

## **SUMMARY: TO BE READ IN CONJUNCTION WITH ORIGINAL RESOLUTION**

### **ZONING DISTRICT NO. 36 ESTABLISHED AUGUST 8, 1973 AMENDED OCTOBER 22, 2009, Resolution #2009-136**

Those parts of the S ½ of the SE ¼ of Section 12, NW ½ of the NE ¼ of Section 13 and a small parcel in the NE ¼ of the NW ¼ of Section 13, all in T13N, R18W, which are between the Blackfoot River and Highway 200.

#### **SECTION I – USES**

##### **Prohibited Uses**

1. Any commercial use.
2. Any industrial use.
3. Mobile or Trailer homes less than twenty (20) feet in width unless on a twenty-five (25) acre lot.

##### **Permitted Uses**

1. Single family dwelling.
2. Two, three and four family dwelling.
3. Mobile or trailer home on a twenty-five (25) acre lot.
4. Home Occupations (per Resolution #2009-136 subject to standards included in Resolution #2009-131)

#### **SECTION II – SPACE AND BULK REQUIREMENTS**

##### **Minimum lot size:**

|                                                                                |                        |
|--------------------------------------------------------------------------------|------------------------|
| Single family . . . . .                                                        | One-half (1/2) acre    |
| Two, three, and four family . . . . .                                          | Five (5) acres         |
| Mobile or Trailer home with a width<br>of less than twenty (20) feet . . . . . | Twenty-five (25) acres |

Minimum dwelling unit size . . . . . One thousand (1,000) square feet

#### **SECTION III – GENERAL REGULATIONS AND VARIANCES**

1. Nonconforming buildings may be maintained and the lawful use of land continued, provided that if the use is discontinued for (2) years, any future use shall be in conformity. Buildings devoted to presently nonconforming uses may be maintained, altered, or enlarged; provided further that, buildings and lands presently used for nonconforming uses may not be devoted to any other or changed to another nonconforming use.
2. The Board of County Commissioners may authorize variances not being contrary to the public interest where, owing to special conditions, literal enforcement would result in unnecessary hardship.

## SECTION IV – HISTORY