



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Nielsen*

MEETING DATE: **July 7, 2026 PUBLIC HEARING** (tabled from June 16, 2026)

RE: Municipal Code Text Amendment

APPLICANT

City of Star

REQUEST

Councilmember Nielsen is proposing the following ordinances to be added to the Star Municipal Code:

- Unauthorized Sign Ordinance
- Single-Family Rental Communities Ordinance

APPLICATION REQUIREMENTS, NOTICING & MEETINGS

Agencies Notified	April 16, 2026
Original Legal Notice Published	April 17, 2026
<u>Council Tabled to Date Specific 6/16/26</u>	<u>May 5, 2026</u>
City Council Workshop	February 10, 2026

ZONING ORDINANCE STANDARDS

1-1-3: Amendments

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of

any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

1. The text amendment complies with the applicable provisions of the comprehensive plan;
2. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and
3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

STAFF REVIEW FOR COUNCIL

Staff has provided Council with the following information:

- 1. Draft Unauthorized Sign Ordinance**
- 2. Draft Single-Family Rental Communities Ordinance**

After discussion and public input, should Council vote to approve one or both of the ordinances, Staff will bring back the final version of the ordinance(s) for adoption at a future meeting.

DRAFT - UNAUTHORIZED SIGN ORDINANCE NO. [TBD]

AN ORDINANCE OF THE CITY OF STAR, IDAHO, REGULATING THE PLACEMENT OF SIGNS ON PUBLIC AND PRIVATE PROPERTY, REQUIRING IDENTIFICATION AND PERMISSION FOR SIGNAGE, PROHIBITING CERTAIN TYPES OF MOBILE SIGNAGE, ESTABLISHING PENALTIES FOR VIOLATIONS, AND PROTECTING PROPERTY OWNERS FROM LIABILITY FOR REMOVAL OF UNAUTHORIZED SIGNS. PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Star recognizes the need to maintain public rights-of-way, promote aesthetic quality, ensure traffic safety, and uphold private property rights; and

WHEREAS, the proliferation of unauthorized signs, banners, flags, and similar displays has negatively impacted the city's visual environment and created enforcement challenges;

NOW, THEREFORE, be it ordained by the Mayor and City Council of the City of Star, Idaho:

SECTION 1. DEFINITIONS

For purposes of this ordinance:

- "Sign" shall include any temporary or permanent display, banner, flag, placard, or poster intended to advertise, promote, or attract attention.
- "Right-of-Way" means land owned or maintained by the City, Ada County Highway District, Idaho Transportation Department, or other public agency for streets, sidewalks, waterways, or utilities.
- "Responsible Party" means the individual or entity that places or causes a sign to be placed.
- "Mobile Sign" means any sign attached to or displayed on a vehicle, trailer, or equipment that is not actively in motion and is used primarily to advertise or attract attention from a fixed or semi-fixed location.

SECTION 2. SIGN IDENTIFICATION AND PLACEMENT AUTHORIZATION

1. Identification Required. Every sign must clearly display, against a contrasting background and in at least 12-point font:
 - The name and contact information of the Responsible Party, and

- The name and contact information of the property owner or agency that authorized the placement of the sign, or a citation to the statute or ordinance that permits its placement without consent.

2. Placement Restrictions.

- No sign shall be placed:
 - On or within any public property or right-of-way without express written or statutory permission from the jurisdictional agency.
 - On any private property without the written consent of the property owner or lawful occupant.

SECTION 2A. MOBILE SIGNAGE AND VEHICULAR ADVERTISING

1. Prohibited Use of Vehicles or Trailers for Signage.

- It shall be unlawful to park or place any vehicle, trailer, or wheeled equipment in a manner primarily intended to display a sign visible from a public right-of-way or adjacent property, except:
 - When parked at the primary residence or place of business of the vehicle's owner or operator.
 - When the vehicle is being actively used in the normal course of business, such as a contractor working onsite. This exception does not apply if the normal course of business involves the vehicle, trailer, or equipment being parked for the primary purpose of displaying signage.

2. Prohibited Zones.

- Mobile signage as described above is prohibited in all residential zones unless parked at the home of the Responsible Party or used for normal residential or business purposes.
- Temporary commercial signage on vehicles or trailers is prohibited when parked on public streets, medians, or public parking lots, unless the vehicle is actively used in business operations, or is lawfully parked for a short-term purpose not primarily intended for advertising.

3. Exceptions.

- Delivery trucks, service vehicles, and contractor vehicles actively engaged in service at a location are not considered in violation.
- Vehicles temporarily parked at a permitted event, market, or festival under City approval may display commercial signage for the duration of the event.

4. Presumption of Violation.

- Any sign-bearing vehicle or trailer parked in the same location for more than 48 consecutive hours, and not actively engaged in business activity, shall be presumed to be operating as a prohibited mobile sign unless proven otherwise.

SECTION 3. PENALTIES AND ENFORCEMENT

1. First Violation: Any Responsible Party found in violation of this ordinance shall be guilty of an infraction, punishable by a fine of up to \$100 per sign per day of violation.
2. Repeat Violations: A second or subsequent violation within a 12-month period shall constitute a misdemeanor, punishable by a fine of up to \$1,000.
3. Daily Violations: Each day a sign remains in violation shall constitute a separate offense.
4. Enforcement Authority: Law enforcement officers, code enforcement officials, or other agents authorized by the City shall have authority to issue citations and/or remove unauthorized signs.
5. Criminal Conduct: Nothing in this ordinance shall be construed to limit or preclude prosecution under any applicable federal, state, or local law for conduct involving the placement of a sign when such conduct constitutes trespass, vandalism, property damage, intimidation, harassment, or any other criminal offense. In such cases, criminal penalties including incarceration may apply as authorized by law.

SECTION 4. REMOVAL AND LIABILITY

1. Any sign placed in violation of this ordinance may be removed and disposed of by:
 - City personnel,
 - Property owners or authorized occupants of affected private property, or
 - Public agencies within their respective jurisdictions.
2. Nothing in this ordinance shall prevent the rightful owner or lawful occupant of a property from removing a sign unlawfully placed on that property. Citizens are encouraged to report signs unlawfully placed on public or third-party property to the City for enforcement action.
3. The Responsible Party shall not be entitled to damages for removal, disposal, or destruction of any unauthorized sign, nor may they pursue any legal remedy against a person or agency for such removal.

SECTION 5. SEVERABILITY

If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

DRAFT SINGLE-FAMILY RENTAL COMMUNITY ORDINANCE NO. TBD

AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, ESTABLISHING A RESIDENTIAL RENTAL REGISTRATION AND LARGE SINGLE-FAMILY RENTAL OPERATOR LICENSE PROGRAM; DEFINING AND REGULATING SINGLE-FAMILY RENTAL COMMUNITIES; AMENDING TITLE 8 RELATING TO RESIDENTIAL USES AND SUBDIVISION STANDARDS; PROVIDING FOR A WEB-BASED REGISTRATION SYSTEM; PROVIDING DEFINITIONS, APPLICABILITY, FEES, ENFORCEMENT, AND TRANSITION PROVISIONS; ADOPTING A NEW CHAPTER 6, "RESIDENTIAL RENTAL REGISTRATION," IN TITLE 2 OF THE STAR CITY CODE; AMENDING TITLE 8 TO ADD SINGLE-FAMILY RENTAL COMMUNITY DEFINITIONS, USE REGULATIONS, DEVELOPMENT STANDARDS, AND COMMON-OWNERSHIP LIMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

RECITALS AND FINDINGS

WHEREAS, the City of Star ("City") is a municipal corporation operating under the laws of the State of Idaho and is authorized to adopt ordinances to protect the public health, safety, and welfare of its residents; and

WHEREAS, pursuant to the Idaho Local Land Use Planning Act, Idaho Code § 67-6501 et seq., the City has adopted a Comprehensive Plan that includes, among other things, property rights and housing components; and

WHEREAS, the Comprehensive Plan emphasizes both the protection of private property rights and the promotion of a diverse, stable housing stock that serves existing and future residents; and

WHEREAS, the City has seen growth in the number and variety of residential dwellings being used as long-term rentals, including larger portfolios of single-family rental units held by common owners; and

WHEREAS, national and regional investment companies have increasingly acquired large numbers of detached single-family homes in new subdivisions and constructed build-to-rent single-family neighborhoods, holding most or all homes for long-term rental, creating Single-Family Rental Communities that can affect housing availability, neighborhood stability, and infrastructure planning; and

WHEREAS, these large-scale Single-Family Rental Communities function more like dispersed apartment complexes than traditional owner-occupied subdivisions and may warrant regulation as a distinct land-use pattern; and

WHEREAS, a simple, neutral, and web-based registration process for residential rental dwellings will help the City contact responsible parties regarding life-safety issues, code enforcement, and emergencies, and will support equal and efficient enforcement of existing City codes; and

WHEREAS, a rental registration and large-operator license program can provide accurate data needed to administer regulations for Single-Family Rental Communities and commonly owned single-family rental portfolios in a fair and transparent manner; and

WHEREAS, the City's Unified Development Code ("UDC") currently does not distinguish between scattered, individually owned single-family rental dwellings and large, commonly owned Single-Family Rental Communities, and does not impose specific development standards or common-ownership limits for such communities; and

WHEREAS, the City Council desires to adopt a Residential Rental Registration Ordinance that is neutral as to tenant characteristics and ownership identity, limited to reasonable cost-recovery, and consistent with federal and state fair housing laws and Idaho's protections for private property rights; and

WHEREAS, the City Council further desires to amend Title 8 of the Star City Code to define Single-Family Rental Communities, regulate where they may be located, apply appropriate development standards similar to multi-family projects, and establish prospective limits on common ownership of single-family rental dwellings in new low-density subdivisions, while preserving opportunities for small-scale rentals and owner-occupancy; and

WHEREAS, the City Council finds that this Ordinance is in the best interest of the public health, safety, and welfare, is consistent with the City's Comprehensive Plan, and is a reasonable exercise of the City's police powers; and

WHEREAS, the City Council has held a duly noticed public meeting and/or hearing on this Ordinance in accordance with applicable Idaho law;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STAR, IDAHO, AS FOLLOWS:

SECTION 1. Title 2 of the Star City Code is hereby amended by the addition of a new Chapter 6, to be known as "Residential Rental Registration," which shall read as follows:

CHAPTER 6
RESIDENTIAL RENTAL REGISTRATION

2-6-1: TITLE; PURPOSE; FINDINGS

2-6-2: DEFINITIONS

2-6-3: APPLICABILITY; EXEMPTIONS

2-6-4: REGISTRATION REQUIRED

2-6-5: REGISTRATION METHOD; INFORMATION REQUIRED

2-6-6: TERM; RENEWAL; UPDATES

2-6-7: FEES

2-6-8: EFFECT OF REGISTRATION; NO WAIVER OF OTHER LAWS

2-6-9: ADMINISTRATION; USE OF REGISTRY; NON-DISCRIMINATION

2-6-10: VIOLATIONS; PENALTIES; ENFORCEMENT

2-6-11: TRANSITION PROVISIONS

2-6-12: LARGE SINGLE-FAMILY RENTAL OPERATOR LICENSE

2-6-1: TITLE; PURPOSE; FINDINGS

A. Title.

This chapter shall be known and may be cited as the "City of Star Residential Rental Registration Ordinance."

B. Purpose.

The purpose of this chapter is to promote the peace, health, safety, and welfare of the community by:

1. Identifying residential dwelling units that are rented on a long-term basis within the City;
2. Establishing a simple and uniform web-based registration system for such dwellings;
3. Ensuring the City can contact an owner or responsible local party regarding life-safety issues, code enforcement, and emergency response;
4. Providing accurate information necessary to administer the City's regulations for Single-Family Rental Communities and commonly owned rental portfolios under Title 8 of this Code; and
5. Supporting consistent enforcement of existing City rules and regulations without unnecessary delay, conditions, or costs, consistent with the City's Comprehensive Plan property rights policies.

C. Findings.

The City Council finds that:

1. Residential rental dwellings are a lawful and important component of the City's housing stock;
2. The City has a legitimate interest in knowing where such dwellings are located and who is responsible for them for the limited purposes stated in this section;
3. A registration requirement that is neutral as to tenant characteristics, ownership type, and housing tenure, and that is limited to reasonable cost-recovery, does not constitute an unlawful taking of property or an unreasonable technical limitation on the use of property;
4. The City may, consistent with Idaho law and its Comprehensive Plan, regulate land-use patterns and the scale of large, commonly owned single-family rental portfolios as distinct land-use categories; and
5. Registration and any associated Large Single-Family Rental Operator licensing under this chapter are intended to support the City's regulation of large, commonly owned single-family rental portfolios as distinct land-use patterns, not to discourage or prohibit small-scale rentals or to regulate who may be a tenant.

2-6-2: DEFINITIONS

For purposes of this chapter, the following words and phrases shall have the meanings ascribed below. Terms not defined herein shall have the meanings set forth in Title 8 of this Code, if defined there, or their ordinary meaning.

A. Dwelling Unit: As defined in Title 8 of this Code.

B. Residential Rental Dwelling: Any Dwelling Unit located within the City of Star that is rented or leased, or offered for rent or lease, to one or more occupants for a term of thirty (30) or more consecutive days.

C. Owner: Any person, partnership, corporation, limited liability company, or other legal entity holding fee title to a Residential Rental Dwelling, or a contract purchaser holding equitable title.

D. Local Responsible Party: A natural person or property management company with an address within fifty (50) miles of the City who is authorized by the Owner to receive notices and respond to emergencies and code enforcement matters for the Residential Rental Dwelling.

E. Rental Registry: The database maintained by the City listing all Residential Rental Dwellings and associated Owner and Local Responsible Party information registered pursuant to this chapter.

F. Short-Term Rental: A rental use as defined and regulated in Section 8-5-31 of this Code, as amended.

G. Single-Family Rental Unit: A detached single-family Dwelling Unit that is a Residential Rental Dwelling.

H. Large Single-Family Rental Operator: Any Owner (including related entities under common ownership or control) that owns or controls ten (10) or more Single-Family Rental Units within the City of Star, or such other threshold as may be established by ordinance.

2-6-3: APPLICABILITY; EXEMPTIONS

A. Applicability.

Except as provided in subsection B of this section, this chapter applies to every Residential Rental Dwelling located within the corporate limits of the City of Star.

B. Exemptions.

The following are exempt from registration under this chapter:

1. Hotels, motels, lodging houses, and similar transient lodging facilities in which all guest stays are for periods of less than thirty (30) consecutive days;
2. Short-Term Rentals regulated under Section 8-5-31 of this Code, unless the City Council expressly adds Short-Term Rentals to the Rental Registry by future ordinance;
3. Group homes, residential care facilities, and similar uses licensed directly by the State of Idaho, where the operator is already required by law to provide contact information to state and local agencies; and
4. Owner-occupied Dwelling Units in which the Owner rents no more than one (1) bedroom or portion of the Dwelling Unit to a lodger while continuing to occupy the Dwelling Unit as a primary residence.

2-6-4: REGISTRATION REQUIRED

A. Requirement.

No Owner shall operate, or allow to be operated, a Residential Rental Dwelling within the City without first registering such Dwelling Unit with the City in accordance with this chapter.

B. Registration by Owner.

Registration shall be made by or on behalf of the Owner. A property manager or other agent may complete the registration on behalf of the Owner, but the Owner remains responsible for compliance with this chapter.

C. Multiple Properties; Single Registration.

To minimize administrative burden, an Owner may submit a single registration listing all Residential Rental Dwellings owned within the City. Each Dwelling Unit listed on a valid registration shall be deemed registered.

D. No Inspection Required to Register.

Registration under this chapter does not require an inspection as a condition of registration, and registration does not constitute a certification by the City that the Residential Rental Dwelling complies with building, fire, housing, or other codes.

2-6-5: REGISTRATION METHOD; INFORMATION REQUIRED

A. Web-Based Registration.

The City Clerk, or designee, shall provide a web-based registration system allowing Owners to submit and update registrations electronically. Paper forms shall also be made available upon request for those unable to access the web-based system.

B. Information Required.

For each Residential Rental Dwelling, the registration shall include, at a minimum:

1. Street address and unit number (if applicable);
2. Type of structure (e.g., single-family detached, duplex, multi-family, manufactured home, etc.);
3. Owner's name, mailing address, phone number, and email address;
4. Name, mailing address, phone number, and email address of the Local Responsible Party, if different from the Owner;
5. Whether the Dwelling Unit is part of a common interest community or homeowners' association (HOA), and, if so, the name of the HOA; and
6. A statement that the Dwelling Unit is used or intended to be used as a Residential Rental Dwelling as defined in this chapter.

C. Prohibited Information.

The City shall not require or request information about the protected characteristics of any tenants or prospective tenants as part of the registration.

2-6-6: TERM; RENEWAL; UPDATES

A. Annual Registration.

Residential Rental registrations shall be annual, on a calendar-year basis, and shall be renewed by January 31 of each year, or such other date as may be set by resolution of the City Council.

B. Simplified Renewal.

The City Clerk may provide for a streamlined web-based renewal process allowing Owners to confirm that previously submitted information remains accurate, or to update only changed fields, rather than re-entering all data.

C. Change in Ownership or Contact Information.

Within thirty (30) days after any change in:

1. Ownership of a registered Residential Rental Dwelling; or
2. The Owner's mailing address, email address, phone number, or Local Responsible Party,

the Owner (or new Owner) shall update the registration through the web-based system or by submitting an updated paper form.

2-6-7: FEES

A. Establishment of Fees.

The City Council may, by resolution, establish reasonable fees for registration and renewal under this chapter. Fees shall be listed on the City's master fee schedule.

B. Cost-Recovery Principle.

Fees imposed under this chapter shall be limited to the reasonable, documented costs of administering and enforcing this chapter and maintaining the Rental Registry.

C. Refunds.

If a registration is denied due solely to City error, any fee paid shall be refunded. Fees are otherwise nonrefundable.

2-6-8: EFFECT OF REGISTRATION; NO WAIVER OF OTHER LAWS

A. No Authorization of Unlawful Use.

Registration under this chapter shall not be construed to grant permission to conduct any unlawful use or to operate any Residential Rental Dwelling in violation of any other provision of this Code, including without limitation zoning, building, fire, health, or nuisance regulations.

B. No Determination of Code Compliance.

Issuance, acceptance, or maintenance of a registration does not constitute a representation by the City that the registered Residential Rental Dwelling is in compliance with applicable codes or is safe, habitable, or fit for occupancy.

C. No Endorsement.

Issuance of a registration does not constitute an endorsement of the Owner, Local Responsible Party, or property.

2-6-9: ADMINISTRATION; USE OF REGISTRY; NON-DISCRIMINATION

A. Administrator.

The City Clerk, or designee, shall administer this chapter, maintain the Rental Registry, and develop procedures and forms (including web-based forms) necessary to implement this chapter.

B. Use of Registry.

Information in the Rental Registry may be used by the City solely for:

1. Code enforcement and nuisance abatement;
2. Emergency response and life-safety purposes;
3. Planning and housing policy analysis in aggregate, non-identifiable form;
4. Providing notices required or authorized by law; and
5. Determining whether an Owner meets defined thresholds as a Large Single-Family Rental Operator or whether a development meets the definition of a Single-Family Rental Community under Title 8 of this Code, for purposes of applying land-use regulations adopted by the City.

C. Confidentiality.

To the extent permitted by law, personal contact information (phone numbers, email addresses) of Owners and Local Responsible Parties shall be treated as confidential and used only for official City purposes.

D. Fair Housing Compliance.

This chapter shall be implemented and enforced in a manner consistent with federal and state fair housing laws. Nothing in this chapter authorizes or is intended to permit discrimination against any tenant or prospective tenant based on any characteristic protected by applicable law. The Rental Registry and any Large Single-Family Rental Operator License shall not be used to condition, limit, or discourage occupancy by any person or household based on any protected characteristic.

2-6-10: VIOLATIONS; PENALTIES; ENFORCEMENT

A. Violation.

It shall be an infraction for any Owner to:

1. Fail to register a Residential Rental Dwelling as required by this chapter;
2. Provide materially false information on a registration or Large Single-Family Rental Operator License application; or
3. Fail to update registration or license information as required by this chapter.

B. Penalty.

Violations of this chapter shall be punished as infractions consistent with Idaho Code section 18-113, as amended. Penalties may be imposed on a graduated basis, such as:

1. First violation within a three-year period: an infraction punishable by a fine up to the maximum amount allowed under Idaho Code section 18-113.
2. Second violation within a three-year period: an infraction punishable by a fine of not less than one hundred dollars (\$100.00) and up to the maximum amount allowed under Idaho Code section 18-113.
3. Third or subsequent violation within a three-year period: an infraction punishable by a fine of not less than two hundred fifty dollars (\$250.00) and up to the maximum amount allowed under Idaho Code section 18-113.

C. Separate Offenses.

Each day that a violation continues after written notice from the City may be treated as a separate offense.

D. Other Remedies.

The City may also pursue any other remedies available at law or in equity, including injunctive relief, to enforce this chapter.

2-6-11: TRANSITION PROVISIONS

A. Existing Residential Rental Dwellings.

Owners of Residential Rental Dwellings existing as of the effective date of this chapter shall have six (6) months from the effective date of this chapter to complete initial registration without penalty.

B. New Residential Rental Dwellings.

For Dwelling Units that first become Residential Rental Dwellings after the effective date of this chapter, the Owner shall register the Dwelling Unit within thirty (30) days after it first becomes a Residential Rental Dwelling.

C. Prospective Application to Land-Use Regulations.

Information obtained through the Rental Registry and Large Single-Family Rental Operator License may be used to administer land-use regulations for Single-Family Rental Communities and common-ownership caps adopted after the effective date of this chapter. Those land-use regulations shall apply prospectively and shall not, by themselves, render any lawfully established residential rental use unlawful or nonconforming.

D. Effective Date of Chapter.

For purposes of this section, "effective date of this chapter" means the effective date of Ordinance No. __-2026, by which this chapter is adopted.

2-6-12: LARGE SINGLE-FAMILY RENTAL OPERATOR LICENSE

A. License Required.

Any Large Single-Family Rental Operator, as defined in Section 2-6-2(H), shall obtain and maintain a City license in addition to completing the Rental Registry required by this chapter.

The license shall be administered through the same web-based system used for rental registration to the maximum extent practicable.

B. Purpose.

The purpose of the Large Single-Family Rental Operator License is to:

1. Ensure that Owners controlling a substantial number of Single-Family Rental Units have a reliable local point of contact for emergencies and code enforcement; and
2. Provide accurate information needed to administer caps, dispersal standards, and Single-Family Rental Community regulations in Title 8 of this Code, in a manner that is neutral as to tenant characteristics and consistent with property rights protections.

C. Application and Renewal.

Application for and annual renewal of a Large Single-Family Rental Operator License shall be made via the City's web-based system, or on a form provided by the City Clerk.

In addition to the information required for Residential Rental registration, the applicant shall provide:

- a. A list of all Single-Family Rental Units under common ownership or control within the City, including addresses and subdivision names; and
- b. Identification of any subdivisions or platted developments where the Operator owns or controls such percentage of Single-Family Rental Units as may be required to administer any common-ownership caps or dispersal standards adopted in Title 8 of this Code.

The City Clerk may develop simplified renewal procedures to allow Operators to confirm or update previously submitted lists rather than re-enter information.

D. No Additional Tenant-Related Conditions.

The Large Single-Family Rental Operator License shall not impose additional conditions relating to tenant screening criteria, rents or fees, or length of tenancy beyond the minimum required to qualify as a Residential Rental Dwelling, except as may be specifically required by state or federal law.

Any inspection or property standards associated with the license shall be limited to health, safety, and building or housing code compliance.

E. Fees.

Any additional fee for a Large Single-Family Rental Operator License shall be established by resolution of the City Council and shall be reasonably related to the City's costs of administering and enforcing this section.

The City shall endeavor to minimize incremental costs by integrating the license with the existing web-based Rental Registry.

F. Enforcement; Non-Discrimination.

It is an infraction for a Large Single-Family Rental Operator to fail to obtain or renew a required license under this section. Penalties shall be imposed as provided in Section 2-6-10 of this Code.

This section shall be administered and enforced in a manner consistent with federal and state fair housing laws and shall not be used to discriminate against any tenant or prospective tenant based on any characteristic protected by applicable law.

G. Transition for Existing Large Operators.

An Owner who is a Large Single-Family Rental Operator as of the effective date of this chapter shall have six (6) months from such effective date to obtain an initial license without penalty.

(END OF NEW CHAPTER 6)

SECTION 2. Title 8 of the Star City Code is hereby amended by the addition of the following definitions to the general definitions section of Title 8 (currently codified in the UDC's general definitions section), to be inserted in alphabetical order:

COMMON OWNERSHIP OR CONTROL: Direct or indirect ownership or control of real property by one person, entity, or group of persons or entities under common management, including related entities where substantially the same individuals or entities exercise control.

SINGLE-FAMILY RENTAL UNIT: A detached single-family dwelling that is leased or offered for lease to a household for a term of thirty (30) or more consecutive days.

SINGLE-FAMILY RENTAL COMMUNITY (SFRC): A development containing ten (10) or more Single-Family Rental Units located on individually platted lots within a contiguous

project area, where more than fifty percent (50%) of the dwelling units are under Common Ownership or Control.

LARGE SINGLE-FAMILY RENTAL OPERATOR: Any person or entity (including related entities under common ownership or control) that owns or controls ten (10) or more Single-Family Rental Units within the City of Star.

SECTION 3. Title 8, Section 8-3A-3, "Uses Within Zoning Districts," is hereby amended to add a new use line under the "Dwelling" category as follows (schematic only; the City Clerk may adjust table formatting to match the Code):

Add the following use:

Use: SINGLE-FAMILY RENTAL COMMUNITY (SFRC)¹

A RR R-1 R-2 R-3 R-4 R-5 MU CBD/C-1/C-2

N N N C C C C C N

¹ Subject to SFRC standards in Section 8-5-__.

In addition, add the following matrix note clarifying that individual rentals remain permitted:

"Single-family detached dwellings in A, RR, and R districts may be owner-occupied or rented, provided they do not form part of a Single-Family Rental Community as defined in this title."

SECTION 4. Title 8, Chapter 5 of the Star City Code is hereby amended by the addition of a new Section 8-5-__, to be titled "Single-Family Rental Communities," to read as follows:

8-5-__: SINGLE-FAMILY RENTAL COMMUNITIES

8-5-__-1 PURPOSE

The purpose of this section is to:

A. Recognize large-scale single-family rental developments as a distinct land use with impacts similar to multi-family development;

B. Ensure that such communities provide appropriate open space, amenities, connectivity, and on-site management; and

C. Prevent undue concentration of commonly owned rental dwellings in low-density residential areas.

8-5-__-2 APPLICABILITY

A. This section applies to any development that meets the definition of a Single-Family Rental Community (SFRC).

B. An SFRC shall be permitted or conditionally permitted only in those zoning districts identified in Section 8-3A-3 of this Code.

C. Existing developments that meet the definition of a Single-Family Rental Community as of the effective date of this section shall be treated as legal nonconforming uses, as provided in Section 8-7-__ of this Code (Nonconforming Single-Family Rental Communities).

8-5-__-3 DEVELOPMENT STANDARDS

All SFRCs shall comply with the following development standards, in addition to any other applicable provisions of this title:

A. Minimum Common Open Space: Not less than fifteen percent (15%) of gross land area shall be provided as common open space, with at least ten percent (10%) of gross land area provided as usable open space, generally consistent with Section 8-4E-2.

B. Site Amenities: At least one (1) site amenity shall be provided for the first seventy-five (75) dwelling units, and at least one (1) additional amenity shall be provided for each additional twenty (20) acres or seventy-five (75) dwelling units, whichever applies. Amenities may include, but are not limited to, a clubhouse, pool, play structure, internal trail system, or similar features as set forth in Section 8-4E-2.

C. Connectivity: Internal sidewalks and/or pathways shall connect all dwelling units to common open spaces, centralized mail facilities, parking, and, where feasible, the City's pathway network and adjacent public sidewalks.

D. Parking and Access: Off-street parking shall be provided in accordance with applicable residential parking standards in this title. Internal streets shall meet local

street standards, unless an alternative section is approved through a Planned Unit Development (PUD) or Development Agreement.

E. On-Site Management: A clearly posted twenty-four (24) hour / seven (7) day management contact shall be provided within the community. For communities over a threshold to be set by the City (e.g., [X] dwelling units), either an on-site manager's office within the development or a local management office within [Y] miles of the City shall be provided.

F. Landscaping and Buffering: Landscaping shall be provided in accordance with applicable landscape standards for residential developments. Where an SFRC directly abuts RR or R-1 districts, the approval authority may require enhanced buffering (e.g., increased landscape depth, fencing, berming) to mitigate potential visual and privacy impacts.

G. Property Maintenance: All common areas, private streets, and shared facilities within an SFRC shall be maintained by a homeowners' association (HOA) or similar entity. Covenants, Conditions, and Restrictions (CC&Rs) or equivalent management agreements shall be recorded and submitted with final plat documents.

8-5-__-4 REVIEW PROCESS

A. SFRCs shall be reviewed and approved as a Conditional Use, Planned Unit Development (PUD), and/or pursuant to a Development Agreement, as applicable to the underlying zoning district and as required elsewhere in this title.

B. In approving an SFRC, the decision-making body shall make findings that the development:

1. Is consistent with the Comprehensive Plan and applicable future land use designation;
2. Does not materially change the intended character of adjacent RR or low-density R-1 neighborhoods; and
3. Meets all SFRC development standards in this section and any additional conditions of approval imposed through the PUD or Development Agreement process.

8-5-__-5 UNLAWFUL OPERATION WITHOUT APPROVAL; CHANGE IN STATUS TO SFRC

A. It is unlawful to establish or operate a development as a Single-Family Rental Community in any zoning district without obtaining all approvals required by this title for a Single-Family Rental Community.

B. If, after the effective date of this section, any development that was not previously approved as a Single-Family Rental Community comes to meet the definition of a Single-Family Rental Community by reason of changes in Common Ownership or Control, the Owner shall, within [X] months after first meeting that definition, either:

1. Apply for and obtain all necessary approvals to operate as a conforming Single-Family Rental Community under this title; or
2. Reduce Common Ownership or Control of dwelling units within the development below the thresholds that define a Single-Family Rental Community.

C. For purposes of subsection B, the City may rely on information submitted through the Residential Rental Registration and Large Single-Family Rental Operator License, as well as any other reliable evidence of ownership patterns, to determine when a development meets or no longer meets the definition of a Single-Family Rental Community.

SECTION 5. Title 8, Chapter 6 of the Star City Code is hereby amended by the addition of a new Section 8-6-__, to read as follows:

8-6-__: COMMON OWNERSHIP LIMITS IN NEW RESIDENTIAL SUBDIVISIONS

A. Purpose: The purpose of this section is to avoid the over-concentration of commonly owned rental dwellings in low-density residential subdivisions while preserving opportunities for owner-occupancy and small-scale rentals.

B. Applicability: This section applies to new preliminary plats in RR and in any residential zoning district with a base density of less than six (6) dwelling units per acre, which currently includes R-1, R-2, R-3, R-4, and R-5. It does not apply to plats approved prior to the effective date of this section.

C. Common Ownership Cap:

1. Unless approved as a Single-Family Rental Community, no more than twenty- five percent (25%) of lots in a subdivision subject to this section may be under Common Ownership or Control for use as Single-Family Rental Units.
2. This cap applies at the time of original platting and to any subsequent acquisition of additional lots within the subdivision by the same Owner or group of Owners under Common Ownership or Control.

D. Block-Face Dispersal: Along any local street block face within a subdivision subject to this section, no more than two (2) contiguous lots under Common Ownership or Control may be used as Single-Family Rental Units, unless the block forms part of an approved SFRC.

E. Platting Note: The final plat for any subdivision subject to this section shall include a note referencing the common-ownership cap and block-face dispersal standards and acknowledging that exceeding such standards will require SFRC approval or equivalent land-use approval under this title.

F. Enforcement: Violations of this section may be enforced through civil remedies, including but not limited to injunctive relief, and may result in modification or revocation of approvals for noncompliant lots, subject to due process and any applicable vested-rights provisions.

SECTION 6. Title 8, Chapter 7 of the Star City Code (Nonconforming Uses) is hereby amended by the addition of a new section, Section 8-7-__, to read as follows:

8-7-__: NONCONFORMING SINGLE-FAMILY RENTAL COMMUNITIES

A. Legal Nonconforming Single-Family Rental Communities:

1. Any development that meets the definition of a Single-Family Rental Community as of the effective date of this section shall be deemed a legal nonconforming use, provided it was lawfully established under the regulations in effect at the time of development.
2. A legal nonconforming SFRC may continue to operate, subject to:
 - a. Compliance with all applicable building, fire, and property maintenance codes; and
 - b. Any conditions of approval, development agreements, or recorded covenants applicable to the property.

B. Expansion Prohibited: A nonconforming SFRC shall not:

1. Increase the number of dwelling units within the development;
2. Expand the geographic area or number of platted lots included in the community; or
3. Increase the percentage of dwelling units under Common Ownership or Control;

unless and until the development is brought into conformance with current zoning regulations and approved as a conforming SFRC.

C. Change in Ownership: A change in ownership, management company, or entity name alone shall not terminate legal nonconforming status, provided the SFRC continues to operate without interruption and in compliance with applicable codes.

D. Loss of Nonconforming Status: Nonconforming status for an SFRC shall terminate if:

1. The SFRC use is discontinued for a continuous period of twelve (12) months; or
2. The development is damaged or destroyed and not rebuilt within the time allowed under this title for reconstruction of nonconforming uses.

Any resumed or rebuilt use thereafter shall comply with all current regulations for Single-Family Rental Communities.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 8. CODIFICATION.

The City Clerk and City Attorney are hereby authorized and directed to cause the provisions of this Ordinance to be codified in the Star City Code, and the titles and section numbers in this Ordinance are intended to be consistent with that codification but may be reorganized or renumbered as necessary during the codification process.

SECTION 9. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL of the City of Star, Idaho, on this __ day of _____, 2026.

APPROVED BY THE MAYOR of the City of Star, Idaho, on this __ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK