The date, graphic scale, true north arrow, vicinity map, Section, Township, and Range; and
 - f. Ties to all controlling corners; and
 - g. The names of neighboring subdivisions as listed in the Assessor's files; and
 - h. The names of owners of neighboring properties as listed in the Assessor's files, and the boundaries of all neighboring properties; and
 - i. The name, location, width, direction of slope, centerline and right of way of all existing and proposed public streets and private roads; and
 - j. The proposed offsite improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and proposed utilities; and
 - k. The lot layout with lot and block numbers, lot dimensions, and lot area in square feet; and
 - l. The minimum setbacks from the front, the side, and the rear property lines; and
 - m. Areas of special use, such as parks and schools, shall be appropriately labeled; and
 - n. Other appropriate elements as required by the Director on a case-by-case basis.
3. Separation of Information: The Director may require separation of information to a separate drawing(s) to assist in delineation of specific information.

H. Final Plat Process:

- 1. The final plat shall be submitted to the Director for review. The director shall review the plat to determine the following:
 - a. That the final plat is in substantial conformance with the preliminary plat.
 - 1) A final plat in the Mayfield Townsite shall be deemed to be in substantial conformance with the Mayfield Townsite preliminary plat if the number of lots on the final plat or plats (for phased plats) does not exceed the number of lots approved on the preliminary plat. Any quantity of lots may be removed provided the plat still conforms to the developed park and open space requirements are approved with the PC; and

- 2) Roadway sections and/or typologies modified at the request of the highway district shall be considered to be in substantial conformance; and
 - 3) Lot Dimensions and lot areas on the final plat may differ from those shown on the preliminary plat and shall be considered in substantial conformance provided those dimensions be not in conflict with the provisions of this Chapter.
 - 4) All conditions of approval of the approved preliminary plat have been satisfied.
 - 5) Off-site improvements necessary to support the development of the final plat have been completed, or bonded and accepted by the appropriate agency and/or service provider.
2. Upon making positive findings of the requirements listed above, the Director shall present the plat to the Board of Elmore County Commissioners, in an open meeting for approval.
 3. Upon Board approval, the owner shall record the final plat and the CC&Rs with the Elmore County Recorder within one year of the date in which the Board signs such final plat, otherwise, the approval shall become invalid.
 4. For phased subdivisions, the Board may approve final plats for each phases of the subdivision in compliance with this Section. When platting in phases, no reserved parcels shall be allowed; all remainder areas shall be platted as lots that meet the minimum dimensional standards for the district in which they are located.
- I. Final Plat Specifications: The final plat shall be prepared as provided by, and include the items required by, Idaho Statute Ordinance 50, Chapter 13 and related State law, in addition to the following requirements:
 1. The final plats shall be eighteen (18) inches by twenty-seven (27) inches in size, with a three and one-half (3 ½) inch margin at the left end for binding and a one-half (½) inch margin on all other edges. No part of the drawing or certificates shall encroach upon the margins. Signatures shall be in reproducible black ink. The sheet or sheets, which contain the drawing or diagram representing the survey of the subdivision, shall be drawn at a scale suitable to insure the clarity of all lines, bearings and dimensions. In the event that any subdivision is of such magnitude that the drawing or diagram cannot be placed on a single sheet, serially numbered sheets shall be prepared and match lines shall be indicated on the drawing or diagram with appropriate references to other sheets. The required dedications, acknowledgements and certifications shall appear on any of the serially numbered sheets. The letters, numbers, and notes shall be of such size and scale to be legible on microfilm copies, reproducible copies, and prints of the recorded documents.

2. The drawing page(s) shall show exterior boundary and property lines, right of way lines, streets, street islands, existing and new easements, all accurately dimensioned with bearings to the nearest one second and distances to the nearest one-hundredth (1/100) of a foot. The dimensions shall provide a minimum lot and boundary survey closure of one to ten thousand (1:10,000). The drawing page(s) and owner's certificate shall show or contain all related curve data including radius, length, central angle, long chord, and long chord bearing.
3. Permanent monuments, magnetically detectable, marked with the license number of the surveyor, shall be set for all the following:
 - a. All lot corners and exterior boundary corners; and
 - b. Street centerline angle points, point of curvatures, point of tangencies, intersecting street centerlines, and places where street centerline changes directions; and
 - c. Street islands, radius points for cul-de-sacs, and lot controlling corners that control the location of the boundary.
4. In places that are impossible or impractical to set the monument, a witness corner or reference monument shall be set and dimensioned accordingly. Such monument shall be of the same size and marking required for the monument it is replacing. A witness corner monument shall be set on the lot line or property line. A reference monument shall be set with a bearing and distance tie to the actual corner.
5. All monuments found, existing or accepted and used in the survey shall be marked with the license number of the surveyor.
6. Digital format may be required by the County Surveyor or the Director.
7. The final plat shall show:
 - a. Primary Control Points: At least two (2) primary control points, officially recognized by the County Surveyor and ties to such control points. Primary control points must be public land survey corners or officially recognized corners. Corner perpetuation and filing recording instrument numbers shall be shown; and
 - b. Approved Street Names: Street names shall be shown and approved by the Elmore County Street Naming Committee or their designee; and
 - c. Easements: Location, dimensions, and purpose of any easements; and
 - d. Monuments: Location, description, and size of monuments that are found.

- e. Ordinance, Subdivision Name, Description and Date: Ordinance, including subdivision name in accordance with Idaho Statute § 50-1307, and general location description and date; and
 - f. Owner's Certificate: Owner's certificate containing a statement of reservation of easements and private roads. Private roads may be shown as a lot or an easement; and
 - g. Right-of-Way Width: The right of way width from centerline of each street or other right of way; and
 - h. Abutting Subdivisions: Name and location of abutting subdivisions. All other abutting properties shall be shown as "un-platted".
- J. The following certificates and approvals shall appear on the final plat:
- 1. Owner's certificate; and
 - 2. Licensed land surveyor's certificate; and
 - 3. County surveyor's certificate; and
 - 4. Central district health; and
 - 5. Applicable highway district; and
 - 6. Commission; and
 - 7. Assessor; and
 - 8. Treasurer; and
 - 9. Acceptance and approval of the Board.
- K. Plat Certification:
- 1. No plat of a subdivision shall be accepted for record by the county recorder unless said plat has been certified, within thirty (30) days prior to recording, by the county treasurer of the county in which the tract is located. The county treasurer shall not withhold certification for any reason except for county property taxes due, but not paid, upon the property included in the proposed subdivision.

2. Plats resulting from the exercise of any right granted under the provisions of §§ 50-1314 and 63-210(2), Idaho Statute, may be accepted for record and recorded by the county recorder without being certified by the county treasurer and the record of any such plat which has previously been recorded without being certified by the county treasurer shall not be invalid or defective because of not having been so certified by the county treasurer.

L. Vacation, Total or Partial, of a Recorded Subdivision Plat:

1. An Applicant or owner may petition the Board for a total or partial vacation of a recorded subdivision plat, including easements. Vacation shall be processed in accordance with the regulations set forth in Idaho Statute § 50-1306A and recorded in accordance with the regulations set forth in Idaho Statute § 50-1324.

M. Surety and Surety Agreement:

1. In lieu of completion of the required minimum street and other improvements required by this Chapter. The owner may deposit a surety and surety agreement for completion of such improvements with the Director on forms provided by the Land Use and Building Department and as specified in Title 6.
2. Bonds for wastewater collection, wastewater treatment systems, and/or community water systems shall be deposited, endorsed, or directed as instructed by Elmore County and in compliance with Idaho Statute.