

1 **9-24-3: REGULATIONS:**  

2
3 A. Commercial Zones: ~~Specific provisions are set forth in section 9-24-6. All of the provisions~~
4 ~~of chapter 14 of this title, as it defines (C) Commercial Zones shall apply to the SCC~~
5 ~~(Sawtooth City Commercial) Zones except as such provisions are in conflict with the~~
6 ~~hereinafter provisions of this chapter, in which event the provisions of this chapter shall be~~
7 ~~controlling and applied in conjunction with the relevant nonconflicting portions of chapter~~
8 ~~14 of this title to define the SCC Zones.~~

9
10 B. Medium Density Residential Zones: All provisions of [chapter 11](#) of this title, as it defines R-.4
11 (Medium Density Residential) Zones shall apply to the SCR-.4 (Sawtooth City Medium
12 Density Residential) Zones except as such provisions are in conflict with the hereinafter
13 provisions of this chapter in which event the provisions of this chapter shall be controlling
14 and applied in conjunction with the relevant nonconflicting portions of [chapter 11](#) of this
15 title ~~to define the SCR-.4 Zone in addition to the relevant SCR-.4 Zones.~~

16
17 C. Applicable Provisions: ~~These~~ The following provisions shall apply to and define both the SCC,
18 except where explicitly stated, and SCR-.4 Zones ~~in addition to the relevant provisions of~~
19 ~~chapters 11 and 14 of this title, respectively, and shall apply to all land use categories~~
20 ~~indicated on the zoning map for Sawtooth City as general standards:~~

- 21 1. Use And Development: Use and development on all lands within community shall be in
22 conformance with all applicable Federal, State and local laws, regulations and ordinances.
- 23 2. Septic System Permit Required: On site septic systems may be used for sanitary disposal after
24 obtaining a septic system permit from the State Health Department or its authorized regional or
25 County agent.
- 26 3. New Utilities: All new utilities shall be underground.
- 27 4. Structures And Improvements: Structures or other improvements shall not be constructed
28 within fifty feet (50') of streambeds, banks or in floodplains of live or intermittent streams.
29 Streambeds, banks and floodplains will not be disturbed, except as may be necessary to
30 construct, operate and maintain irrigation, fisheries, utilities, fences, roads and similar facilities
31 or improvements. Any such necessary encroachment will avoid impeding water flow,
32 sedimentation of streams or entrance of deleterious material into streams and must comply
33 with Idaho Code, section 42-3801 et seq., and chapters 3 and 17 of this title.
- 34 5. Total Development Allowed: (This section shall not apply to SCC. See section 9-24-6 of this
35 chapter.) Not more than one single-family dwelling shall be permitted on each building site or
36 lot. Buildings or structures cannot occupy more than thirty percent (30%) of the land surface on
37 a lot less than 20,000 square feet in area. On any lot larger than 20,000 square feet, buildings
38 cannot occupy more than 6,500 square feet. Existing properties exceeding this amount of
39 building coverage as of the effective date of Sawtooth NRA regulations (March 28, 1974) may

- 1 not be further developed. Lots in Sawtooth City shall not be subdivided. Adjoining lots shall not
2 be joined together and considered as one lot unless a common line is vacated by amending the
3 governing plat or modifying parcel boundaries. Any structure that does not share a common
4 wall or any structure that does not share a partial common wall with an entryway with the main
5 structure is considered an outbuilding.
- 6 6. Mobile or Manufactured Homes: Mobile homes are not permitted. Mobile Home is defined
7 pursuant to Idaho Code, section 39-4105, Idaho Code as: "Mobile home", a factory-assembled
8 structure or structures generally constructed prior to June 15, 1976, and equipped with the
9 necessary service connections and made so as to be readily movable as a unit or units on their
10 own running gear and designed to be used as a dwelling unit or units with or without a
11 permanent foundation. Manufactured homes may be permitted pursuant to Building Code
12 regulations.
- 13 7. Parking: (This section shall not apply to SCC. See section 9-24-6 of this chapter.) Temporary
14 parking of guest and resident owner's vehicles is allowed only on permitted developed
15 property. Parking of operable motor vehicles on an undeveloped lot is allowed only if the lot is
16 adjacent to a permitted developed lot owned by the same owner. Parking and storage of boats,
17 campers and travel trailers is only allowed by resident owners on developed property.
- 18 8. Compatible Architecture: Building architecture is to be compatible with the general location,
19 site environment and to be consistent with the present generally rustic western character of
20 the community, which is to be maintained as such in its natural scenic setting. Structures shall
21 be reflective of the historic, pastoral architectural traditions of the Sawtooth Valley. Unusual or
22 nontraditional architectural styles are not permitted.
- 23 9. Maintenance: All commercial and residential buildings and structures, including fences, shall be
24 maintained in a usable and serviceable condition or shall be repaired or removed by owner.
25 Properties shall be maintained in a clean and orderly condition. All debris shall be removed
26 within a reasonable time. Debris shall include, but not be limited to, the following:
- 27 a. Unused construction material;
- 28 b. Miscellaneous equipment used during construction permissible during construction period. Not
29 to be allowed after construction, unless screened from view;
- 30 c. General trash, household and commercial; and/or
- 31 d. Nonfunctioning vehicles parked or stored out of doors.
- 32 10. Animals: No animals shall be maintained on ~~the residential~~ premises except house pets and
33 riding horses for private use, and in accordance with this Code and this section. No more than
34 one riding horse per one-third ($\frac{1}{3}$) available fenced acre of permeable land area is allowed.
35 Horse area to be kept in sanitary and healthful condition to avoid creating unhealthy and
36 unsightly conditions for adjacent properties.
- 37 11. Public Utility Easement: A ten foot (10') easement shall be provided for public utilities on the
38 side and rear boundaries of each lot.
- 39 12. Signs: See section 9-24-7 of this chapter.

1 **9-24-4: CONFORMANCE:**  

2
3 Buildings and structures, or parts thereof, erected, constructed, reconstructed, altered, moved
4 or used for any purpose, shall be in conformance with the Building Code and this Code.

5
6 A. Grading And Excavating: Grading, excavating and other topographical changes are permitted
7 as required for foundations, utilities, drainage or roads but shall be minimized to preserve
8 natural hillsides or mountain slope lands. A building permit must be obtained prior to any
9 excavation for land development.

10
11 B. Driveways And Roads: Driveways and roads are to be located and designed to preserve
12 natural features. Driveways and roads shall meet Fire District standards, preserving natural
13 topographic features when feasible. To preserve the appearance of natural site conditions,
14 surfaces shall be of earth-tone colors common to the area.

15
16 C. Lot Coverage: (This section shall not apply to SCC. See section 9-24-6 of this chapter.)
17 Buildings or structures cannot occupy more than thirty percent (30%) of the land surface on
18 a lot less than 20,000 square feet in area. On any lot larger than 20,000 square feet,
19 buildings cannot occupy more than 6,500 square feet. Existing properties exceeding this
20 amount of building coverage as of the effective date of Sawtooth NRA regulations (March
21 28, 1974) may not be further developed.

22 **9-24-5: BUILDING SITES:**  

23
24 Building sites are to be located with maximum regard to natural features, open space area,
25 topography, vegetation, access parking and design treatment.

26
27 A. Permits: The property owner is required to obtain a building permit from the Blaine County
28 planning and zoning building inspector after review and recommendation of building plans
29 by the Sawtooth City Building Committee.

30
31 B. Setback: All new buildings shall be set back a minimum of twenty feet (20') to building
32 foundations from front and rear property lines, one hundred feet (100') from State Highway
33 75, and ten feet (10') from side property lines.

34
35 C. Building Height: (This section shall not apply to SCC. See section 9-24-6 of this chapter.) The
36 vertical distance measured from the highest point of the roof directly to natural grade shall
37 not exceed thirty feet (30'). This provision does not apply to accessory fixtures such as
38 flagpoles, lightning rods, weathervanes, antennas, chimneys or air conditioners. Accessory
39 buildings such as garages and sheds shall not exceed twenty-six feet (26') above natural
40 grade.

- 1
- 2 D. Foundations: Pillars or stilts, if used, must be enclosed. Foundation exterior surfaces above
- 3 six inches (6") shall be covered with wood or natural stone. However, painted metal,
- 4 concrete, or block are permitted up to a maximum of eighteen inches (18"). Painted
- 5 surfaces shall be in earth tone colors common to the area.
- 6
- 7 E. Minimum Area: The minimum floor area of new residences shall be seven hundred fifty (750)
- 8 gross square feet, including porches and garages.
- 9
- 10 F. Exterior Materials and Colors: Exterior walls shall be of non-reflective natural materials or
- 11 composite materials that mimic natural materials and colors. Exterior colors shall be earth
- 12 tone colors common to the area to preserve the appearance of natural site conditions.
- 13 Rusted metal materials shall encompass less than 50% of any vertical façade and be non-
- 14 reflective and weathered.
- 15
- 16 G. Roofs: Roofs shall be of non-reflective earth tone colors common to the area to preserve the
- 17 appearance of natural site conditions. Darker gray and darker brown roofs are best
- 18 absorbed into the background. Bright colors and lighter colors are highly visible and should
- 19 be avoided. Roofs shall meet [Title 7](#) Building regulations, [Chapter 7](#) Fire Code.
- 20
- 21 H. Solar Panels: Non-reflective solar panels as permitted by [Title 9, Chapter 3B](#). A building
- 22 permit is required.
- 23
- 24 I. Tree Removal: Only those trees within 30 feet of a structure may be removed. Firewise
- 25 practices are recommended.
- 26
- 27 J. Landscaping Development: Owners shall submit a landscaping plan to the Sawtooth City
- 28 Building Committee and the Sawtooth City Fire District for approval. Such plan shall be
- 29 consistent with Firewise practices as determined by the fire district. Use of indigenous
- 30 plants and vegetation is encouraged to promote vegetative survival and to maintain native
- 31 scenery.
- 32
- 33 K. Fences: Fences shall preserve the appearance of natural site conditions. Examples of
- 34 common fence designs in the area are: logworm, log block, post and rail, and jack and rail
- 35 fences, with a maximum height of five feet (5').
- 36
- 37 L. Steps And Walks: Steps and walks are to be constructed of natural materials, or composite
- 38 materials that mimic natural materials and colors. Colors shall be neutral earth tone colors
- 39 common to the area to preserve the appearance of natural site conditions.
- 40
- 41 M. LPG Tanks: Liquefied petroleum gas tanks shall be screened from public view with natural
- 42 materials. Location of tanks and plans for screening shall require the approval of the
- 43 administrator.
- 44

1 N. Yard Lights And Outdoor Lights: All new outdoor lights shall be in compliance with chapter
2 29A of this title.

3
4 O. Enforcement: Blaine County has the ultimate responsibility for enforcement of Sawtooth City
5 regulations pursuant to the provisions of chapter 32 of this title.
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7 **9-24-6: COMMERCIAL STANDARDS:**  

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9 ~~Standards described in subsections 9-24-4B and C, and 9-24-5C and E of this chapter shall not~~
10 ~~apply to properties developed for commercial purposes.~~ The following standards are specific to
11 the Sawtooth City Commercial District (SCC) in addition to those above which apply:
12

13 A. Dimensional requirements:

14 1. Setbacks: All new buildings shall be set back a minimum of twenty feet (20') to building
15 foundations from front and rear property lines, one hundred feet (100') from State
16 Highway 75, and ten feet (10') from side property lines.

17 2. Maximum Height: Commercial buildings or structures shall not exceed ~~two (2) stories or~~
18 forty feet (40')- thirty-five feet (35') in maximum height, ~~whichever is less.~~

19 3. Buildings or structures shall not occupy more than forty percent (40%) of the land
20 surface.

21
22 B. Permitted uses: Single-family residential use pursuant to Chapter 14, General Commercial,
23 Section 9-14-2.

24 1. Minimum Lot Area: The minimum lot area in a subdivision shall be one acre.

25 2. Maximum lot coverage: thirty percent (30%).
26

27 C. Accessory uses:

28 1. Accessory dwelling unit (see section 9-3-11 of this title).
29

30 ~~C.D.~~ Commercial Conditional ~~uses of the area shall be restricted to the following:~~

31 1. Business, professional, public or social service offices.

32 2. Gas stations, restaurants, bars, motels, motor vehicle repairs.

33 3. Retail stores.

34 4. Recreational facilities including campgrounds and RV parks.

35 5. Repair and personal services.

36 6. Employee housing units, with density as allowed by the South Central Public Health District.

1 ~~67~~. Wireless communication facilities (see section [9-3-16](#) of this title).

2

3 ~~D~~. Parking: Minimum one parking space shall be provided for: each lodging unit, each two
4 hundred fifty (250) square feet of retail floor area, each three hundred (300) square feet of
5 office floor area, and each two hundred (200) square feet of public restaurant/bar space; or as
6 determined through the conditional use permit process.

7

8 ~~E~~. Temporary Structures: In order to protect SNRA visual scenic values and the quality of
9 community way of life, temporary structures are not permitted.

10

11 ~~F~~. ~~Trailer Screening: -Campground~~ And RV Park ~~Areas: Trailer and RV park~~ areas shall be
12 screened from Highway 75 with trees. ~~Building service areas shall be screened from public~~
13 ~~view.~~

14 **9-24-7: SIGN STANDARDS:**  

15

16 A. Purpose: It is the purpose of this section to regulate the use of signs and lighting to promote
17 traffic safety, to protect property values, to provide visibility for signs for public and private
18 purposes and to preserve and enhance the natural beauty and aesthetic values of Sawtooth
19 City.

20

21 B. Restrictions and Requirements:

22 1. All signage shall be subject to Chapter 29, Signs, of this Title.

23 2. Sign background and foreground letters or numbers, shall be of earth tone colors common to
24 the area which preserve the appearance of natural site conditions.