

ORDINANCE NO. 688

AN ORDINANCE OF THE CITY OF CASCADE, IDAHO, AMENDING CHAPTER 1 OF TITLE 3 OF THE CITY CODE OF THE CITY OF CASCADE CODE TO ADD A NEW R-IV ZONE, MIXED USE RESIDENTIAL; ADDING CERTAIN DEFINITIONS TO SECTION 3-1-4; ADDING A NEW SECTION 3-1-8B TO PROVIDE FOR A R-IV MIXED USE RESIDENTIAL ZONE AND PROVIDING FOR PERMITTED USES AND REQUIREMENTS IN SUCH ZONE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CASCADE, IDAHO, AS FOLLOWS:

SECTION 1: That Section 3-1-4 of the Cascade City Code to be amended by addition to subsection (B) of the following definitions:

PARK MODEL: A recreational vehicle that is designed to provide temporary accommodations for recreational, camping or seasonal use, is built on a single chassis, was originally mounted on wheels, has a gross trailer area not exceeding four hundred (400) square feet in the set-up mode and is certified by its manufacturer as complying with the American National Standards Institute (ANSI) A119.5 Standard for Recreational Park Trailers, and includes park models, park trailers and recreational park trailers.

TINY HOUSE: A dwelling which is 400 or less square feet in floor area excluding lofts.

SITE BUILT: A wooden house constructed entirely or largely on the site which it is intended to occupy upon its completion rather than in a factory or similar facility.

SECTION 2: That Chapter 3-1 of the Cascade City Code be amended by the addition of a new Section 8B as follows:

3-1-8B: R-IV Zone – Mixed-Use Residential:

(A) Permitted Uses:

1. Recreational Vehicles (“RV”), as defined in 3-1-4, with a current vehicle license is required. The RV’s wheels and hitches must remain on site and transportable. No additions, decks, or porches may be attached to the RV unit, so as not to impede the immediate transport of the unit in case of an emergency.
2. Park Models, as defined in 3-1-4, homes licensed as recreational vehicles with a current vehicle license is required. The Park Model’s wheels and hitches must remain on site and transportable. No additions, decks, or

porches may be attached to the RV unit, so as not to impede the immediate transport of the unit in case of an emergency.

3. Park Model homes not licensed as recreational vehicles must meet conversion standards and must be placed on a permanent foundation and must meet the required snow loads, including heating appliances approved for fulltime residency. Self-supporting additions are allowed. Building permits are required.
4. Tiny Homes as defined in 3-1-4, limited to a maximum 400 square feet; a loft (up to 52") is permitted but two stories are not. The required minimum living area is not less than 220 square feet. Building Permits are required.
5. Site-built homes up to a maximum of 650 square feet in floor area and with a minimum living area of no less than 220 square feet. Building Permits are required.
6. Garden/Utility sheds not to exceed 200 square feet in floor area. The placement of the shed requires a building permit. The building must be placed behind the front building line of the dwelling, so as not to impede fire protection or emergency vehicles.
7. Private garages, for the use of occupants of a building on the same premises, may be built isolated or detached from the dwelling. A private garage shall be limited in area to five hundred and seventy-six (576) square feet maximum and one story in height. No portion of the garage shall be nearer the front property line than the front building line.
8. Common areas and amenities, including private swimming pools.
9. Animals: Dogs, cats, and other household pets, provided the same are not kept, bred, or maintained for commercial purposes, and are not of such number or kept in such a manner that they become a nuisance, are permitted.

(B) Area Requirements:

1. All non-vehicle permitted uses require building permits and must meet residential building standards.
2. Every structure requiring a building permit hereafter erected or structurally altered shall have a minimum setback of ten (10) feet from the front property line, five (5) feet from the side, five (5) feet from the rear and ten (10) feet from the side street.

3. Two story structures are not permitted.
 4. Lots must be a minimum of 1,700 square feet in area.
 5. Must have individual city sewer, water and utility hook-ups with individual water meters to each residential unit.
- (C) Utility Services: Any and all utility services shall be constructed, installed and maintained underground.
- (D) All utilities for dwellings on a foundation (electrical service drop, sewer and water) must be permanent.

SECTION 3: PUBLICATION AND EFFECTIVE DATE. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once and shall take effect and be in force after its passage, approval, and publication.

Passed by the Council of the City of Cascade and approved this 14th day of May, 2018.

Approved by the Mayor of the City of Cascade this 14th day of May, 2018.

CITY OF CASCADE

Julie Crosby, Mayor

ATTEST

Heather M. Soelberg
City Clerk