

CHAPTER 6

PERFORMANCE STANDARDS

6-1. GENERAL: The purpose of Performance Standards is to set specific conditions for various uses and classifications of uses of areas where problems are frequently encountered.

6-2. SUPPLEMENTAL YARD AND HEIGHT REGULATIONS: In addition to all yard regulations specified in the Schedule of Zoning Regulations and in other sections of this Ordinance, the following provision shall be adhered to:

- A. Visibility at Intersections: On a corner lot in all districts where front and side setbacks are required, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of two and a half (2 1/2) and ten (10) feet above the center line grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots and a line adjoining points along said street right-of-way twenty-five (25) feet from the point of intersection;
- B. Fence and Wall Restrictions Front Yards: In any required front yard, no fence or wall shall be permitted which materially impedes vision across such yard between the height of two and a half (2 1/2) feet and ten (10) feet;
- C. Yard Requirements for Multi-Family Dwellings: Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side and rear yard requirements. The entire groups as a unit shall require one (1) front, one (1) rear, and two (2) sides yards as specified for dwellings in the appropriate district;
- D. Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts: Non-Residential buildings or uses shall not be located nor conducted closer than forty (40) feet to any lot line of a residential district, except that the minimum yard requirements may be reduced if acceptable landscaping screening or other mitigating feature approved by the Commission is provided;
- E. Architectural Projections: Open structures such as porches, canopies, balconies, platforms, carports, covered patios and similar architectural projections shall be considered parts of the building to which attached and shall not project into the required minimum front, side or rear yard. Eaves of two (2) feet or less shall be disregarded for setback purposes.
- F. Exceptions to Height Regulations: The height limitations contained in the Official Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy, except where the height of such structure will constitute a hazard to the safe landing and take-off of aircraft at an established airport.
- G. Residential Uses in Non-Residential Zones: Lots used for residential purposes in non-residential zones shall be governed by setback and use restrictions of lots in residential zones.

H. Buildings Adjacent to Snake River:

1. Will have a minimum setback measured horizontally from the High Water Mark of any impounded water of the Snake River of a sixty foot (60') in unincorporated areas and twenty foot (20') setback in incorporated areas.
2. Will have a minimum elevation for any finished floor level or top of foundation of six foot (6') measured vertically from the High Water Mark of any impounded water of the Snake River.
3. Will have a minimum elevation for the finish surface grade of the general area of which the septic system drain field will be installed, of six-foot (6') measured vertically from the High Water Mark of any impounded water of the Snake River. The septic system drain field shall also be located on the opposite side of the building from the river unless located no less than three hundred feet (300') horizontally from the High Water Mark of the river.

6-3. SUPPLEMENTAL GENERAL PROVISIONS: In addition to all other regulations as specified in this Ordinance, the following provisions shall be adhered to:

- A. Conversion of Dwellings to More Units: A residence may not be converted to accommodate an increased number of dwelling units unless:
1. The building to be converted is located in a zoning district that permits the applicable multifamily use,
 2. The yard dimensions still meet the yard dimensions required by the zoning regulations for new structures in that district;
 3. The lot area per unit equals the lot area requirements for new structures in that district;
 4. The floor area per dwelling unit is not reduced to less than that which is required for new construction in that district; and
 5. The conversion is in compliance with all other relevant codes and ordinances;
- B. Temporary Buildings and Concession Stands: Temporary building, construction trailers, equipment and materials may be used in conjunction with construction work in progress, but such temporary facilities shall be removed upon completion of the construction work. Temporary living accommodations shall not be permitted at a construction site unless approved by the Administrator, proper permits are obtained and approved, and the temporary unit is removed immediately upon completion of the construction project. Storage of such facilities or equipment beyond the completion date of the project shall require a Zoning Permit authorized by the Administrator. Concession stands may not be located on private property in any residential zone;
- C. Parking and Storage of Certain Vehicles: Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed building or carport; however, one (1) boat and one (1) travel trailer may be stored in the side or rear yard;

- D. Required Trash Areas: All trash and/or garbage collection areas for commercial, industrial and multi-family residential uses shall be enclosed on at least three (3) sides by a solid or sight obscuring fence or wall of at least four (4) feet in height or within an enclosed building or structure. Adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Administrator shall be provided; and
- E. Permits for Private Septic Systems Required: All persons putting in private septic tanks and drain fields shall first obtain a sewer system permit from the Health Authority before building and zoning permits may be issued. All septic systems shall be installed to the requirements as established by the State, Federal, and Local Governments and as administered by the Health authority. Septic tanks and drain fields are not permitted where City sewer service is reasonably available.
- F. Development Close to an Airport: The location, building height and lighting of residential and commercial development shall be restricted within airport approach areas as required by the State Department of Transportation, Division of Aeronautics and Public Transportation, and the Federal Aviation Administration.

6-4. PROVISIONS FOR COMMERCIAL AND INDUSTRIAL USES: No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Ordinance may be undertaken and maintained if acceptable measures and safeguards are implemented to reduce dangerous and objectionable conditions to acceptable limits as established by the following performance requirements:

- A. Fire Hazards: Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire-prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved as specified in the adopted Fire Code and the National Fire Protection Agency Standards;
- B. Radioactivity or Electrical Disturbance: No activity shall emit harmful radioactivity at any point. No electrical disturbance shall adversely affect the operation of any equipment at any point beyond the property of the emitter of such disturbance;
- C. Noise: Objectionable noise as determined by the Administrator, which is objectionable due to volume, frequency or beat, shall be muffled or otherwise controlled. Sirens and similar apparatus used solely for public purposes are exempt from this requirement;
- D. Vibration: No vibration shall be permitted which is discernible without instruments on any adjoining lot or property;
- E. Air Pollution: Air pollution shall be subject to the requirements and regulations established by the Health Authority;
- F. Glare: No direct or reflected glare shall be permitted which is directed towards and visible from any property outside a manufacturing district or from any street;

- G. Erosion: No erosion, by man, wind, or water, shall be permitted which will carry objectionable substances onto neighboring properties;
- H. Water Pollution: Water pollution shall be subject to the requirements and regulations established by State and Federal law.
- I. Enforcement Provisions: The Administrator, prior to the issuance of a Zoning Permit, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances; and
- J. Measurement Procedures: Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable standard measurement procedures published by the American Standards Institute, New York, the United States Bureau of Mines, the Health Authority and the Manufacturing Chemists Association, Inc., Washington, D.C..

6-5. PROVISIONS FOR GRAVEL PITS, ROCK QUARRIES, SAND AND CLAY PITS, OR OTHER SIMILAR MINING ACTIVITIES FOR NATURAL RESOURCES OF COMMERCIAL VALUE:

- A. A minimum setback of thirty (30) feet is required from any road right of way to top edge of any mining pit;
- B. A minimum setback of ten (10) feet is required from any interior or rear property line to top edge of any mining pit, unless otherwise agreed by the adjacent property owner. Such agreement be shall signed, notarized and recorded;
- C. A maximum of 1:1 slope will be maintained with backfill on perimeter edges of the mining pits immediately following the extraction process;
- D. A buffer shall be established between the mining operation pits and adjacent residential uses, County roads, State roads, or Highways. Allowable buffer materials would consist of earthen berms, hedges, rows of trees, or other fast growing foliage that will obscure the sight of the mining operation from adjoining road or residences. Residential development by the operator/owner may be used as the buffer from roads and other residences, this buffer must be in place and established as a visual buffer before the mining operation comes within 200 feet of the boundary;
- E. A plan which details the type of buffer materials and estimated time schedule and plan for implementation shall be submitted and approved during the Special Use Permit approval;
- F. Safety fencing or other physical barriers as approved by the Administrator shall be erected around all pits. Temporary warning style fencing material or other approved physical barrier with warning signs or materials will be allowed on the sides that are continually moving because of the mining operation;
- G. Prior to mining activity, security access gates shall be installed and maintained to discourage trespass and dumping in the pit areas;
- H. Operating hours shall be limited to 6 AM to 8 PM Mondays through Saturdays. No operations will be permitted on Sundays or major holidays. Variations of these operating hours may be approved with conditions upon the granting of the Special Use Permit;
- I. Gravel crushing operations shall be confined and localized to the bottom of the pit unless otherwise approved by the Commission at the granting of the Special Use Permit;

- J. No concrete batch plants or other heavy equipment associated with the ready-mix concrete industry or salvaged equipment shall be located or stored at site or in the pit;
- K. Any fueling shall be done from operable fuel vehicles or tanks with approved leakage containment systems and approved by the local Fire Chief;
- L. No standing water shall be permitted in the pits except what is created by natural precipitation and runoff or that is created or being used in the gravel mining, washing, and screening processes;
- M. A plan addressing the extent and method of rehabilitation and reclamation shall be determined in advance of issuing the Special Use Permit and approved by the Idaho State Department of Lands, with due consideration given to what is suitable and compatible with the surrounding area;
- N. The following shall be minimum reclamation standards:
 - 1. Reclamation of mined areas shall commence immediately after the extraction process has ended or mined area exceeds thirty (30) acres;
 - 2. The date the extraction process shall be deemed terminated will be computed in the following manner: When ninety percent (90%) of the approved mine able area has been mined, the allowable additional time for pit termination will be calculated by dividing remaining area by one half (1/2) the average annual extraction rate measured by surface area. The average annual extraction rate shall be determined by dividing the area mined by age of the pit or the time it took to mine the given area;
 - 3. The mined areas shall be completely reclaimed within one (1) year after the extraction process has been terminated unless the area is used for stock piles;
 - 4. In cases where stockpiles exist in depleted areas, the pits shall be completely reclaimed to the full extent possible until the last stockpile is removed;
 - 5. Stockpiles shall be removed from a mined area of the pit within four (4) years from when the time normal extraction process is terminated;
 - 6. Final reclamation shall commence after the removal of the final stock pile and shall be finished within one (1) year from the time of the stock pile removal or the time required for removal of stockpile as set forth in subsection (5);
 - 7. Finished grade of reclaimed area shall be at least twelve (12) inches above seasonal high ground water level, unless provisions for ponds, lakes or bodies of standing water are approved in both the Special Use Permit and Reclamation Plan;
 - 8. Reclamation shall include a minimum of twelve (12) inches of restored topsoil or other suitable material consisting of sixty (60) percent of the normal soil profile of the adjacent and surrounding properties;
 - 9. Reclaimed pit sides shall have maximum slope of 1:1;
 - 10. Area shall be reclaimed to be used for pasturing, agricultural, recreation, or residential uses. When reclamation is for residential use the finished grade adjacent to the residences shall be six (6) foot above the natural high water mark;
 - 11. At the time of final reclamation an irrigation system shall be installed to support pasturing and farming uses; and
 - 12. Upon depletion of the area and the removal of stockpiles, all temporary buildings and structures except property line fences, shall be entirely removed from the property.

6-6. PROVISIONS FOR GOVERNING BILLBOARDS AND SIGNS: The purpose of this section is to control and regulate the erection and maintenance of signs, in the interest of public safety, to promote and enhance property values, and to encourage the design of signs to be in harmony and compatible with the overall street or road setting and the neighborhood character.

A. Definitions: For purpose of this section, certain terms, phrases, or words used herein shall be defined in Chapter 2 of this ordinance.

B. Exempt Signs: The following types of signs, when not illuminated, do not require permits and are not subject to the general requirements of this section:

1. Directional or informational signs bearing no advertising message located within a parcel and signs not exceeding sixteen (16) square feet in area erected for the convenience of the public, such as signs identifying restrooms, public telephones, walkways and similar features or facilities;
2. Memorial signs or tablets and names of buildings and dates of erection when mounted on or cut into the surface or façade of the building;
3. Traffic or other County/City signs, signs required to be mentioned by law, railroad crossing signs, legal notices and such temporary emergency or non-advertising signs as may be authorized by the Board of County Commissioners or the applicable City Council;
4. Signs placed by public utilities showing the location of underground facilities.
5. Project or construction signs when referring solely to the principal use of the property;
6. Home signs located on the parcel of the applicable residence or home occupancy; and
7. Property and temporary signs.

C. Prohibited Signs:

1. No sign or sign structure, other than those approved by the jurisdiction having authority shall be placed upon any road or highway right-of-way; and
2. No rotating beam, beacon, or flashing illumination resembling an emergency light shall be used in connection with any sign display.

D. General Regulations:

1. In addition to the requirements herein provided the installation of signs and billboards shall be governed by applicable provisions of the currently adopted International Building Code.
2. Sign projections over a public right-of-way, if permitted will be governed by the applicable standards as established by the authority having jurisdiction as well as provisions provided in this ordinance.

3. No sign or sign structure shall be placed on private or public property without the written consent of the owners or agents thereof;
4. No sign facing the side or rear property line of an abutting residential property shall be located within fifty (50) feet of such side or rear property line.
5. Flashing and/or animated signs shall be prohibited within three hundred (300) feet of any residential zoning district.
6. For the purpose of preventing the blanketing of one sign by another, the following provisions regulating the size of a sign and its location shall govern:
 - a. No projecting sign shall be erected in the same horizontal plane with other projecting signs unless the sizes are spaced as set forth herein, measured center to center;
 - b. Projecting signs three (3) feet or less in depth shall be spaced no less ten (10) feet apart.
 - c. Projecting signs more than three (3) to six (6) feet in depth shall be spaced no less twenty (20) feet apart.
 - d. Projecting signs more than six (6) feet in depth shall be spaced no less thirty (30) feet apart.
 - e. Any projecting sign erected at a shorter distance than required above shall be erected above the top edge or below the bottom edge of the blanketed sign.

E. Home Signs:

1. One Accessory name plate and home occupation sign or combination is permitted for each dwelling.
2. In RL, RM & RH zoning districts, the erection of such signs are subject to the following design standards:
 - a. Each sign shall not exceed four (4) square feet in area and may be illuminated by external illumination only.
 - b. Home occupation signs must be attached flatly to the building and not to exceed the height of the eave line.
3. In other than RL, RM & RH zoning districts, the erection of such signs are subject to the following design standards:
 - a. Each sign shall not exceed sixteen (16) square feet in area and may be illuminated by external illumination only.
 - b. Home occupation signs located in the front yard shall be positioned as to not obstruct vision at intersections or for access driveways.
4. Any home occupation sign not complying with these provisions may be permitted only with the granting of a special use permit.

F. Billboards:

1. Billboards shall be permitted as established in the Official Schedule of Zoning Regulations only adjacent to state highways and Interstate 84;

2. Billboards may be permitted as established in the Official Schedule of Zoning Regulations adjacent to other arterial streets or roads with the approval of a Special Use Permit;
3. Billboards shall be located within one hundred (100) feet of the street, road, highway or interstate right-of-way;
4. Billboards shall not exceed a height of fifty (50) feet from the base of the sign or twenty five (25) feet from above grade level of the right-of-way, which ever is less;
5. Billboards shall not exceed three hundred twenty (320) square feet in area except along Interstate 84 where billboards shall not exceed six hundred seventy five (675) square feet;
6. Billboards may be allowed two faces or back-to back sign faces, provided there is no more than five (5) feet separating the sign faces;
7. Billboards shall not be located any closer than one thousand (1000) feet from any other billboard measured from center of sign to center of sign in the direction of the traffic being served on any given side of the street, road, highway or interstate 84;
8. Billboards located on intersecting streets, roads or highways shall not be located any closer than one thousand (1000) feet from any billboard located on an intersecting street, road or highway;
9. Billboards shall not be located within four hundred feet of any residential zoning district;
10. Billboards primary structure shall be of painted non combustible material and monopole design; and
11. Illumination of billboards shall be limited to the hours between dusk and dawn.

G. Temporary and Nonconforming Signs:

1. Those signs herein designated as being temporary signs shall be completely removed by the owner of the sign or by the owner of the property upon which the sign is located at the expiration of the time which the sign was permitted.
2. Temporary signs may be permitted past the established expiration date with the approval of Special Use Permit.
3. Nonconforming signs shall be deemed to be a conforming use and/or structure may continue use and normal maintenance.
4. Nonconforming signs may only be expanded or enlarged with the approval of a Special Use Permit.

6-7. PROVISIONS FOR UNIQUE LAND USES: Certain unique land uses pose special problems that may have detrimental influences on surrounding land uses. The following performance standards for such unique land uses shall be adhered to in addition to all other provisions of this Ordinance.

A. Accessory Building in Residential Zones:

1. Will not be located in any required front yard area; and
2. Will not be located closer than five (5) feet from any side or rear property line;

B. Animal Clinic, Animal Hospital, Veterinary Office and Kennel: Will be located at least three hundred (300) feet from any residence including motels and hotels, except for an owner's residence. The Administrator may modify these requirements if the animals are completely housed in sound-proof structures that completely screens them from view of the abutting residential property and will comply with all State and local regulations relative to such an operation, and maintain adequate housekeeping practices designed to prevent the creation of a nuisance and to reduce to a minimum the factors of noise and odor;

C. Meat Packing, Processing Plants and Slaughterhouse Facilities:

1. Will be located not less than one thousand (1000) feet from any residence, except for an owner's residence. This restriction may be waived if affected property owner gives written permission to the Commission;
2. Will be designed and located with full consideration to their proximity to adjacent use, their effect upon adjacent and surrounding properties, and to the reduction of nuisance factors;
3. Will be adequately maintained with housekeeping practices to prevent the creation of a nuisance, and shall also be subject to the Health Authority requirements as to the elimination of waste materials and the maintenance of water quality control; and
4. Will be required to comply with the Confined Animal Feeding Operation requirements when the operation confines and feeds more than two hundred (200) animal units on a continuous basis.

D. Bulk Storage of Flammable Liquids and Gases, Above Ground and for Resale:

1. Will be located at least three hundred (300) feet from a residential zone, a residence, motel, and hotel, except for an owner's residence;
2. Will be erected subject to the approval of the fire chief or fire marshal; and
3. Will have suitable loading and unloading spaces and off-street parking facilities, subject to the approval of the fire chief or fire marshal;

- E. Chemical, Pesticide and Fertilizer Storage and Manufacturing. Will have adequate fire protection, storage area, handling and disposal as approved by the Fire Chief or Fire Marshal;
- F. Contractors Yard:
1. Will be located a minimum distance of three hundred (300) feet from any residence except for any owner's residence; or will have a sight obscuring fence around areas utilized for storage of materials and equipment; and
 2. Will be limited to storage, maintenance and processing incidental to contracting work. There shall be no general industrial or commercial uses;
- G. Drive-In Restaurant:
1. Will be maintained in a neat and orderly condition to prevent trash from moving onto other properties;
 2. Will have a six (6) foot high sight-obscuring fence along the property lines that adjoin an existing residence or residentially zoned area;
 3. Will provide for adequate trash receptacles; and
 4. Will not direct night lighting toward any residence;
- H. Filling, Grading, Lagooning, Dredging, or Other Earth Moving Activity:
1. Will result in the smallest amount of bare ground exposed for the shortest time feasible;
 2. Will provide temporary ground cover, such as mulch;
 3. Will use diversions, silting, basins, terraces and other methods to trap sediment;
 4. Will provide lagooning in such a manner as to avoid creation of fish trap conditions;
 5. Will not restrict a floodway, channel or natural drainage way;
 6. Will construct and stabilize sides and bottom of cuts, fills, channels and artificial watercourses to prevent erosion or soil failure;
 7. Will not have below-grade excavation except for drainage ways within fifty (50) feet of any lot line or public right-of-way; and
 8. Will restore topsoil or loam to a depth of not less than four (4) inches;
- I. Boathouses:
1. Will only be located within a shore lot;
 2. Will be limited to one on premise boathouse for each shore lot;
 3. Will not exceed a height of fifteen feet (15'); and
 4. Will not exceed a horizontal area of three hundred (300) square feet; and
 5. Will not be located closer than ten feet (10') to any property line.

J. Home Occupation:

1. No more than (1) person other than members of the family residing on the premises shall be engaged in such occupation;
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
3. There shall be no change in the outside appearance of any of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign as allowed in Section 6-6 of this ordinance;
4. If the dwelling or an accessory building is used as a home office for a business that provides services at other locations, no storage of material or equipment will be allowed outside of an enclosed building. Temporary or over night parking of licensed vehicles, used for related services at other locations is permitted. Yards for storage of materials or equipment will not be considered as part of a Home Occupation and shall comply with the specific requirements of that use
5. No significant traffic shall be generated by such home occupation and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Ordinance, and shall not be located in a required front yard;
6. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises; and
7. Home occupations shall be conducted completely inside the dwelling, enclosed garage or other building accessory to the dwelling.

K. Manufactured or Mobile Homes:

1. A manufactured or mobile home shall not be moved onto a site or occupied before a Building Permit has been issued;
2. At least one inspection after the Permit is issued shall be to verify compliance with applicable zoning, health, installation, and building requirements;
3. A permit shall be required for all classes of Manufactured Homes and shall be in addition to any other required zoning, permit, or hook up fees;
4. Manufactured or mobile homes as defined in this ordinance shall only be used for residential purposes; and

5. Manufactured or mobile homes that are no longer occupied and have become run down, dilapidated or deemed unsafe or a public nuisance shall be removed and/or disposed of at the owner's expense.

L. Manufactured (Mobile) Home Parks or Courts:

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity so that such use will not change the essential character of the same area;
2. Will not be hazardous or detrimental to existing or future neighboring uses;
3. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal and schools, or the persons or agencies responsible for the establishment of the proposed park shall be able to provide adequately any such services;
4. Will be consistent with the intent and purpose of this Ordinance and the Comprehensive Plan;
5. Will have vehicular approaches to the property which shall be designed as not to create an interference with traffic in surrounding streets or roads;
6. Will not result in the destruction or damage of natural, scenic or historic features of major importance;
7. Will meet the minimum health standards as set forth and administered by the appropriate Health Authority;
8. Will have a minimum of eight (8) feet separation between manufactured home units. Garages, carports or any other accessory buildings shall be located at least eight (8) feet from all manufactured homes other than the one they are intended to serve;
9. Will provide two (2) off-street parking spaces for each mobile home parking space; and
10. Will be a minimum total area of two acres for the manufactured home park or court including common areas, buildings, and facilities;

M. Recreational Vehicles: It is prohibited to place and occupy a recreational vehicle on any lot or parcel except in an approved recreational vehicle or manufactured home park, subject to the following exceptions:

1. Temporary occupancy of up to seven (7) consecutive days or fourteen (14) days in a calendar year of a recreational vehicle for use by friend or family of owner or occupant. Such temporary occupancy shall comply with all provisions of this and other applicable county/city ordinances.
2. Upon the issuance of the appropriate permits a recreational vehicle may be placed and occupied on a construction site until construction is completed but not to exceed eighteen months.

3. Upon the issuance of the appropriate permits a recreational vehicle may be placed and occupied on any parcel or lot that would allow the placement of a Class C Manufactured Home.

N. Outdoor Storage of Commercial and Industrial Materials:

1. Will be screened from view from any existing adjoining residence or residentially zoned area, whether or not such property is separated by an alleyway or street; and
2. Will not be located in any front yard setback area;

O. Riding Stables and Schools:

1. Will locate all stables or loafing sheds not nearer than one hundred (100) feet from any residence, except for an owner's residence. All facilities shall be set back a distance of thirty (30) feet from any property lines;
2. Will be designed and located with full consideration being given to their proximity to adjacent uses and their effect upon adjacent and surrounding properties as to the storage of horse trailers, and the factors of noise and odor; and
3. Will require that the owner or operator of such use shall have a continuous obligation to maintain adequate housekeeping practices to prevent the creation of a nuisance;

P. Rifle and Pistol Range:

1. Will be designed with a backstop;
2. Will be designed to avoid a line of fire that is directed towards any residence or business within one (1) mile;
3. Will incorporate landscaping that is compatible with the surrounding landscaping; and
4. Will provide supervision and security measures during periods of use;

Q. Salvage Yard:

1. Will be completely enclosed by a solid six (6) foot high sight-obscuring fence;
2. Will not result in the storage of automobiles, junk or salvage material that is visible from any public right-of-way;
3. Will not result in the storage of materials that exceed the height of fence;
4. Will have landscaping that is compatible with the surrounding area; and
5. Will comply with other regulation or ordinances adopted by the appropriate jurisdiction;

R. Abandoned, Junked Property: No person shall place, allow, discard, maintain, park or store for a period of time exceeding (48) hours any dismantled, abandoned, junked damaged, unlicensed or destroyed motor vehicles, equipment, machinery or miscellaneous property. The provisions of this section shall not apply to any lawfully operated business when otherwise permitted and in compliance with this and all other applicable ordinances, or when said motor vehicles, equipment, machinery or miscellaneous property is housed entirely within an enclosed building.

S. Livestock: Unless otherwise regulated in this or any other applicable ordinance the keeping of livestock shall comply with the following provisions:

1. On any lots, tract or parcel not zoned agricultural within the Cities, City areas of impact, or any rural residential subdivision having an enclosed pasture of at least one-half (1/2) acre, fenced to hold or contain livestock, the owner, renter or occupant thereof may have not more than one (1) head of horses, mules, cattle or any combination of said animals for each full one-half (1/2) acre of enclosed pasture; or, not more than two (2) swine or three (3) sheep or goats, or combination thereof for each full one-half (1/2) acre of enclosed pasture; or, such owner, occupant or renter may have and keep one horse, mule or head of cattle, or any of the same, in combination with two (2) swine or three (3) sheep or goats or combination thereof on each full one (1) acre of enclosed pasture.
2. Livestock confined on any parcel or tract shall not exceed the number allowed by an approved Confined Animal Feeding Operation permit. In the absence of a Confined Animal Feeding Operation permit on parcels or tracts within an agricultural zoning district with a minimum of one (1) acre of fenced pasture area, the maximum density of animal units shall not exceed five (5) per acre in livestock density unless an approved waste management plan is in place allowing a greater density.
3. Waste and runoff shall be contained completely on the premises and not allowed to enter any river, stream, drain ditch, canal, or lateral. The keeping and maintaining of livestock and pets shall also comply with other livestock and animal control provisions of this Ordinance or other ordinances or regulations as adopted by the appropriate jurisdiction;

T. Sanitary Landfill:

1. Will conform to time limits for daily operation as defined by the governing board;
2. Will provide a bond, for privately owned sites, to insure compliance with the provisions of the zoning approval;
3. Will provide for a paved street to the facility;
4. Will be supervised during the hours of operation; and
5. Will comply with any other Local, State or Federal regulations or ordinances;

- U. Refuse, Solid Waste, Stagnant Water: No person shall permit or suffer to be or accumulate in or upon any yard, lot, place or premises or upon any street or sidewalk adjacent to or abutting upon any lot, block, place or premises or in any building or shed owned or occupied by him within the City limits or area of impact, any stagnant or impure water, refuse, vegetable decay or decaying substance, human or animal discharge, garbage or filth of any kind, nor suffer such yard, lot, place, building or premises to be or to remain in such condition as to cause or create a nuisance or offensive smell or to pollute or render unhealthful the atmosphere or the premises or thereby to be, become, cause or create a public nuisance.

