

**MISCELLANEOUS ORDINANCE  
AMENDING RESIDENTIAL SETBACKS**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF JEFFERSON BY AMENDING THE SETBACKS WITHIN THE RESIDENTIAL ZONE TO INCLUDE SETBACKS FOR LOTS LESS THAN ONE ACRE, AND PROVIDING REQUIREMENTS AND LIMITATIONS THEREFORE; AND, PROVIDING THE EFFECTIVE DATE HEREOF.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, IDAHO, AS FOLLOWS:**

**SECTION I. Minimum Lot Area and Width; Minimum Front, Side and Rear Yard Setbacks:**

Single-Family Dwelling:

Lot Area: Less than one (1) acre within platted subdivisions.

- a. Front Setback: Eighty feet (80) from centerline of arterial, subdivision lot ranging from less than one (1) acre to three quarters (.75) of an acre must be sixty feet (60') from centerline of all interior subdivision roads.
- b. Front Setback: Eighty feet (80) from centerline of arterial, subdivision lot less than three quarters (.75) of an acre must be fifty feet (50') from centerline of all interior subdivision roads.
- c. Rear Setback: Ten feet (10').
- d. Side Setback:
  - i. Interior Lot: Fifteen feet (15').
  - ii. Street side, corner lot, home facing same direction as other homes on block: twenty-five feet (25') on interior local street.
  - iii. Street side, corner lot, home facing side streets: arterial setback shall be one hundred feet (100') from centerline of the road and for a collector or local road, the setback shall be eighty feet (80') from the centerline.

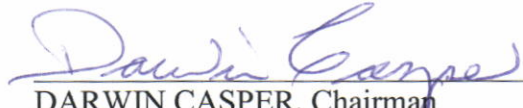
**SECTION II: That an amended Zoning Ordinance showing the above changes shall be**


**Instrument # 334295**  
 RIGBY, JEFFERSON, IDAHO  
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 CHRISTINE BOULTER Fee: 6.00  
 Ex-Officio Recorder Deputy  
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certified to and declared to be the official Zoning Ordinance of the County of Jefferson by certificate of the County Commissioners of Jefferson County endorsed thereon.

**SECTION III:** This ordinance shall become effective upon its passage, approval and publication.

**PASSED BY THE COUNTY COMMISSIONERS** on this 27 day of September, 2004.

  
DARWIN CASPER, Chairman

  
BRETT OLAVESON, Commissioner

  
RON BAXTER, Commissioner

ATTEST:

  
CHRISTINE BOULTER, County Clerk

