

# ORDINANCE 2019-1

## AMENDMENT TO LEWISVILLE CITY CODE

### TITLE 8 CHAPTER 4

AN AMENDMENT TO THE CITY CODE OF LEWISVILLE, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, TITLE 8 CHAPTER 4 SUBSECTIONS 4A and 4B, PROVIDING FOR MODIFICATION OF THE BUILDING SETBACK FOR R-1 RESIDENTIAL AND C-1 COMMERCIAL ZONES.

WHEREAS, the City Code of the City of Lewisville provides a building setback for all designated zones within the City as ninety (90) feet from the centerline of the road, and

WHEREAS, many residents feel that the setback for residential and commercial zones is excessive in comparison to neighboring cities and Jefferson County, and

WHEREAS, notice was given to residents by publication and posting of the public hearing notice as required by law, and

WHEREAS, after a public hearing on February 13, 2019 to gain public input into the matter and after much consideration, the City Council of the City of Lewisville deems it beneficial to modify the building setback in both the residential zone and the commercial zone.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEWISVILLE, IDAHO:

That Title 8 Chapter 4 Subsections A-5 and B-5 be amended and shall read as follows:

8-4 A-5: **BUILDING SETBACK REQUIREMENTS FOR RESIDENTIAL DWELLINGS:**

- A. Single frontage lots: Both side yards must be fifteen feet (15") from the property line.
- ~~B. Corner lot: Street side yard ninety feet (90') from the center of street.~~
  - B. *Front yard and side yard setback on lots adjacent to main arterial roads, i.e. North 3500 East (Highway 48), East 500 North and North 3400 East shall be no less than ninety (90) feet from the centerline of the road or forty (40) feet from the surveyed property line.*
- C. *All lots within the City on non-arterial roads shall have a front and side setback of no less than sixty-five (65) feet from the centerline of the road or fifteen (15) feet from the surveyed property line.*
- ~~C. D. Rear yard: Fifty feet (50') from property line.~~
- ~~D. Front yard: Ninety feet (90') from the center of street.~~
- E. No portion of the structure may penetrate into any required yard space. (Ord. 9-10-B, 9-8-2010, Ord. 2019-1)

8-4 B-5: **COMMERCIAL SETBACK AND LOT LINE REQUIREMENTS: Same as R-1.**

*A. No front or side yards shall be required for commercially zoned lots except when a building or group of buildings is immediately adjacent to a residential zone. There shall be a side setback of not less than fifteen (15) feet when adjacent to a residential zone.*

*B. A minimum of a twenty (20) foot rear setback shall be required.*

*C. No portion of the structure may penetrate into any required yard space. (Ord. 2019-1)*

**ENACTED** by the Lewisville City council and approved by the Mayor this 13th day of March, 2019.

/s/ George A. Judd

George Judd  
Mayor, City of Lewisville

ATTEST:

/s/ Donetta R Fife

Donetta R. Fife  
Clerk/Treasurer, City of Lewisville

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