

Mayfield Springs Planned Community Zoning Ordinance Text

Element D

ZONING ORDINANCE TEXT



ELEMENT D (MAYFIELD SPRINGS PC ZONING ORDINANCE)

AN ORDINANCE AMENDING THE ELMORE COUNTY ZONING AND DEVELOPMENT ORDINANCE, TITLE 7, ELMORE COUNTY CODE TO ADOPT A NEW CHAPTER, CHAPTER 18, ENTITLED THE MAYFIELD SPRINGS PLANNED COMMUNITY ZONING ORDINANCE, TO PROVIDE FOR REGULATIONS INCLUDING A SHORT TITLE, PURPOSE STATEMENT, APPLICABILITY, DEFINITIONS, LAND USE DISTRICTS, LAND USE REGULATIONS, LANDSCAPING REGULATIONS, OPEN SPACE REGULATIONS, SIGN REGULATIONS, ON- AND OFF-STREET PARKING REGULATIONS, STANDARDS FOR ENERGY AND WATER CONSERVATION, GRADING REGULATIONS, DESIGN STANDARDS FOR STRUCTURES AND SITE IMPROVEMENTS, AMENDMENTS, LIGHTING REGULATIONS, AND PROCESS FOR SUBDIVISION DEVELOPMENT AND APPROVAL, AND OTHER REGULATIONS NECESSARY TO IMPLEMENT THE MAYFIELD SPRINGS PLANNED COMMUNITY ZONING ORDINANCE , THE MAYFIELD SPRINGS PLANNED COMMUNITY DEVELOPMENT PLAN AND THE MAYFIELD SPRINGS PLANNED COMMUNITY COMPREHENSIVE PLAN. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, ELMORE COUNTY, THAT THE ELMORE COUNTY ZONING AND DEVELOPMENT ORDINANCE, ELMORE COUNTY CODE, BE AMENDED TO ADOPT A NEW CHAPTER, CHAPTER 18, ENTITLED THE MAYFIELD SPRINGS PLANNED COMMUNITY ZONING ORDINANCE AS FOLLOWS:

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ELMORE COUNTY, IDAHO CODE ZONING and DEVELOPMENT REGULATIONS

TITLE 7 ELMORE COUNTY, IDAHO CODE ZONING and DEVELOPMENT REGULATIONS

CHAPTER 18 - MAYFIELD SPRINGS PLANNED COMMUNITY ZONING ORDINANCE

Sections:

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Section 7-18-1 Short Title:

- A. This section shall be known, cited and referred to as the Mayfield Springs Planned Community Zoning Ordinance.

Section 7-18-2: Purpose and Intent:

- A. This Chapter is enacted with the purpose and intent of promoting, on behalf of the Mayfield Springs Planned Community, the public health, safety, comfort and general welfare; to conserve and control the population density and to facilitate adequate and economical provisions for public improvements, all in accordance with the Mayfield Springs Comprehensive Plan and the Mayfield Springs Development Plan for the desirable future physical development of the Mayfield Springs Planned Community. It is also intended to provide a method of administration, as authorized by the Elmore County Zoning Ordinance and the Idaho Local Land Use Planning Act, Title 67, Chapter 65 of the Idaho Code.
- 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 Springs Comprehensive Plan. Furthermore, it is the purpose of this Chapter to:
 - 1. Provide distinctive, efficient, and effective regulations to guide all development within Mayfield Springs;
 - 2. Encourage flexibility and creativity within Mayfield Springs 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 the Mayfield Springs;
 - 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 Springs Land Use Map and the Mayfield Springs Densities and Intensities Land Use Map, as required, as long as those reconfigurations do not conflict with the overall intent of the Mayfield Springs Comprehensive Plan and this Chapter; and
 - 5. Identify and define standards for uses, which may occur in each of the land use categories.

Section 7-18-3: Applicability:

- A. This Chapter governs the development and administration of Mayfield Springs, as shown on the Mayfield Springs Land Use Map found in the Mayfield Springs Comprehensive Plan. 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 and Development Ordinance, Elmore County Code, such other references of said Code shall apply and govern. This Chapter and Sections shall apply to all land and development incorporated within the Mayfield Springs Planned Community.

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- B. **Scope and Content:** This Chapter shall consist of the text hereof for the purpose of administration and enforcement of development within Mayfield Springs. The Mayfield Springs 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 Springs Comprehensive Plan 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 Springs Comprehensive Plan can be achieved. The configuration and densities of development and phasing may be modified from that originally proposed if approved by the Director 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 Springs Land Use Map;
 2. The modification proposed is compliant with the provisions of this Chapter;
 3. There are no conflicts with the specific restrictions contained in Section 7-18-6, (the Land Use Districts section) of this Chapter; and
 4. The modification proposed is compliant with the Mayfield Springs Comprehensive Plan.
- D. **Conflict of Laws:** If conflict arises between this Chapter and the Elmore County Zoning and Development Ordinance or other Elmore County Code, the provisions of the Chapter shall apply and prevail.
- E. **Appeals and Enforcement:** Appeals and Enforcement of this Chapter shall follow the provisions outlined in Elmore Zoning and Development Ordinance.

Section 7-18-4: Definitions:

- A. Capitalized words or acronyms are defined words, which (i) have the definitions used when the defined term first appears, (ii) the definitions appearing below, or (iii) if not otherwise defined herein then the definitions found in Title 7 of the 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. An 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.

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.

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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 authorized agent having any ownership interest, including fee simple title and leasehold estates in any property within the Mayfield Springs Planned Community who is seeking approval of a specific use or action.

B

BUILDING HEIGHT: The vertical distance from the average grade/ground level at a front 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

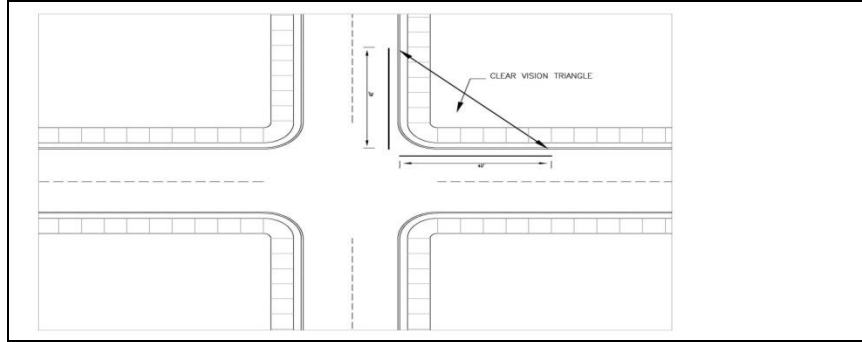
CALENDAR DAY(S): Days defined as Monday through Sunday including Local, State, or Federal holiday(s).

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

1. **Clear Vision Triangle at Street Intersections or Street & Railroad Intersections:** At a street intersection or street and railroad intersection shall be formed as shown in image 7-18-4(A) 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.

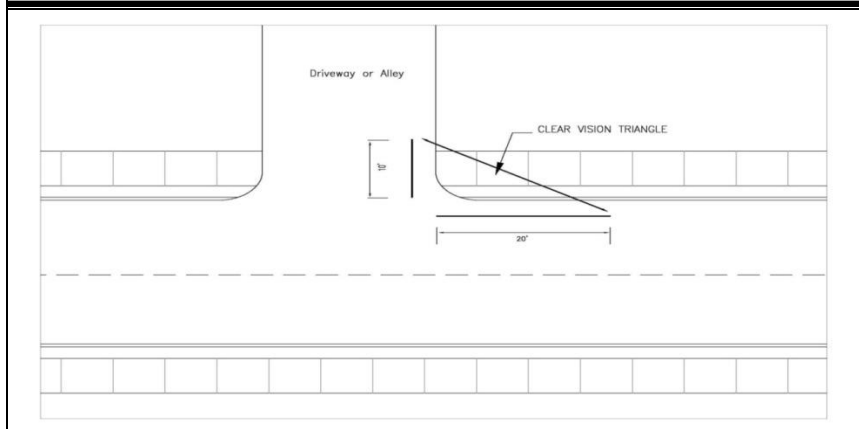
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Image 7-18-4 (A)
Clear Vision Triangle
At Street Intersections or Street & Railroad Intersections



2. Clear Vision Triangle at Driveway and Street Intersections: Where a driveway enters the street right-of-way a vision triangle shall be formed as shown in image 7-18-4(B) 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), and 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.

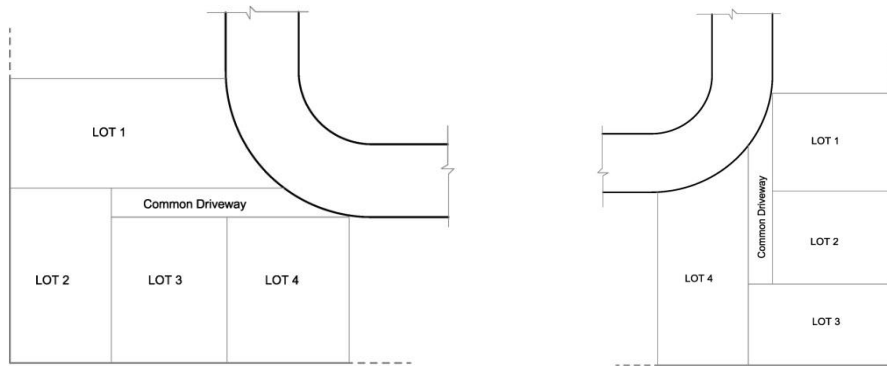
Image 7-18-4 (B)
Clear Vision Triangle
At Driveway and Street Intersections



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.

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Image 7-18-4 (A.1)
Examples of Common Driveway Development



COMMERCIAL VEHICLE: For residential parking purposes, a commercial vehicle shall be defined as those vehicles weighing less than six thousand (6,000) pounds.

COMMUNITY SERVICE FACILITIES AND EQUIPMENT: A term used to describe Community facilities, equipment, and structures required to provide Essential Public Services to the Community.

CONDOMINIUM: A condominium within the Mayfield Springs shall have the same meaning as set forth in Idaho Code Section 55-101B, as the same is amended and modified from time to time, and as further defined and described in the Idaho Condominium Property Act.

CONCEPTUAL DENSITIES AND INTENSITIES MAP: The Mayfield Springs Conceptual Densities and Intensities Map (Image B-3-1) is contained in and is a component of the Mayfield Springs Comprehensive Plan showing land uses, including residential land use districts of varying densities.

D

DENSITY, NET: The ratio of the total number of dwelling units divided by the area devoted to residential uses (excluding roadways and open spaces). Should the number be a fraction, it shall not be rounded to the nearest whole number.

DESIGN GUIDELINES: See Sub-Element B-5 (Central Design Concepts) of the approved Mayfield Springs Development Plan.

DEVELOPED OPEN SPACE: An area that contains recreational activities and/or passive pastimes.

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

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DWELLING: A building or portion thereof containing one or more dwelling units as defined herein. The term dwelling does not include any recreational vehicle, motel, hotel, guesthouse, or boarding house.

DWELLING, LOFT: A residential dwelling unit located above a nonresidential use.

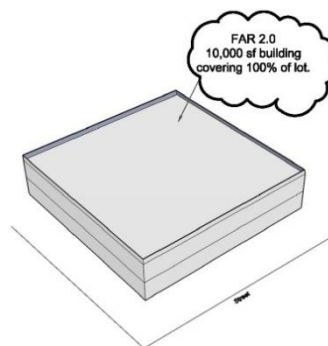
DWELLING UNIT: One or more rooms designed for or used as a residence for not more than one family including all necessary household employees of such family and constituting a separate and independent housekeeping unit with a kitchen permanently included. A dwelling unit may be occupied by a family relation 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

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, and public safety services. Essential Public Services and/or equipment not listed above may be considered with Director approval.

F

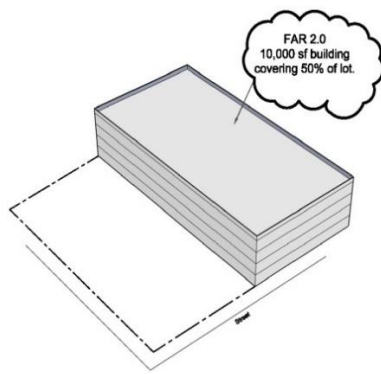
FLOOR TO AREA RATIO (FAR): The FAR is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area to the area of its lot. FAR is determined by multiplying the lot area (sq. ft.) is by the allowed FAR, the product of the equation is the maximum amount 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.



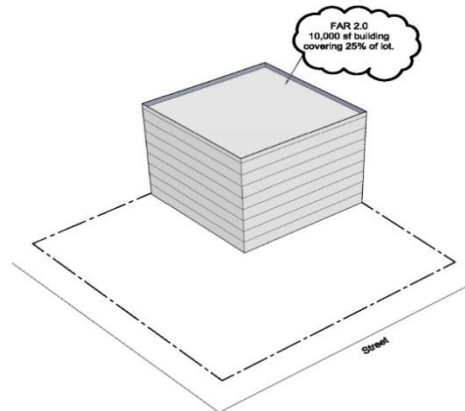
100% Lot Coverage

Examples of a 2.0 FAR Ratio with 100%, 50%, and 25% lot coverages shown. Any percentage of lot coverage is acceptable as long as the maximum FAR or total square footage allowed is not exceeded.

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50% Lot Coverage



25% Lot Coverage

G

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

I

INDUSTRIAL: Refers to the manufacture, processing, fabrication, and testing of goods and materials, including the production of power. It does not refer to the growing of agricultural crops, the raising of livestock, or the extraction or severance of raw materials.

INDUSTRIAL/MANUFACTURING USE, LIGHT: Refers to the manufacture, processing, and testing of goods and materials from previously prepared materials or agriculture products, or of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, warehousing and distribution of such products.

L

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

LAND USE DISTRICTS: The Land Use Districts listed and described in Section 7-18-6 of this Chapter.

LAND USE MAP: The Mayfield Springs Land Use Map (Image B-3-1) that is a component of the Mayfield Springs Comprehensive Plan 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.

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M

MAYFIELD SPRINGS BOUNDARY: The Mayfield Springs “PC” boundary and the zoning designation of “PC” on the Elmore County Zoning Map.

MAYFIELD SPRINGS CENTRAL DESIGN CONCEPTS: A detailed document outlining the design concepts within the Community. The plan is also known as Mayfield Springs Comprehensive Plan Sub Element B-5.

MAYFIELD SPRINGS COMPREHENSIVE PLAN: The Mayfield Springs Comprehensive Plan consists of a vision, goals and policies, maps, and other components of the Mayfield Springs application for a Planned Community which when adopted by the Board, shall serve as a guide for development within the Mayfield Springs Planned Community. A copy of the Mayfield Springs Comprehensive Plan is on file at the Elmore County Land Use and Building Department.

MAYFIELD SPRINGS CONCEPTUAL DENSITIES AND INTENSITIES MAP: *See Conceptual Densities and Intensities Map.*

MAYFIELD SPRINGS DEVELOPMENT PLAN: The approved development plan for Mayfield Springs on file with the Elmore County Land Use and Building Department.

MAYFIELD SPRINGS LAND USE MAP: *See Land Use Map*

MAYFIELD SPRINGS 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 Mayfield Springs Development Plan Sub Element F-6, Open Space, Parks and Trails Plan.

MAYFIELD SPRINGS, OR COMMUNITY, OR THE MAYFIELD SPRINGS PLANNED COMMUNITY: These words shall have the same meaning in describing that area depicted on the Mayfield Springs Planned Community Land Use Map and Elmore County Zoning Map designated PC.

MULTI-FAMILY DWELLING: A dwelling containing four (4) or more dwelling units.

N

O

OPEN SPACE, DEVELOPED: An open area for human activities. Developed Open Space includes roadway medians, parks, pathways, and trailways. Developed Open Space may also include Community Facilities.

OPEN SPACE, NATURAL: Natural open space shall be defined as an undeveloped area that remains in its natural condition or which may be enhanced with native or improved vegetation. Natural Open Space may include pathways and trailways (with or without pavement), wayfinding, interpretive signage, and Community Facilities.

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P

PUBLIC STORAGE FACILITY: A commercial facility where space can be rented for the purpose of storing personal property.

PUBLIC OR PRIVATE 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 OR PRIVATE UTILITY STRUCTURE: Any structure utilized for the purpose of providing utilities or services to the Community and/or 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

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.

SINGLE-FAMILY, DETACHED: A detached single-family residential structure that accommodates a single dwelling on a single lot.

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. Exceptions, the following divisions of property shall not constitute a subdivision if compliant with this Section and the provisions of the Elmore County Zoning and Development Regulations:

- a. A property boundary adjustment;
- b. The division of property as a result of condemnation, as defined and allowed in Idaho Code; or
- c. The expansion or acquisition of street rights of way by a public highway agency.

SUBSTANTIAL CONFORMANCE: A final plat in Mayfield Springs shall be deemed to be in substantial conformance to a preliminary plat provided that the final plat represents no increase in the number of lots as approved for the preliminary plat or a twenty (20%) percent or less

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deviation of any dimensional standard shown on the preliminary plat, provided that the density and lot dimensions meet the standards of the Mayfield Springs Land Use Map and the Mayfield Springs Zoning Code. Unless required by a public highway agency, public utility, or federal or state agency, deviations greater than twenty (20%) percent or more of any dimensional standard shown on the preliminary plat shall not be deemed in substantial conformance.

T

TEMPORARY SALES OFFICE: An office(s) used primarily for the sales of property or lots located within the Community.

TOWER OR ANTENNA, COMMERCIAL: Equipment used by private commercial facilities or public service providers to communicate with employees from a base location or office using radio or shortwave equipment. Such as but not limited to a school district communicating from an office with bus drivers in the field.

TOWNHOUSE: A structure containing three (3) or more dwelling units attached by common walls where each dwelling unit is located on a separate property.

TRIPLEX: Three (3) attached dwelling units located on a platted lot.

W

WASTEWATER COLLECTION AND TREATMENT SYSTEM: An installation which collects and treats wastewater and which conforms to the rules, regulations and adopted plans of the health authority, and as approved by Elmore County.

WATER SUPPLY SYSTEM: An approved municipal 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 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

YARD, FRONT: The yard extending across the full width of the lot adjacent to the front public street line, or private road on which the lot takes access. For corner lots, either street may be designated as the front street by the Director. Once chosen, the front yard designation and associated rear and side yards may not be changed. Building design shall match respective yard types.

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Z

ZERO LOT LINE: A building design which allows for a dwelling to be built to the side lot line. Zero lot line developments can be either attached or detached dwelling units.

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Section 7-18-5: Staff Level Review Process

- A. Staff level reviews are specific reviews generally performed with an application for zoning permits, building permits 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 Springs 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 will not be accepted by the Land Use and Building Department until it has 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 7-18-6: Land Use Districts:

- A. The purpose of this Section is to implement the Mayfield Springs Comprehensive Plan and to define approved Land Use Districts. The Land Use Districts listed provide a variety of development opportunities for development within Mayfield Springs. The Conceptual Densities and intensities Map contained in the Mayfield Springs Comprehensive Plan depicts the general nature and relative intensity of residential and nonresidential land uses. Table 7-18-6 (A) lists the Land Use Districts and their symbols:

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Table 7-18-6 (A) Land Use Districts and Symbols	
ZONING DISTRICTS	SYMBOL
Low Density Residential District	R-LD
Medium Density Residential District	R-MD
High Density Residential Districts	R-HD
Multi-Family District	R-MF
Mixed-Use District	MU
Mixed-Use Town Center District	MUTC
Institutional District	IST
Open Space - Developed (Parks)	OS-D
Open Space – Natural	OS-N

- B. Descriptions: The following is a list of the Land Use Districts along with their general description and characteristics:
1. Low Residential District (R-LD): A “Low” density residential district with densities ranging from one (1) to four (4) dwelling units per acre (DU/A). This residential district may include single-family detached dwellings, zero lot line developments of single-family detached, single-family attached dwellings, duplexes.
 2. Medium Residential District (R-MD): A “Medium” density residential district with densities ranging from four (4) to eight (8) dwelling units per acre (DU/A). This residential district may include single-family detached dwellings, single family attached dwellings, townhouses, duplexes, and multi-family dwellings.
 3. High Residential District (R-HD): A “High” density residential district with densities ranging from eight (8) to fifteen (15) dwelling units per acre (DU/A). This district may include single-family detached dwellings, single family attached dwellings, townhouses, duplexes, and multi-family dwellings.
 4. Multi-Family District (R-MF): A “Multi-family” residential district with densities up to twenty-five (25) dwelling units per acre (DU/A). This district may include townhouses, duplexes, and multi-family dwellings.
 5. Mixed-Use District (MU): The “Mixed-Use” district allows residential densities up to twenty-five (25) dwelling units per acre, as well as office, institutional, civic, some light industrial and commercial uses. This district provides opportunities for a mixed-use development along existing highways and major arterials within the Community. This district allows for creativity and the creation of a mix of uses. This district provides creativity and flexibility in the planning and design of uses and buildings. It also encourages both vertical and horizontal mixing of uses.

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6. Mixed-Use Town Center District (MU-TC): The “Mixed-Use Town Center” district allows residential densities up to twenty-five (25) dwelling units per acre, as well as office, institutional, civic, and neighborhood commercial uses. This district was established to provide opportunities for mixed-use development within the town center. This district allows for creativity and the creation of a mix of residential, office, institutional, civic, and neighborhood commercial uses including a full range of housing options, merchandise and services that would be required of persons living within the Community. This district also provides opportunities and flexibility in the planning and design of buildings as it encourages both vertical and horizontal mixing of uses. This district may include single-family attached dwellings such as, but not limited to, townhouses and loft units.
 7. Institutional District (IST): The “institutional” district will allow general institutional uses such as schools, emergency services buildings, wastewater treatment facilities, potable water facilities, water storage sites and other service related uses and activities.
 8. Open Space - Developed District (OS-D): The “developed open space/park” district will provide active and passive recreational uses and developed parks within the Community.
 9. Open Space -- Natural District (OS-N): The “open space” district will provide active and passive recreational uses within the Community as well as a variety of trail and pathway opportunities provided there is no net loss, with Director Approval.
- 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 7-18-6 A.1 through A.8 Mayfield Springs Land Use District Regulations (Matrix).

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TABLE 7-18-6(A.1) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX) RESIDENTIAL LOW DENSITY (R-LD)						
Land Use District Allowed Uses	Design Principles	Density	Max Height	Lot Size/Coverage	Frontage	Minimum Setbacks
<p>Residential Low Density (R-LD)</p> <p>See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district.</p>	<p>Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p>	<p>1 to 4 DU/A</p>	<p>35 feet</p>	<p>Minimum lot size is 9,500 square feet</p> <p>Coverage: No Maximum Coverage</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 8%.</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>Lot: 35 feet Corner lot: 45 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: Frontage for lots on a cul-de-sac turnaround shall be measured 50 feet back from the front property line along an arc parallel to the right of way of the cul-de-sac.</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 property line.</p> <p>Front Yard Setback Dwelling: 5 feet</p> <p>Garage: 20 feet or 10 feet for side loaded garage.</p> <p>Side Yard Setback 5 feet or zero lot line for multi-family and cluster development</p> <p>Street Side Yard Setback Dwelling: 10 feet</p> <p>Garage: 20 feet or 10 feet for side loaded garage</p> <p>Rear Yard Setback Dwelling: 15 feet</p> <p>From Right-of-Way Garage: 4 feet from alley</p>

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TABLE 7-18-6(A.2) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX) RESIDENTIAL MEDIUM DENSITY (R-MD)						
Land Use District Allowed Uses	Design Principles	Density	Max Height	Lot Size/Coverage	Frontage	Minimum Setbacks
<p>Residential Medium Density (R-MD)</p> <p>See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district.</p>	<p>Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p>	4 to 8 DU/A	45 feet	<p>Minimum lot size is 3,500 square feet</p> <p>Coverage: No Maximum Coverage</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 8%.</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>Lot: 25 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: Frontage for lots on a cul-de-sac turnaround shall be measured 50 feet back from the front property line along an arc parallel to the right of way of the cul-de-sac.</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 property line.</p> <p>Front Yard Setback Dwelling: 5 feet</p> <p>Garage: 20 feet or 10 feet for side loaded garage.</p> <p>Side Yard Setback 4 feet or zero lot line</p> <p>Street Side Yard Setback Dwelling: 5 feet</p> <p>Garage: 20 feet or 5 feet for side loaded garage</p> <p>Rear Yard Setback Dwelling: 10 feet</p> <p>From Right-of-Way Garage: 4 feet from alley</p>

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TABLE 7-18-6(A.3) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX) RESIDENTIAL HIGH DENSITY (R-HD)						
Land Use District Allowed Uses	Design Principles	Density	Max Height	Lot Size/Coverage	Frontage	Minimum Setbacks
Residential High Density (R-HD) See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district.	Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.	8 to 15 DU/A	55 feet	Minimum Lot size shall be 1,500 square feet. Coverage: No Maximum 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 8%. 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.	Lot: 20 feet Corner lot: 25 feet 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: Frontage for lots on a cul-de-sac turnaround shall be measured 50 feet back from the front property line along an arc parallel to the right of way of the cul-de-sac. Front Yard Location: See: Yard, Front Definition in this Chapter. * See additional frontage requirements in this Section	Setbacks shall be measured from property line. Front Yard Setback Dwelling: 5 feet Garage: 20 feet or 10 feet for side loaded. Side Yard Setback 3 feet or zero lot line Street Side Yard Setback Dwelling: 4 feet Garage: 20 feet or 5 feet for side loaded garage Rear Yard Setback Dwelling: 10 feet From Right-of-Way Garage: 4 feet from alley

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TABLE 7-18-6(A.3) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX) MULTI-FAMILY (R-MF)						
Land Use District Allowed Uses	Design Principles	Density	Max Height	Lot Size/Coverage	Frontage	Minimum Setbacks
<p>Multi-Family (R-MF)</p> <p>See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district.</p>	<p>Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p>	<p>Up to 25 dwelling units per acre</p>	<p>55 feet</p>	<p>Minimum Lot size shall be 1,500 square feet.</p> <p>Coverage: No Maximum</p>	<p>Lot: 10 feet Corner lot: 15 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: Frontage for lots on a cul-de-sac turnaround shall be measured 50 feet back from the front property line along an arc parallel to the right of way of the cul-de-sac.</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 allowed or noted.</p> <p>Front Yard Setback: Dwelling: 5 feet Garage: 20 feet or 5 feet for side loaded garage.</p> <p>Side Yard Setback: 5 feet Exception: zero lot line development, which shall have no side yard setback requirement.</p> <p>Street Side Yard: Dwelling: 10 feet</p> <p>Garage: 20 feet or 5 feet for side loaded garage</p> <p>Rear Yard Setback Dwelling: 10 feet</p> <p>From Right-of-Way Garage: 4 feet from alley</p> <p>Rear Yard Setback: Dwelling: 10 feet</p>

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TABLE 7-18-6(A.4) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX) MIXED-USE DISTRICT (MU)						
Land Use District Allowed Uses	Design Principles	Density	Max Height	Lot Size/Coverage	Frontage	Minimum Setbacks
<p>Mixed-Use District (MU)</p> <p>See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district</p>	<p>Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p>	<p>Up to 25 dwelling units per acre for residential uses</p> <p>4.0 maximum Floor to Area Ratio for non-residential uses</p>	<p>50 feet</p>	<p>Minimum Lot size shall be 1,500 square feet or greater.</p> <p>Coverage: No Maximum</p>	<p>Lot: 10 feet Corner lot: 15 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: Frontage for lots on a cul-de-sac turnaround shall be measured 50 feet back from the front property line along an arc parallel to the right of way of the cul-de-sac.</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 allowed or noted.</p> <p>Commercial, office, or other non-residential uses permitted in the MU District: No minimum setbacks</p> <p>Residential Development or any building with residential uses: Front Yard Setback: Dwelling: 5 feet Garage: 20 feet or 5 feet for side loaded garage.</p> <p>Side Yard Setback: 5 feet Exception: zero lot line development, which shall have no side yard setback requirement.</p> <p>Street Side Yard: Dwelling: 10 feet Garage: 20 feet or 5 feet for side loaded garage</p> <p>Rear Yard Setback Dwelling: 10 feet</p> <p>From Right-of-Way Garage: 3 feet from alley</p>

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TABLE 7-18-6(A.5) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX) MIXED-USE TOWN CENTER DISTRICT (MU-TC)						
Land Use District Allowed Uses	Design Principles	Density	Max Height	Lot Size/Coverage	Frontage	Minimum Setbacks
<p>Mixed-Use Town Center District (MU-TC)</p> <p>See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district.</p>	<p>Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p>	<p>Up to 25 dwelling units per acre for residential uses</p> <p>4.0 maximum Floor to Area Ratio for non-residential uses</p>	<p>50 feet</p>	<p>Minimum Lot size shall be 1,500 square feet.</p> <p>Coverage: No Maximum</p>	<p>Lot: 10 feet Corner lot: 15 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: Frontage for lots on a cul-de-sac turnaround shall be measured 50 feet back from the front property line along an arc parallel to the right of way of the cul-de-sac.</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 allowed or noted.</p> <p>Commercial, office, or other non-residential uses permitted in the MU District: No minimum setbacks</p> <p>Residential Development or any building with residential uses: Front Yard Setback: Dwelling: 5 feet Garage: 20 feet or 5 feet for side loaded garage.</p> <p>Side Yard Setback: 5 feet Exception: zero lot line development, which 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>

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**TABLE 7-18-6(A.6) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX)
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, emergency service buildings, wastewater treatment facilities, potable water facilities, water storage sites and other service related uses and activities.</p> <p>See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district</p>	<p>Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p>	<p>No Restrictions</p>	<p>70 feet</p> <p>See: Building Height, Definition in this Chapter.</p>	<p>Lot size: Min: 5,000 sq. ft. Max: None</p> <p>Lot Coverage and Bulk: No maximum lot coverage or bulk requirements.</p>	<p>Minimum Front Yard frontage: Interior Lot: 40 feet Corner lot: 50 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: Frontage for lots on a cul-de-sac turnaround shall be measured 50 feet back from the front property line along an arc parallel to the right of way of the cul-de-sac.</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 allowed or noted.</p> <p>Structure, Equipment, and Parking Setbacks: Front Yard: 10 feet Side Yard: 5 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>

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**TABLE 7-18-6(A.7) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX)
DEVELOPED OPEN SPACE, PARKS (OS-D)**

Land Use District and Allowed Uses	Design Principles	Density	Max Height	Lot Size/Coverage/Bulk	Frontage	Minimum Setbacks
<p>Developed Open Space/Park District (OS-D)</p> <p>This district will provide active and passive recreational uses and developed parks within the Community.</p> <p>Structures related to recreational and Accessory Uses will be allowed, all other uses will be prohibited, except</p> <p>Community Service Facilities and equipment in compliance with this Chapter are allowed.</p> <p>Commercial activities may be allowed in the OS-D District, provided the commercial activities are related to a park activity or use, and developed in cooperation with a park authority.</p> <p>See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district.</p>	<p>Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p>	<p>No Restrictions</p>	<p>45 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: 50 feet Corner lot: 50 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>Setbacks shall be measured from the property line unless otherwise allowed or noted.</p> <p>Structure, Equipment, and Parking Setbacks: Front Yard: 10 feet Side Yard: 5 feet Street Side Yard: 10 feet Rear Yard :20 feet</p>

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TABLE 7-18-6(A.8) MAYFIELD SPRINGS LAND USE DISTRICT REGULATIONS (MATRIX) OPEN SPACE DISTRICT, NATURAL (OS-N)						
Land Use District and Allowed Uses	Design Principles	Density	Max Height	Lot Size/Coverage/Bulk	Frontage	Minimum Setbacks
<p>Open Space District/ Natural (OS-N)</p> <p>The “open space” district will provide active and passive recreational uses within the Community that are consistent with the Mayfield Springs Comprehensive Plan and Mayfield Springs Development Plan, as well as a variety of trail and pathway opportunities.</p> <p>Community Service Facilities and equipment in compliance with this Chapter are allowed.</p> <p>Structures related to recreational uses may also be allowed.</p> <p>This district has no minimum dimensional lot requirements.</p> <p>See Table 7-18-7(A) (Land Use Table) for specific allowed uses within this district.</p>	<p>Structure designs shall be consistent with the Mayfield Springs Comprehensive Plan Sub Element B-6 Central Design Concepts and in compliance with this ordinance.</p>	<p>No Restrictions</p>	<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: No Requirement Corner lot: No Requirement</p>	<p>Setbacks shall be measured from the property line unless otherwise allowed or 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>

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D. Private Street Frontage and Access: A property may take access from a private road, provided the private road is initiated from a public road.

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;
 - b. Common driveway lot shall have a minimum (10) foot frontage requirement;
 - c. The length of the common driveway shall not exceed one hundred and fifty (150) feet, and shall not be less than twenty (20) feet wide for the entire length of the common driveway; and
 - 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;
 - 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.
3. 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 7-39-6E 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

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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.

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- 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 two and one-half ($2\frac{1}{2}$) feet 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;
- e. Bay windows, balconies, and chimneys may project a distance not exceeding three (3) feet into the required yard, provided that such features do not occupy, in the aggregate more than one-third ($\frac{1}{3}$) of the building wall on which they are located; and
- f. Accessory Structure equal to or less than one-hundred twenty (120) square feet may be located in a rear yard or side yard setback provided the required setback is greater than ten (10) feet.

Section 7-18-7: Land Use Regulations:

- A. Table 7-18-7(A) Land Use Table: 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 7-18-7 (A) Land Use Table, 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, Title 7, Chapter 9. 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;
 - 2. Is consistent with the Mayfield Springs Planned Community Comprehensive Plan;
 - 3. That a similar or comparable use exists within the Mayfield Springs Planned Community or all identified impacts can be mitigated by appropriate conditions of approval.
- D. Based on these findings, the Director shall grant one of the following: approval, approval with conditions, or denial. Approval with conditions or denial shall be accompanied with a

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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 of the Director’s decision shall follow the process in Elmore County Zoning and Development Ordinance Title 7, Chapter 3.

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TABLE 7-18-7(A) LAND USE TABLE									
Allowed Use (AU), Administrative (AA), Conditional Use (C) and Prohibited Land Use (X)									
LAND USE	R-LD	R-MD	R-HD	R-MF	MU	MUTC	IST	OS-D	OS-N
A									
Accessory Structure, ≤200 sq. ft.	AU	AU	AU	AU	AU	AU	AU	AU	X
Accessory Structure, >200 sq. ft.	AA	AA	AA	AA	AA	AA	AA	AU	X
Amusement Rec. Facility, Indoors	X	X	X	X	AU	AU	X	AU	X
Amusement Rec. Facility, Outdoors	X	X	X	X	X	X	X	AU	X
Alternate Energy Production	AU	AU	AU	AU	AU	AU	AU	AU	X
Animal Boarding With Outside Runs	X	X	X	X	AA	X	X	X	X
Animal Clinic, Grooming	X	X	X	X	X	AU	X	X	X
Animal Clinic, Hospital or Veterinary	X	X	X	X	X	AU	X	X	X
Archery Range, Outdoor/Indoor	X	X	X	X	AA	AA	AA	AU	X
Assisted Living, Hospice	X	AU	AU	AU	AU	AU	X	X	X
Auto Repair and Service Shops, Major	X	X	X	X	C	AU	X	X	X
Auto Repair and Service Shops, Minor	X	X	X	X	AU	AU	X	X	X
Auto Sales, Service, Storage, Rental	X	X	X	X	C	AA	X	X	X
B									
Bakery	X	X	X	X	AU	AU	X	X	X
Banks-Savings-Loan	X	X	X	X	AU	AU	X	X	X
Bar, Brew Pub, Lounge, or Nightclub	X	X	X	X	AU	AU	X	X	X
Bed and Breakfast Establishment	AA	X	C	C	AU	AU	X	X	X
Big Box/Large Commercial Establishment	X	X	X	X	AU	AU	X	X	X
Boarding House	X	X	C	C	AU	AU	X	X	X
Business College-Trade School	X	X	X	X	AU	AU	AA	X	X

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TABLE 7-18-7 (A) LAND USE TABLE									
Allowed Use (AU), Administrative (AA), Conditional Use (C) and Prohibited Land Use (X)									
LAND USE	R-LD	R-MD	R-HD	R-MF	MU	MUTC	IST	OS-D	OS-N
C									
Car Wash	X	X	X	X	AU	AU	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X
Crematory	X	X	X	X	C	C	X	X	X
Cheese Processing and Packaging	X	X	X	X	C	C	X	X	X
Child and Adult Care Facility	AA	AA	AA	AA	AU	AU	X	X	X
Church	AU	AU	AU	AU	AU	AU	AU	X	X
Cleaning, Commercial Laundry	X	X	X	X	AU	AU	X	X	X
Clinic, Medical, Non-Animal	X	X	AU	AU	AU	AU	X	X	X
Club, Lodge, or Social Hall	AU	AU	AU	AU	AU	AU	X	X	X
Commercial, General	X	X	X	C	AU	AU	X	X	X
D									
Daycare Home, Group	AA	AA	AA	AA	AU	AU	X	X	X
Daycare Facility < 6 Children	AA	AA	AA	AA	AU	AU	X	X	X
Drive-Up Window Service	X	X	X	C	AU	AU	X	X	X
Dwelling, Accessory Unit (ADU)	AU	AU	AU	AU	X	X	X	X	X
Dwelling, Condominium	X	AU	AU	AU	AU	AU	X	X	X
Dwelling, Duplex	X	AU	AU	AU	X	X	X	X	X
Dwelling, Loft	X	X	X	AU	AU	AU	X	X	X
Dwelling, Multi-Family	X	AU	AU	AU	AU	AU	X	X	X
Dwelling, Single Family Attached	AU	AU	AU	AU	AU	AU	X	X	X
Dwelling, Single Family Detached	AU	AU	AU	AU	X	X	X	X	X
Dwelling, Townhouse	X	AU	AU	AU	AU	AU	X	X	X
Dwelling, Triplex	X	AU	AU	AU	X	X	X	X	X
Dwelling, Zero Lot Line	AA	AA	AU	AU	AU	AU	X	X	X

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TABLE 7-18-7 (A) LAND USE TABLE Allowed Use (AU), Administrative (AA), and Prohibited Land Use (X)									
LAND USE	R-LD	R-MD	R-HD	R-MF	MU	MUTC	IST	OS-D	OS-N
E									
Equipment Rental-Sales Yard	X	X	X	X	AU	C	X	X	X
Extended-Care Facility	X	X	C	C	AA	AA	X	X	X
Essential Public Services	AU	AU	AU	AU	AU	AU	AU	AU	AU
F									
Fence, Standard Residential	AU	AU	AU	AU	X	X	AU	AU	AU
Fence, Barbed Wire, Electric, or Other	X	X	X	X	X	X	AU	AU	AU
Fireworks Stand, Seasonal or Temporary	X	X	X	X	AU	AU	X	X	X
Fire/EMS Station	X	X	X	X	AU	AU	AU	AU	AU
Flea Market, Outdoor	X	X	X	X	AU	AU	X	AU	X
Foster Home, Group	AA	AA	AA	AA	AU	AU	X	X	X
Freight and Truck Terminal	X	X	X	X	AU	X	X	X	X
Fuel Sales and/or Service Stations	X	X	X	X	AU	AU	X	X	X
Fuel, Cell Storage	X	X	X	X	AU	X	X	X	X
G									
Golf Course and Club House, Public	X	X	X	X	X	X	X	AU	AU
Greenhouse Operation	X	X	X	X	X	X	AU	AU	X
Gym or Health Spa	X	X	X	X	AU	AU	AU	AU	X
H									
Heliport, Medical	X	X	X	X	AU	AU	AU	X	X
Home Occupation	AA	AA	AA	AA	AA	AA	X	X	X
Hospitals	X	X	X	X	AU	AU	AU	X	X
Hotel, Motel	X	X	X	C	AU	AU	X	X	X

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TABLE 7-18-7 (A) LAND USE TABLE									
Allowed Use (AU), Administrative (AA), Conditional Use (C) and Prohibited Land Use (X)									
LAND USE	R-LD	R-MD	R-HD	R-MF	MU	MUTC	IST	OS-D	OS-N
L									
Laboratory, Medical, Dental, or Optical	X	X	X	X	AU	AU	X	X	X
Laundromat	X	X	X	X	AU	AU	X	X	X
Laundry-Commercial Plant	X	X	X	X	AU	X	X	X	X
Lumber Yard - Retail/Wholesale	X	X	X	X	AU	X	X	X	X
M									
Mixed-Use Development	X	X	X	X	AU	AU	X	X	X
Mortuary	X	X	X	C	AU	AU	X	X	X
N									
Neighborhood Community Center and/or Pool	AU	AU	AU	AU	AU	AU	AU	AU	X
Nursery, Retail	X	X	X	X	AU	X	X	X	X
Nursery, Wholesale	X	X	X	X	AU	X	X	X	X
Nursing Home or Facility	X	X	C	C	AU	AU	X	X	X
O									
Office, Building	X	X	X	X	AU	AU	X	X	X
Office, Temporary Construction	AU	AU	AU	AU	AU	AU	AU	AA	X
P									
Package/Letter Delivery/Shipping Service	X	X	X	X	AU	AU	X	X	X
Parking, Lot, Garage, Commercial	X	X	X	X	AU	AU	X	X	X
Park	AU	AU	AU	AU	AU	AU	AU	AU	X
Park, with Sports Field, Illuminated	X	AU	AU	AU	AU	AU	AU	AU	X
Park, with Concession Stand	X	AU	AU	AU	AU	AU	AU	AU	X
Personal Business or Professional Service	X	X	X	X	AU	AU	X	X	X
Portable Classrooms	X	X	X	X	AU	AU	AU	X	X
Postal Facility, US	AU	AU	AU	AU	AU	AU	AU	X	X

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TABLE 7-18-7 (A) LAND USE TABLE
Allowed Use (AU), Administrative (AA), Conditional Use (C) and Prohibited Land Use (X)

LAND USE	R-LD	R-MD	R-HD	R-MF	MU	MUTC	IST	OS-D	OS-N
Printing, Blue Printing or Copy Service	X	X	X	X	AU	X	X	X	X
Printing, Off-Set, Press, or Similar	X	X	X	X	AU	X	X	X	X
Public Address System, Outdoor	X	X	X	X	AU	AU	X	AU	X
Public or Quasi Public Use	X	X	X	X	AU	AU	AU	AU	X
Public Storage Facility	X	X	X	X	AU	X	X	X	X
Public Agency Utility Yard or Shop	X	X	X	X	AU	AU	AU	X	X
R									
Recreation Facilities (Indoor)	X	X	X	X	AU	AU	AU	AU	X
Recreation Facilities (Outdoor)	X	X	X	X	AU	AU	AU	AU	X
Recycling Collection Containers, Small	X	X	X	X	AU	AU	AU	AA	X
Residential Care Facility	X	X	C	C	AU	AU	AU	X	X
Research and Development Facility	X	X	X	X	AU	AU	X	X	X
Restaurant or Eating Place	X	X	C	C	AU	AU	X	X	X
Retail, Big Box >50,000 Sq. Ft	X	X	X	X	AU	C	X	X	X
Retail, Non Big Box	X	X	X	X	AU	C	X	X	X
Roadside Produce Stand Or Other	X	X	X	X	AU	AU	AU	X	X
Rooming/Boarding House	X	X	C	C	AU	AU	X	X	X
S									
Schools, Public	X	X	X	X	AU	AU	AU	X	X
Schools, Private	X	X	X	X	AU	AU	AU	X	X
School, Public with Illuminated Sports Field and Concession	X	X	X	X	AU	AU	AU	X	X
Sports Field or Court, Public Illuminated	X	X	X	X	X	X	X	AU	X
Sports Field or Court, Private Illuminated	X	X	X	X	X	X	X	AU	X
Sports Field or Court, Public with Concession	X	X	X	X	X	X	X	AU	X

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TABLE 7-18-7 (A) LAND USE TABLE
Allowed Use (AU), Administrative (AA), Conditional Use (C) and Prohibited Land Use (X)

LAND USE	R-LD	R-MD	R-HD	R-MF	MU	MUTC	IST	OS-D	OS-N
Stable/Riding Arena, Commercial	X	X	X	X	X	X	X	AU	X
Storage Facility, Self Service	X	X	AU	AU	AU	X	X	X	X
Structure >10,000 Sq. Ft	X	X	X	X	AU	X	X	AU	X
Swimming Pool, Private	AU	AU	AU	AU	X	AU	X	X	X
Swimming Pool, Public	X	X	X	X	AU	AU	AU	AU	X
T									
Tower or Antenna (Commercial)	X	X	C	C	C	C	C	C	X
Tower or Antenna (Private)	X	X	X	X	AU	AU	AU	AU	X
V									
Veterinary Hospital or Research Facility	X	X	X	X	AU	X	X	X	X
W									
Warehousing and Distribution	X	X	X	X	AU	X	X	X	X
Water System, Community Potable or Irrigation (Including but not Limited to Pumps, Structures and Storage Tanks)	AU	AU	AU	AU	AU	AU	AU	X	AU
Waste Transfer Facilities	X	X	X	X	AU	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
Wastewater Treatment and Collection Facilities	AU	AU	AU	AU	AU	AU	AU	AU	AU
Wireless Communication Facility, Commercial or Private	AA	AA	AA	AA	AA	AA	AA	AA	AA

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Section 7-18-8: Specific Use Standards

The purpose of this section to provide specific standards for all uses as set forth in Table 7-18-7(A). These standards are in addition to any other requirements of this Chapter.

A. Amusement or Recreation Facility, Outdoor.

1. All structures or outdoor recreation areas shall maintain a minimum setback of one hundred twenty feet (120') from all abutting residential districts.
2. All outdoor activities and events shall be scheduled so as to complete all activity before or as near to nine thirty o'clock (9:30) P.M. as practical. Illumination of the outdoor amusement or recreation facility shall not be permitted after ten o'clock (10:00) P.M. except to conclude a scheduled event that was in progress before ten o'clock (10:00) P.M. and circumstances prevented concluding before ten o'clock (10:00) P.M. All illumination shall be terminated no later than one (1) hour after conclusion of the event.
3. Swimming Pool: Any outdoor swimming pool shall be completely enclosed within a six foot (6') barrier.

B. Accessory Dwelling Unit.

1. An accessory dwelling unit (ADU) shall not be larger than twenty percent (20%) of the lot area and the ADU shall not have more than one (1) bedroom.
2. ADUs shall meet all of the dimensional requirements of the land use district and requirements of the Elmore County Building Code.
3. ADUs shall be compatible with the existing neighborhood by taking into account height, bulk, and site location, and incorporating materials, colors and a design motif that is compatible with and complements the architectural theme and style of the principal dwelling unit. ADUs shall be designed to portray the character of a single-family dwelling. Only one entrance to the structure may be located on the front building elevation of the house unless multiple entrances are already in existence.
4. Off-street parking shall be provided as per this Chapter, in addition to the required off-street parking for the principal permitted dwelling. The driveway apron (driveway space within the front yard setback) may be utilized for this requirement.

C. Animal Clinic, Veterinary or Hospital.

1. The facility shall comply with all County and State regulations relative to such use.

D. Bar, Brewpub, Lounge, or Nightclub.

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1. The facility shall comply with all Idaho Code regulations regarding the sale, manufacturing, or distribution of alcoholic beverages.
2. The bar, brew pub, or nightclub shall not be located within five hundred feet (500') of a church or school property.
3. For properties abutting a residential district, no outside activity or event shall be allowed on the site.

E. Bed and Breakfast.

1. The minimum property size for a bed and breakfast establishment shall be one-half (1/2) acre.
2. Any such facility shall be an owner-occupied dwelling. For the purposes of this subsection, an "owner" shall be defined as a person with a fifty percent (50%) or greater interest in the bed and breakfast establishment.
3. If remodeling an existing structure, the exterior appearance of the structure shall be that of a single-family dwelling. Fire escapes and other features may be added to protect public safety; however, structural alterations may not be made that would prevent future use of the structure as a single-family dwelling.
4. No more than ten (10) occupants (including, but not limited to, the owner, the owner's family, and any resident or nonresident employees) shall be permitted to occupy the facility at any one time (daytime, evening, or night).
5. The maximum stay shall be two (2) weeks for any guest.
6. Only business signs referring solely to a principal permitted use of the bed and breakfast are permitted.

F. Car Wash.

1. All businesses providing self-service or drive-through car wash facilities shall identify the stacking lane and wash location on the master site plan.
2. A one hundred foot (100') separation shall be maintained between any car wash facility and any residential district.
3. Any outdoor speaker system associated with the car wash shall comply with the noise regulations of this Chapter.
4. Vehicle stacking lanes shall be available on the property but outside the car wash facility entrance. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons. Such stacking lanes shall be separate from areas

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required for access and parking. The stacking lanes shall not be located within ten feet (10') of any residential district.

G. Hospital.

1. The use shall have frontage on an arterial or collector street.
2. Accessory retail uses including, but not limited to, retail shops, food or beverage service, and personal service shops, may be allowed if designed to serve patrons of the hospital and their visitors only.

H. Schools (Public or Private).

1. Locations for public school sites shall be in conformance with the Mayfield Springs Land Use Map.
2. Schools shall take access off a public street unless otherwise approved by the applicable school district and the applicable highway district.
3. No school shall be located in a floodplain or adjacent to a hazardous land use.
4. Accessory uses including, but not limited to, daycare centers, community services, social services, meeting facilities for clubs and organizations, and administrative offices for the school facility may be allowed.

Section 7-18-9: Landscaping Regulations:

- A. Applicability: All development, excluding open space and parks, shall be required to comply with the landscaping requirements contained in this Section. The development of open space and parks should comply with these standards when appropriate and applicable.
- B. Review Process:
 1. The Applicant shall submit plans for review as required by this Chapter in accordance with Section 7-18-5.
 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. Spacing of trees shall allow for their mature spread. Trees installed along

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- 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 Springs Design Concepts 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 are to 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
 - a. All landscape plans and improvements shall be designed for mature landscapes and shall provide appropriate visibility for cars and pedestrians; and
 - b. All landscape improvements shall preserve and frame views both into and out of the neighborhood; and
 3. Water efficiency in landscape design: Landscape improvements shall be designed with water efficiency as a goal. Landscapes shall use drought tolerant or low water consumption design principles to facilitate water conservation unless otherwise allowed by the Director. 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 are to be landscaped with drought tolerant groundcover and shrubs that have low or very low water consumption requirements. Public street right-of-way plantings shall be exempt from this requirement, but shall utilize these principles whenever possible; 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 discouraged and shall be prohibited as a means of achieving water-efficient landscapes.
- D. Landscaping standards for beautification along arterials, collectors, and paths:

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1. Landscaping along 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 intersection; and
3. All landscape improvements shall incorporate the elements and a theme of “gateway”, “path”, and “destination” into the design of landscapes. Gateways are entries from highways, arterials, and collectors that provide transitions from one space to another. Pathways are routes that lead to a destination such as from a collector to an arterial or pathway. Destinations are 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.

Section 7-18-10: Open Space:

- A. Open Space Provisions: The provision, development, and use of open space shall be consistent with the “Mayfield Springs Open Space, Parks and Trails Plan,” which shall meet the following requirements:
1. Open space landscapes should to maximize the use of native species. Where native material is not appropriate for the intended use or appearance, plant species that are regionally adapted and noninvasive may be used as allowed by the Director; 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 may be used as appropriate to buffer sensitive habitat; and
 4. Plants are 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 are to be emphasized; and
 5. All areas disturbed by construction shall be reseeded to prevent erosion. Native, or noninvasive grasses shall be used for revegetation. Weed control is the responsibility of the landowner on all reseeded areas and all open-space preservation areas.
 6. Only uses permitted in the Open Space/Natural District as listed in Table 7-18-7(A) Land Use Table shall be allowed.

Section 7-18-11: Sign Requirements:

- A. Applicability: The following standards shall apply to all signs that are installed, assembled, mobile, constructed, painted, or altered:

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- B. Signs Requiring Approval and Review Process: Unless otherwise noted or as exempt in this Section, all signs shall require Director approval prior to placement, construction, or the issuance of a building permit if required.
1. The Applicant shall submit plans for review as required by the Director and this Chapter in accordance with Section 7-18-5.
 2. No placement of any sign shall begin prior to receiving approval.
- C. Master Sign Program: No signs shall be installed or placed unless specifically exempted by this Section without meeting the requirements of this section and receiving approval from the Director. Master Sign Program minimum requirements:
1. The Applicant shall submit plans for review as required by the Director and this Chapter in accordance with Section 7-18-5.
 2. No commencement of any use, construction or work shall begin prior to receiving approval.
 3. Installation of any sign, not exempted by this Section may only be placed or installed upon receiving Director approval and any required building permits; and
 4. Approval of a sign by the Director does not waive any building permit requirements; and
 5. General Sign Design Standards shall include:
 - a. Sign Design Components shall include: Materials, colors and a design motif that is compatible with and complements the architectural theme and style of the Mayfield Springs Planned Community; and
 - b. Design Elements: To include and reflect a common theme and incorporate similar design elements in terms of materials, letter style, illumination, sign type and sign shape; and
 - c. Sign Location and Size: Sign placement and setback specifications, sign height and size limitations and restrictions; and
 - d. Any other requirements or specifications deemed necessary by the Director.
- D. Signs Exemptions:
1. The following signs are exempt from Section 7-18-5: Staff Level Review Process: and do not require any approval
 - a. Traffic or other county signs, signs required to be mentioned by law, legal notices and such temporary emergency or non-advertising signs; and

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- b. Signs placed by a public utility showing the location of underground facilities; and
 - c. Garage and Yard sale signs placed less than four (4) times per year for less than seven (7) calendar days per placement; and
 - d. Temporary auction sale and notice signs placed less than four (4) times per year for less than three (3) days per placement; and
 - e. Temporary construction safety or directional signs not authorized to be placed in public rights-of-way; and
 - f. Temporary family gathering, wedding, and special event signs placed on a temporary basis for less than three (3) calendar days.
- E. Prohibited Signs: All signs not specifically exempted by this Section or allowed by the Master Sign Program shall be prohibited.

Section 7-18-12: On- And Off-Street Parking Requirements:

- A. Applicability: All development shall be required to comply with the parking standards contained in this Section.
- B. Review Process:
- 1. The Applicant shall submit plans for review as required by the Director and this Chapter in accordance with Section 7-18-5.
 - 2. No commencement of any use, construction or work shall begin prior to receiving approval.
 - 3. 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 will 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 shall be in accordance with the provisions of that act; and

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2. Commercial and retail parking spaces shall be used for vehicle parking only. No automobile sales, dead storage, repair work, or dismantling of any kind shall be permitted; and
 3. Required residential parking spaces shall be used for vehicle parking only, except where the occupant may utilize the parking space, for a maximum of seven (7) calendar days in any thirty (30) calendar day period for storage, repair work, or parking of recreational vehicles; and
 4. Any fractional calculation generated when calculating the required number of parking spaces shall be rounded up even if the rounding would require an additional parking space; and
 5. Parking areas for residential use may be used by the occupants of a dwelling unit for the parking of one (1) "Commercial Vehicle", 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; and
 6. General off-street parking space requirements are based on general parking spaces being available on a first-come, first-use basis. 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 any change of use, the number of automobile and bicycle parking spaces to be provided shall be calculated according to the requirement of this Section 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. 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 provided and approved by the Director.
- D. Joint Use Parking: Joint use 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 the sidewalk or pedestrian walkway.

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2. All parties involved with the joint use parking area shall submit a written agreement and plans for review as required by the Director and this Chapter in accordance with Section 7-18-5. All documents shall be 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. Regulations for amendments to the agreement that include notice to the Director; and
 - d. Regulations 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/owner 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 only be terminated with Director approval, and only when the parties can demonstrate that all required off-street parking could be provided in conformance with this Section and has 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 7-18-11 (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 7-18-12 (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"

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F. Site Improvements:

1. Except as otherwise provided in this Section, all on and off-street 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 and 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 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. One bicycle parking space with an approved rack shall be required for every twenty-five (25) required automobile parking spaces or fraction thereof for office, retail, and commercial developments; and
2. Multi-family residential developments shall provide one bicycle rack space for every ten (10) dwelling units. Multi-family development is defined as three (3) or more dwelling units or apartments located on the same parcel or lot; and
3. Bicycle parking facilities shall be located as close as possible to the building entrance(s) and shall not obstruct pedestrian walkways, public sidewalks, or building entrances; and
4. Bicycle parking facilities shall not conflict with the Federal Americans with Disabilities Act (ADA) or assessable parking spaces; and
5. Bicycle parking racks shall be defined as a single “inverted U” type bicycle parking rack that supports the bicycle at two points on the bicycle frame. One “inverted U” rack shall count as one (1) bicycle parking spaces.

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:

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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 plus the area needed for access; 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 parking; and
 9. Facilities with multiple entrances shall locate a portion of the required bicycle parking at each entrance.
- 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 7-18-11(B) of this Section. When more than one standard is required, for different uses, the 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 uses not specifically listed in table 7-18-11(B).

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TABLE 7-18-12(B) GENERAL PARKING SPACES REQUIRED BY USE	
Land Use	Required Number of Parking Spaces
A	
Agricultural use (Routine, Standard)	1 per 2 employees
Amusement Rec. Facility, Indoors	1 per 200 square feet of GFA
Bowling	2 per lane
Movie Theater	1 per 8 seats
Amusement Rec. Facility, Outdoors	1 per acre
Recreation Facility (open space)	4 per acre
Recreation Facility (structure)	1 per 8 fixed seats
Alternate Energy Production	Not applicable
Animal Boarding With Outside Runs	1 per 2 employees
Animal Clinic, Grooming	1 per 500 square feet of GFA
Animal Clinic, Hospital or Veterinary	1 per 500 square feet of GFA
Archery Range, Outdoor/Indoor	4 per acre
Assisted Living, Hospice	1 per 2 sleeping rooms
Auto Repair and Service Shops, Major	1 per service bay
Auto Repair and Service Shops, Minor	1 per service bay
Auto Sales, Service, Storage, Rental	1 per 1,200 square feet of GFA
B	
Baking or Bakery Goods Store	1 per 2 employees
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 1 for owner's dwelling
Boarding House	1 per 2 sleeping rooms
Business College-Trade School	1 per 4 students
C	
Car wash	1 per 2 drying stations and 1 per employee
Cemetery	1 per 2 employees
Child and Adult Care Facility	1 per 2 employees, plus additional spaces or child loading area as approved by the Director
Church	1 per 7 seats in main sanctuary
Cleaning, Commercial Laundry	1 per 1,000 square feet of GFA
Clinic, medical (excluding animal or veterinary)	1 per 500 square feet of GFA
Club or lodge or social hall	1 per 200 square feet of GFA
Commercial, General	1 per 500 square feet of GFA

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Crematory	1 per 2 employees
D	
Daycare Home, Group	1 per 2 employees
Daycare Facility < 6 Children	1 per 2 employees
Drive-Up Window Service	1 per 2 employees
Dwelling, Accessory Unit (ADU)	1 per dwelling unit
Dwelling, Duplex	2 per dwelling unit
Dwelling, Loft	1 per dwelling unit
Dwelling, Multi-Family	1 per dwelling unit
Dwelling, single-family > 1,001 sq. ft.	2 per dwelling unit
Dwelling, single-family < 1,000 sq. ft.	1 per dwelling unit
E	
Equipment Rental-Sales Yard	1 per 2 employees
Extended-Care Facility	1 per 4 sleeping rooms
F	
Fireworks Stand, Seasonal or Temporary	1 per 200 square feet of GFA
Flea Market, Outdoor	1 per booth
Foster home, group	1 per 2 employees
Fuel Sales and/or Service Stations	1 per 500 square feet of GFA
Fuel Cell Operation	1 per 2 employees
G	
Golf course	2 per hole
Greenhouse Operation	1 per 2 employees
Gym or Health Spa	1 per 200 square feet of GFA
H	
Home occupation	1 per 2 employees other than the dwelling residents
Hospital	1 per bed
Hotel or Motel	1 per 2 sleeping rooms
L	
Laboratory, Medical, Dental, or Optical	1 per 500 square feet of GFA
Laundromat	1 per 500 square feet of GFA
Laundry-Commercial Plant	1 per 1,000 square feet of GFA
Lumber Yard Retail/Wholesale	1 per 1,200 square feet of GFA
M	
Mortuary	1 per 500 square feet of GFA
N	
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	1 per 500 square feet of GFA

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Office, temporary construction	1 per 2 construction employees
P	
Package/Letter Delivery/Shipping Service	1 per 1,000 square feet of GFA
Park	4 per acre
Personal, business, or professional service	1 per 500 square feet of GFA
Public or Quasi Public Use	
Public recreation facility (open space)	4 per acre
Public recreation facility (structure)	1 per 8 fixed seats
Public Agency Utility Yard or Shop	1 per 2 employees
Publicly owned buildings	1 per 600 square feet of GFA
R	
Recycling Collection Containers, Small	1 per 1,000 square feet of GFA
Research and development facility	1 per 1,000 square feet of GFA
Residential care facility	1 per 6 beds
Restaurant or eating place	1 per 200 square feet of GFA
Retail, Big Box >10,000 sq ft	1 per 500 square feet of GFA
Retail, Non Big Box	1 per 500 square feet of GFA
Roadside Produce Stand Or Other	1 per 200 square feet of GFA
Rooming/Boarding House	1 per 2 sleeping rooms
S	
Schools, Public and Private	
School - Elementary	1 per 2 employees plus 1 per 12 students
School - High, Junior. or Middle	1 per 2 employees plus 1 per 8 students
School - Vocational or Trade	1 per 4 students
School - College, University or Technical	1 per 4 students
Stable or riding arena, commercial	1 per 2 stable stalls
Storage facility, self-service	1 per entrance to site
Swimming Pool, Public and Private	1 per 100 square feet of GFA
Storage facility, self-service	1 per entrance to site
Studio	1 per 500 square feet of GFA
V	
Veterinary Hospital or Research Facility	1 per 500 square feet of GFA
<p>Table notes are as follows:</p> <ol style="list-style-type: none"> 1. Gross floor area shall be the measure of total square footage of habitable space of a structure. 2. For fixed bench seating, one seat shall mean twenty-four (24) inches of linear length of bench. 3. The number of employees shall be based on employees present during the largest shift. 4. GFA is defined as Gross Floor Area, (GFA) 	

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Section 7-18-13: Standards for Energy and Water Conservation:

- A. General Requirements for Energy and Water Conservation:
 - 1. All construction in Mayfield Springs shall meet or exceed the current energy code, as adopted by Elmore County at the time of permitting.
 - 2. The design of energy and water conservation systems shall 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 Springs Comprehensive Plan; and
 - 2. All installed home appliances, furnaces and air conditioners shall have an energy star rating; and
 - 3. Reclaimed water shall be used for irrigation of common and public spaces, except as prohibited by local or state agencies.

Section 7-18-14: 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 comply with Title 7, Chapter 5 of the Elmore County Zoning and Development Ordinance concerning hillsides.

Section 7-18-15: Design Standards for Structures and Site Improvements:

Design standards for all structures, development and site improvements shall be consistent with the Mayfield Springs Central Design Concepts.

- A. Review Process:
 - 1. The Applicant shall submit plans for review as required by this Chapter.
- B. Additional Design Reviews: Designs may be approved with alternate options such as various façade material and alternate entryways.

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Section 7-18-16: Lighting Standards:

- A. Exterior lighting standards for all structures, development and site improvements shall be consistent with the Mayfield Springs Design Concepts.
- B. Application and Review Process:
 - 1. The Applicant shall submit plans for review as required by the Director and this Chapter.
 - 2. No commencement of any use, construction or work shall begin prior to receiving approval.
 - 3. 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: This ordinance may enact or amend additional lighting standards and requirements or specifications other than those specified in the Mayfield Springs Central Design Concepts.
- 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 and private streetlights.
- 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.

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2. Laser source light or any similar high intensity light when projected above the horizontal, except where approved for temporary uses as approved by Elmore County.
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) calendar 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 police department 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.

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6. Up Lighting: Up lighting shall only be allowed that is in compliance with the Mayfield Springs Comprehensive Plan 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 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 7-18-16 (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 7-18-16 (A).
 - 3) Any lighting type or use not defined in this Section that is not in conflict with the Mayfield Springs Design Concepts .may be considered with written approval of the Director.

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TABLE 7-18-16 (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 (Height) = $3 + SD$ (Setback Distance) / 3.			

Section 7-18-17: Process for Subdivision Development and Approval:

A. Applicability and Purpose:

1. The Mayfield Springs Land Use Map and the Conceptual Densities and Intensities Map provide conceptual development patterns within the Community by neighborhood and land use district. These conceptual maps also include a land use matrix, which provides the minimum and maximum percentage of each land use allowed 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 the regulations set forth in the Elmore County Code.
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.

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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 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 Regulations:
 - a. A property boundary adjustment; or
 - b. The division of property as a result of condemnation, as defined and allowed in Idaho Code; or
 - c. The expansion or acquisition of street rights of way by a public highway agency.

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 Section 67-6509, Idaho Code,
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 Code Section 31-3805.
5. Neighborhood / Community Meeting: A neighborhood or community meeting shall be required for all subdivision applications.

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6. Subdivision names, phases and divisions shall be approved by the Elmore County Assessor's office.

D. Commission Hearing and Preliminary Plat Findings:

1. In addition to the preliminary plat specifications as required by Elmore County Code Title 10, Chapter 1 (relative to preliminary plats), the applicant shall also provide the following information to aid Staff and the Commission 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 Mayfield Springs Comprehensive Plan, including the Mayfield Springs Land Use Map and the Conceptual Densities and Intensities Map; 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 to following findings:
 - a. The plat conforms to the standards established in this Chapter and Section; and
 - b. The plat complies with the approved Mayfield Springs Comprehensive Plan; and
 - c. The plat complies with the Mayfield Springs Land Use Map and the Conceptual Densities and Intensities Map, including the Land Use matrix; and
 - d. That adequate public facilities and essential services are available to support the proposed number of dwelling units and/ or lots proposed in the plat; and
 - e. That Community parks, trails, and open space areas comply with the approved Mayfield Springs Land Use Map; and
 - f. The plat complies with the dimension standards set forth in this Chapter for the applicable zoning 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 the Elmore County Code. .
4. Approved Preliminary Plats: If approved by the Commission, the preliminary plat may be phased as proposed in the Mayfield Springs Development Plan. However, the phasing plan may accelerated, decelerated or be 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.

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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 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) calendar 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:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated including the base zone requirements as to property sizes and dimensions; and
 - b. Avoiding double front lots. If unavoidable, one of the frontages shall be restricted from access.
 - c. The limitations and/or opportunities of topography.
 - d. Standards imposed by the 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 for the type of development and use contemplated.
 - b. The minimum dimensional standards for all lots shall be in accordance with the applicable base zone contained in this Chapter.
 - c. For a distance of twenty-five (25) feet, side property lines originating at the front of the lot shall be within twenty (20) degrees of right angles or radial to the street providing access.
 - d. Frontage for lots on a cul-de-sac turnaround shall be measured fifty (50) feet back from the front property line along an arc parallel to the right of way of the cul-de-sac.
 - e. Frontage for lots on a knuckle with a landscaped street island separating the through traffic, shall be measured fifty (50) feet back from the front property line along the arc parallel to the right of way of the knuckle.

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3. Property and Access:
 - a. All lots shall have access that complies with the regulations of this Chapter.
 - 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, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
 - c. Public alleys shall meet the requirements of the Mountain Home Highway District and shall provide adequate access as approved by emergency service providers.
 - d. Private alleys may provide frontage when the private alley is located on a lot where the following requirements are satisfied:
 - 1) The lots are owned and maintained by the lot owners whose property accesses and fronts on the private alley; and
 - 2) Alley access requests shall be accompanied with a perpetual ingress/egress access easement which shall include a maintenance agreement, and shall be recorded prior to the issuance of any building permit for any lot utilizing the private alley; and
 - 3) The CC&Rs shall also indicate ownership, maintenance, and administrative responsibilities of the private alley.
 - 4) Where no street frontage is provided and the alley is used as a primary access to a dwelling, alley widths and access shall be approved by emergency service providers.
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:

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- 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 as determined by the Director or Commission. Where considered necessary, easements shall be centered on the interior property lines.

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- Said easements shall have a minimum width of two (2) feet as determined by the Director or Commission. There shall be a five (5) foot in width easement from the exterior of the property line for all property lines fronting a public or private road, street or prescriptive easement. Appropriate easements shall be provided for access to parks, trails, trail head parking shared driveways, private alleys and other easements when considered necessary as determined by the Director.
7. 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.
 8. Monument Requirements: The owner shall comply with the requirements of Idaho Code Sections 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.
 9. 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.
 - 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;

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- b. The name of the owner;
 - c. The name of the person or firm responsible for the drawing;
 - d. The name of the proposed subdivision in accordance with Idaho Code Section 50-1307;
 - e. The date, graphic scale, true north arrow, vicinity map, Section, Township, and Range;
 - f. Ties to all controlling corners;
 - g. The names of neighboring subdivisions as listed in the Assessor's files;
 - h. The names of owners of neighboring properties as listed in the Assessor's files, and the boundaries of all neighboring properties;
 - i. The name, location, width, direction of slope, centerline and right of way of all existing and proposed public streets and private roads;
 - j. The proposed offsite improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and proposed utilities;
 - k. The lot layout with lot and block numbers, lot dimensions, and lot area in square feet;
 - l. The minimum setbacks from the front, the side, and the rear property lines;
 - 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 as defined in this Chapter;
 - b. Roadway sections and/or typologies modified at the request of the highway district shall be considered to be in substantial conformance;
 - c. All conditions of approval of the approved preliminary plat have been satisfied; and

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- d. Off-site improvements necessary to support the development of the final plat have been completed 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 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 null and void.
 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 Code Ordinance 50, Chapter 13 and related State law. Application materials shall be in accordance with the then-current requirements of Title 10, Chapter 1 of Elmore County Code.
- J. 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 Sections 50-1314 and 63-210(2), Idaho Code, 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.
- K. 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 Code Section 50-1306A and recorded in accordance with the regulations set forth in Idaho Code Section 50-1324.
- L. Surety and Surety Agreement:
1. In lieu of completion of the required minimum street and other improvements required by this Title, Chapter and Section or any portion thereof, the owner may deposit a surety and surety agreement for completion of such improvements with the Director on forms

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provided by the Land Use and Building Department and as specified in the Elmore County Zoning and Development Ordinance.

2. Bonds for wastewater collection, wastewater treatment systems, and/or community water systems shall be deposited with the appropriate health authority in accordance with Idaho Code Section 50-1326.

Section 7-18-18: Amendments:

- A. Amendments to the Mayfield Springs Planned Community Zoning Ordinance shall comply with Title 7, Chapter 3 of the Elmore County Zoning and Development Ordinance. Zoning Ordinance Map Amendment requests to incorporate additional property into the boundaries of the Mayfield Springs may be requested by the Applicant or the Applicant's assignee during any biennial review or as requested by the Applicant.