



**ORDINANCE NO. 855
AMENDMENT TO ORDINANCE NO. 725**

AN ORDINANCE REPEALING ORDINANCES NO. 478 AND 685, ORDINANCES OF THE CITY OF REXBURG, IDAHO; ENACTING A ZONING ORDINANCE FOR THE CITY OF REXBURG, DIVIDING THE CITY INTO DISTRICTS IN ACCORDANCE WITH THE REVISED COMPREHENSIVE PLAN; REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES, SIZE OF BUILDINGS AND OTHER STRUCTURES AND OBJECTS, THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED BY STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, COMMERCE, INDUSTRY, RESIDENCE AND OTHER PURPOSES; PROVIDING FOR VIOLATION OF THE PROVISIONS OF THE ORDINANCE; PROVIDING FOR ENFORCEMENT OF THE ORDINANCE; PROVIDING FOR EFFECTIVE DATE OF ORDINANCE

SECTION I: Ordinance No. 725 of the City of Rexburg, Idaho, is hereby amended as follows and any sections of the existing ordinance effected by these changes:

High Density Residential 2 (HDR2)

The High Density Residential Zone 2 is to accommodate multiple family housing units at affordable rates. Construction is to be done upon larger tracts of ground and owned in common as larger apartment complexes and not sold as individual units. Maximum density is based upon bedroom capacities with parking and landscaping adjusted proportionally in accordance with the types of units.

- X 1 bedroom units - 1.5 parking stalls per unit. Maximum units per acre- 42 units
- X 2 bedroom units - 2 parking stalls per unit. Maximum units per acre - 38 units
- X 3 bedroom or more unit - 2 parking stalls per unit. Maximum units per acre - 34

Minimum acreage per development 2 acres. Under 2 acres will be viewed by P&Z but not encouraged.

HDR 2 can be put in any multiple housing areas on comparison plan and will be done as a zone change and determined by P&Z public hearings and City Council.

4.9 Exception to Setback Requirement

When fifty percent (50%) or more of the lots on the same side of the street have been built, all buildings erected, established, or rebuilt shall be in conformity with the average setback of existing buildings. In all Residential Zones all buildings erected, established, or rebuilt shall be required to place the sidewalk a minimum of seven (7) feet behind the curb and gutter, where conditions permit. In new residential subdivisions the front yard setback may be changed to twenty feet (20). In all zones the area between the curb and gutter and the sidewalk is to be landscaped.

SECTION II: This ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR the 6th day of June, 2001.

Bruce Sutherland, Mayor

(SEAL)

ATTEST:

City Clerk, Marilyn Hansen

STATE OF IDAHO)
)ss.
County of Madison)

I, MARILYN HANSEN, City Clerk of the City of Rexburg, Idaho, do hereby certify: That the above and foregoing is a full, true and correct copy of the Ordinance entitled:

AN ORDINANCE REPEALING ORDINANCES NO. 478 AND 685, ORDINANCES OF THE CITY OF REXBURG, IDAHO; ENACTING A ZONING ORDINANCE FOR THE CITY OF REXBURG, DIVIDING THE CITY INTO DISTRICTS IN ACCORDANCE WITH THE REVISED COMPREHENSIVE PLAN; REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES, SIZE OF BUILDINGS AND OTHER STRUCTURES AND OBJECTS, THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED BY STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, COMMERCE, INDUSTRY, RESIDENCE AND OTHER PURPOSES; PROVIDING FOR VIOLATION OF THE PROVISIONS OF THE ORDINANCE; PROVIDING FOR ENFORCEMENT OF THE ORDINANCE; PROVIDING FOR EFFECTIVE DATE OF ORDINANCE

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR this 6th day of June, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Rexburg, Idaho, this 6th day of June, 2001.

Marilyn Hansen, City Clerk

(SEAL)