

## Ordinance 06-0913-2

AN ORDINANCE OF THE CITY OF VICTOR, IDAHO, CREATING A GENERAL BUSINESS ZONE; ADDING A NEW SECTION TO TITLE 10 CHAPTER 4 OF THE VICTOR CITY CODE FOR THE GENERAL BUSINESS ZONE; PROVIDING FOR PERMITTED USES IN THE GENERAL BUSINESS ZONE; PROVIDING FOR CONDITIONAL USES IN THE GENERAL BUSINESS ZONE; AND BULK REQUIREMENTS IN THE GENERAL BUSINESS ZONE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A GENERAL REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS the Mayor and City Council members of the City of Victor have recognized that the City would benefit from a business zone that provide areas for general business and small scale commercial activity with a strong pedestrian character and a limited number of residential uses.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VICTOR AS FOLLOWS:

The following sections shall be added to Title 10, Chapter 4 of the Victor City Code:

### GENERAL BUSINESS ZONE (GB)

#### 1 Purpose.

The purpose of the GB Zone is to provide areas for general business and small scale commercial activity with a strong pedestrian character and a limited number of residential uses.

2. Permitted Uses. Permitted uses for the GB Zone include but are not limited to the following:

- a. Dwelling units within buildings devoted primarily to business purposes.
- b. Day Care Businesses.
- c. Schools.
- d. Hotel, motels, and other lodging establishments.
- e. Offices not requiring outside storage.
- f. Personal service establishments.
- g. Restaurants.
- h. Mercantile (wholesale and retail).
- i. Entertainment and recreation uses.
- j. Service stations.
- k. Semi-public uses.
- l. Broadcasting firms and related uses.
- m. Laundromats and dry cleaners.

### 3. Conditional Uses.

Conditional uses for the B Zone include but are not limited to the following:

- a. Public service, and public utility facilities.
- b. Parking lots and parking garages not associated with a permitted use.
- c. Auto sales, motorcycle, snow machine, recreational vehicle, trailers, and watercraft sales, service, rental and leasing.
- d. Hybrid Production Facilities.
- e. Churches.
- f. Single family residences
- g. Multifamily residences
- h. Manufactured homes
- i. Home occupations
- j. Temporary Structures.

### 4. Bulk Requirements

#### a. Minimum Lot size

- 1. Townhouse/Condo sub-lots shall have an aggregate density of no more than ten sub-lots per acre
- 2. Single family dwellings shall have a minimum lot size of 10,890 square feet.

#### b. Maximum Multi-family Residential Density - One (1) dwelling unit for each one-tenth (1/10) of an acre.

#### c. Minimum Lot Width - none

#### d. Maximum Building Height - thirty five (35) feet.

#### e. Minimum Front, Side, and Rear Yard Setback – none, except when bordering a

- residential zone. Side – ten (10) feet
- Rear – Twenty (20) feet

#### f. Maximum Floor Area:

- 1. Buildings or structures containing an Individual Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 15,000 square feet foot print.

- 2. Buildings or structures containing a Grouped Retail/Wholesale Trade shall

be limited to an aggregate gross floor area of 25,000 square feet.

#### g. Lot coverage: 85 % building and parking

15% Landscaping and ground level design

Additional requirements;

- a. All storm water runoff will be managed onsite.
- b. Parking requirements – see table
- c. 8 foot wide sidewalks minimum
- d. Any variation requires a conditional use permit.
- e. No outdoor storage.

**SEPARABILITY.**

If any section, sub-section, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, or unenforceable for any reason, such holding shall not affect the validity of the remaining portions of this Ordinance.

**REPEAL.**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**EFFECTIVE DATE.**

This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2006

\_\_\_\_\_  
Don Thompson- Mayor

ATTEST

\_\_\_\_\_  
Craig Sherman- City Administrator