CITY OF STAR

MUNICIPAL CODE AMENDMENT STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **July 21, 2026 PUBLIC HEARING (Tabled From May 5, 2026)**

RE: Municipal Code Text Amendment

APPLICANT

City of Star

REQUEST

The following Sections of the Star Municipal Code will be reviewed for amendment:

- TITLE 1: NEW CHAPTER 16 – CITY ADVISORY COMMITTEES **(EXHIBIT A)**
- TITLE 7: BUILDING CODE **(EXHIBIT B)**
  - Proposed Construction Without Permit/Penalty
  - Proposed Authorization of Property Owner
  - Chapter 1, Building Codes, Regulations, Definitions
- TITLE 8: UNIFIED DEVELOPMENT CODE **(EXHIBIT C)**
  - Chapter 1
    - Annexation LOS Requirements
    - Definitions
  - Chapter 3
    - Central Business District Visioning Plan Areas
    - Uses Within Zoning Districts Additions – Revisions/Add Central Business District Visioning Plan Areas
    - Zoning District Dimensional Standards – 25' Garage Setbacks/Rear Setbacks
    - Drive-Thru Restaurant/Multi-Family Residential Complexes Prohibition in CBD

- Chapter 4
  - Address Numbering (Per Fire District)
  - Outdoor Lighting
  - Parking Standards
  - Construction Site Standards
  - Private Street Standards
- Chapter 5 - Update Accessory Dwelling Unit Title/Definition

- LEVEL OF SERVICES ORDINANCE **(EXHIBIT D)**
- TITLE 10: FLOOD ORDINANCE **(EXHIBIT E)**
- NEW RESIDENTIAL RENTAL REGISTRATION ORDINANCE **(EXHIBIT F)**
- NEW UNAUTHORIZED SIGN ORDINANCE **(EXHIBIT G)**

APPLICATION REQUIREMENTS, NOTICING & MEETINGS

Agencies Notified	April 16, 2026
Legal Notice Published	April 17, 2026
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 redlined highlights of the sections of the municipal code proposed for this set of revisions.

Staff has provided Council with the following information:

1. **Redlined Sections from Highlighted Areas being revised**

EXHIBIT A
TITLE 1, CHAPTER 16
ADVISORY COMMITTEES ORDINANCE

SECTION 1: "TITLE 1 ADMINISTRATION" of the Star City Code is hereby amended by adding a new Chapter 16, entitled "City Advisory Committees," to read as follows:

CHAPTER 16 – CITY ADVISORY COMMITTEES

1-16-1: PURPOSE AND AUTHORITY

A. Standing advisory committees are hereby established to assist the Mayor and City Council by providing research, community engagement, and non-binding recommendations on matters within their assigned scope.

B. Advisory committees established under this chapter serve in an advisory capacity only and shall provide recommendations to the Mayor and City Council. Advisory committees do not possess legislative, administrative, or fiscal authority.

1-16-2: ESTABLISHED ADVISORY COMMITTEES

A. The following standing advisory committees are established pursuant to this chapter:

1. Beautification Committee;

2. Transportation and Pathways Committee;

3. Historical Committee;

B. Additional advisory committees may be created by ordinance or resolution of the City Council and may be governed by separate provisions of the Star City Code.

1-16-3: MEMBERSHIP QUALIFICATIONS

A. Members must:

1. Be at least eighteen (18) years of age;

2. Live or work within the City of Star Area of Impact;

3. Not be City of Star employees; and

4. Not serve on more than one City advisory committee at a time.

B. No more than two (2) members on the same committee may reside outside city limits.

C. Committee Chairs must reside or work within city limits.

1-16-4: APPOINTMENT AND CONFIRMATION

A. Members shall be appointed by the Mayor and confirmed by the City Council.

B. Applicants must submit an application and complete a background check.

1-16-5: TERMS

A. Unless otherwise specified by ordinance or resolution, advisory committees shall consist of not fewer than five (5) and not more than seven (7) voting members appointed pursuant to this chapter.

B. Terms of office shall be three (3) years.

C. Members shall not serve more than two consecutive terms, unless the Mayor determines an exception is necessary due to experience or vacancy.

D. Ad hoc advisory committees may be established by the Mayor and serve for the duration of the assigned project.

1-16-6: OFFICERS

A. Each committee shall annually elect the following officers from among its members:

1. Chair;

2. Vice Chair;

3. Secretary; and

4. Treasurer (if committee is financially active).

B. Officers shall serve one-year terms and may not serve in the same officer position for consecutive years.

C. Officer duties shall be outlined in the City's adopted Committee Handbook.

1-16-7: MEETINGS AND QUORUM

A. All meetings shall comply with the Idaho Open Meeting Law (Title 74, Idaho Code).

B. Meetings shall be noticed annually with agendas posted at least 48 hours prior to each meeting.

C. A quorum shall consist of a majority of the appointed members of the committee. For example, a committee with six (6) members requires four (4) members present to constitute a quorum.

D. No official action shall occur without a quorum.

E. Committee decisions shall only occur during properly noticed meetings.

1-16-8: ETHICS, PUBLIC RECORDS, AND CONDUCT

A. Members are subject to:

1. Idaho Public Records Act;

2. Idaho Open Meeting Law;

3. Conflict of Interest statutes (Idaho Code § 74-404);

4. Gift restrictions (Idaho Code § 18-1356).

B. Members shall disclose any conflict of interest and recuse themselves from discussion and voting as appropriate.

C. Committee emails, texts, and written communications are public records.

D. Members shall not use City logos or branding without authorization.

1-16-9: ATTENDANCE AND VACANCIES

A. Committee members are expected to attend all regularly scheduled meetings.

B. If a member is absent from three (3) meetings within any twelve (12) consecutive month period, the Mayor may declare the position vacant.

C. Any vacancy occurring on a committee shall be filled in the same manner as the original appointment for the remainder of the unexpired term.

1-16-10: AUTHORITY OF MEMBERS

Advisory committees act as a body and not through individual members. No individual committee member shall represent the committee or the City unless specifically authorized by the committee, the Mayor, or the City Council.

1-16-11: REMOVAL AND RESIGNATION

A. A member may be removed by majority vote of the City Council.

B. Members may resign by written notice to the Mayor.

1-16-12: STAFF LIAISON

The Mayor or City Council may designate a staff member to serve as liaison to each advisory committee. The liaison shall provide administrative support and assist the committee in coordinating communication with City departments and the City Council.

EXHIBIT B
TITLE 7
BUILDING CODE

Construction Without Permit; Penalty.

A. Any person, firm, or corporation who commences, causes to be commenced, or allows construction, alteration, repair, enlargement, or installation of any building or structure, or any regulated system, for which a permit is required, prior to obtaining such permit, shall be subject to a penalty.

B. The penalty for work performed without a required permit shall be an additional fee equal to one hundred percent (100%) of the applicable permit fee, resulting in a total fee of double the normal permit fee, in addition to all required permits, inspection, and plan review fees.

C. Payment of the doubled permit fee shall not relieve the responsible party from compliance with all applicable codes, standards, and regulations, nor shall it limit the authority of the City to require corrections, issue stop work orders, or pursue other remedies as allowed by law.

D. The doubled permit fee shall apply regardless of whether the work is discovered before or after completion and shall be required prior to approval, inspection, or final acceptance of the work.

E. The Building Official is authorized to determine when work has been commenced without a permit and to assess the doubled fee in accordance with this section.

Authorization of Property Owner Required

A. **Owner Authorization Required.**
No permit shall be issued for work on any property unless the permit applicant is the legal property owner or has obtained written authorization from the legal property owner allowing the applicant to apply for and obtain such permit.

B. **Responsibility for Accuracy.**
The permit applicant is responsible for ensuring that all owner authorization documentation is accurate and valid. Submission of false, misleading, or unauthorized documentation shall be grounds for permit denial, suspension, or revocation.

C. **City Not Responsible for Private Disputes.**
The issuance of a permit based on owner authorization documentation shall not be

construed as the City's verification of private contractual relationships. The City shall not be responsible for resolving disputes between property owners and permit applicants.

D. **Revocation of Authorization.**
If the property owner revokes authorization prior to completion of permitted work, the permit holder shall immediately notify the Building Department. The City may suspend or revoke the permit until authorization is reestablished.

- **CHAPTER 1 - BUILDING CODES AND REGULATIONS**
- **7-1-1: - Building Officials**

~~The officials designated by the city as the person or persons responsible for enforcement of building and zoning regulations are hereby appointed as the building officials of the city.~~ The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.

Commented [KP1]: Replace with definition in building code

- ~~**7-1-3: - Phone-In Permit System**~~

~~A.~~

~~System Established: There is hereby established a permit system (the "system") for electrical, mechanical, and plumbing permits required by the ordinances and resolutions of the city, to be administered by the city clerk, whereby qualified licensed contractors may obtain permits by telephone or online in lieu of purchasing permits in person at city hall.~~

Commented [KP2]: All inspections are to be scheduled through the online portal

B.

Application for ~~License~~ Contractor registration:

1.

In order to become a qualified ~~licensed~~ contractor under the system, a contractor must first complete and file with the city clerk an application form, signed by an authorized agent of the contractor, showing:

a.

The name, address, telephone number, and fax number of the contractor;

b.

The name of its agent authorized to obtain permits;

c.

The type of permit it seeks authorization to obtain;

d.

Its state of Idaho contractor's license number; and

e.

Such other information as the city clerk may reasonably require.

2.

In addition, the contractor must file with the city clerk a true and correct copy of its state of Idaho contractor's license to perform the type of work for which permits are requested.

C.

Authority to Contact City for Permit: Upon approval of the application by the city clerk, the applicant shall be deemed to be a qualified licensed contractor for purposes of this section. A qualified licensed contractor may contact the office of the city clerk (by telephone or online) for an electrical, mechanical, or plumbing permit in lieu of purchasing the permit in person.

D.

Payment of Permit Fees:

1.

Time Limit: Each contractor to whom a permit is issued under the system shall remit payment in full at the time of the issuance of the permit. If the tenth day following issuance of the permit falls upon a day when the office of the city clerk is not open for business, the contractor shall have until the next business day to remit the fee in full.

2.

Payment of Delinquent Fees and Penalties: Any fee not paid in full at the time of the issuance of the permit shall be increased by one hundred Percent (100%). No other permits shall be issued nor inspections performed for the contractor until the delinquent fees and penalties have been paid.

E.

~~Revocation of Phone-In Privilege; Right to Appeal:~~

~~1.~~

~~The city clerk may revoke the phone-in privilege of any contractor who fails two (2) or more times to pay a required fee or fees within the required ten (10) day period. Revocation shall take effect upon the mailing or faxing of written notice of revocation stating the grounds for the revocation.~~

~~2.~~

~~The contractor may appeal such revocation to the city council by filing a notice of appeal and request for a hearing with the city clerk within ten (10) days of the date of the revocation. The city council shall schedule a hearing on the appeal at a regular or special meeting of the city council and shall notify the contractor by first class mail of the date, time, and place of hearing. No publication of notice of hearing shall be required. Following the hearing, the council may affirm, reverse, or modify the decision of the city clerk.~~

~~(Ord. 47, 11-8-2000; amd. Ord. 317, 11-9-2020)~~

- **7-1-5: - Building Codes Adopted; Regulations; Permits**

1.

The City hereby adopts the most current edition of the International Building Code(IBC) and the International Residential Code(IRC) as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the City Clerk, in accordance with Idaho Code Section 50-901.

except as provided in subsection ~~B~~ a-b of this section:

a.

International building code, except sections 103.2, 103.3, 101.4.4, and 502.1 to be replaced with **8-4A-4: - Address Numbering** of this code.

b.

International residential code, , 319 to be replaced with **8-4A-4: - Address Numbering** of this code, parts I through IV and IX, except section R103.2.

d.

The City hereby adopts the current edition of the International Mechanical Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the City Clerk, in accordance with Idaho Code Section 50-901, except sections 103.2, 103.3 and 103.4.

e.

The City hereby adopts the current edition of the International Fuel Gas Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the City Clerk, in accordance with Idaho Code Section 50-901, except section 103.

C.

Agricultural Buildings ~~Excepted~~Exempted: "Agricultural buildings", as defined by the State of Idaho, are exempt from the building codes adopted herein but shall remain subject to placement requirements and permits established by zoning regulations.

4.

Exceptions:

Location: Heat alarms shall be installed in the following locations:

c.

On each distinct ceiling plane with the detector installed with the manufacturers listed spacing.

- **7-1-6: - National Electrical Code; Regulations; Permits**

The City hereby adopts the most current edition of the International Electrical Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the City Clerk, in accordance with Idaho Code Section 50-901.

~~A.~~

~~Code Adoption: The current edition of the 2017 National Electrical Code, as adopted by the State of Idaho, is hereby adopted as the official Electrical Code of the City of Star, with the exception of the following amendments:~~

~~1.~~

~~Article 210.8(A)(7) Sinks. Delete article 210.8(A)(7) and replace with the following: Sinks located in areas other than kitchens where receptacles are installed within one and eight tenths (1.8) meters (six (6) feet) of the outside edge of the sink.~~

~~2.~~

~~Article 210.8(A)(10). Delete article 210.8(A)(10).~~

~~3.~~

~~Article 210.8(D). Delete article 210.8(D).~~

~~4.~~

~~Article 210.52(E)(3). Delete article 210.52(E)(3) and replace with the following: Balconies, Decks, and Porches. Balconies, decks, and porches having an overall area of twenty (20) square feet or more that are accessible from inside the dwelling unit shall have at least one (1) receptacle outlet installed within the perimeter of the balcony, deck, or porch. The receptacle shall not be located more than two (2.0) meters (six and one half (6 1/2) feet) above the balcony, deck, or porch surface.~~

~~5.~~

~~Where the height of a crawl space does not exceed one and four tenths (1.4) meters or four and one half (4.5) feet it shall be permissible to secure NM cables, that run at angles with joist, to the bottom edge of joist. NM cables that run within two and one tenth (2.1) meters or seven (7) feet of crawl space access shall comply with Article 320.23.~~

~~6.~~

~~Article 675.8(B). Compliance with Article 675.8(B) will include the additional requirement that a disconnecting means always be provided at the point of service from the utility no matter where the disconnecting means for the machine is located.~~

~~7.~~

~~Article 550.32(B). Compliance with Article 550.32(B) shall limit installation of a service on a manufactured home to those homes manufactured after January 1, 1992.~~

~~8.~~

~~Poles used as lighting standards that are forty (40) feet or less in nominal height and that support no more than four (4) luminaires operating at a nominal voltage of three hundred (300) volts or less, shall not be considered to constitute a structure as that term is defined by the National Electrical Code (NEC). The disconnecting means shall not be mounted to the pole. The disconnecting means may be permitted elsewhere in accordance with NEC, Article 225.32, exception 3. SEC special purpose fuseable connectors (model SEC 1791-DF or model SEC 1791-SF) or equivalent shall be installed in a listed handhole (underground) enclosure. The enclosure shall be appropriately grounded and bonded per the requirements of the NEC applicable to Article 230-Services. Overcurrent protection shall be provided by a (fast- acting - minimum - 100K RMS Amps 600 VAC) rated fuse. Wiring within the pole for the luminaires shall be protected by supplementary overcurrent device (time-delay - minimum - 10K RMS Amps 600 VAC) in break-a-away fuse holder accessible from the hand hole. Any poles supporting or incorporating utilization equipment or exceeding the prescribed number of luminaires, or in excess of forty (40) feet, shall be considered structures, and an appropriate service disconnecting means shall be required per the NEC. All luminaire-supporting poles shall be appropriately grounded and bonded per the NEC.~~

~~9.~~

~~Compliance with Article 210.12 Arc-Fault Circuit-Interrupter Protection. Article 210.12 shall apply in full. Exception: In dwelling units Arc-Fault Circuit-Interrupter Protection shall only apply to all branch circuits and outlets supplying bedrooms. All other locations in dwelling units are exempt from the requirements of Article 210.12.~~

~~B.~~

~~General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:~~

~~1.~~

~~Suspended Ceiling Luminaire: Suspended ceiling luminaires are to be supported by independent support wires from structure to fixture, including wiring boxes for smaller~~

~~luminaires such as Exit signs. Luminaires over one foot (1') square shall have two (2) supports, one (1) on each diagonal corner.~~

~~2.~~

~~Bell Ringing Transformers: Bell ringing transformers shall be located to be accessible and shall not be located in an attic.~~

~~3.~~

~~Smoke Detectors: Smoke detectors in residential units shall be wired to a general wiring circuit.~~

~~C.~~

~~Permit Fees: Applicants shall pay permit fees in amounts to be determined by resolution of the City Council. All permits required under this section require fees to be paid prior to a permit being issued or by standards set under phone-in permit system in section 7-1-3 of this chapter, unless otherwise specified herein.~~

(Ord. 261, 6-6-2017; Amended by Ord. 408-2024 on 6/18/2024)

- **7-1-7: - Plumbing Code**

The City hereby adopts the most current edition of the Idaho State Plumbing Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the City Clerk, in accordance with Idaho Code Section 50-901.

~~The current edition of the 2009 Idaho State Plumbing Code, or as may be updated by the State of Idaho, one (1) copy of which is on file in the Office of the City Clerk, including all provisions for the issuance of permits, all provisions for penalties for the violation thereof, and all other regulations, provisions, conditions, and terms thereof, is hereby regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Star, Idaho; and each and all of the regulations, provisions, conditions and terms of such 2009 Idaho State Plumbing Code, or as may be updated by the State of Idaho, on file in the Office of the City Clerk, is hereby referred to, adopted and made a part hereof as if fully set out in this section. Plumbing permit and inspection fees and charges shall be established by resolution of the City Council, and may periodically be amended and revised by resolution.~~

(Ord. 226, 12-18-2012)

- **7-1-8: - International Fire Code**

The City here by adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the City Clerk, in accordance with Idaho Code Section 50-901.

(Adopted by Ord. 408-2024 on 6/18/2024)

- **7-1-9: - International Swimming Pool and Spa Code**

The City hereby adopts the current edition of the International Swimming Pool and Spa Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file ~~int eh~~ in the office of the City Clerk, in accordance with Idaho Code Section 50-901.

(Adopted by Ord. 408-2024 on 6/18/2024)

- **7-1-10: - International Existing Building Code**

The City hereby adopts the current edition of the International Existing Building Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file ~~int eh~~ in the office of the City Clerk, in accordance with Idaho Code Section 50-901.

(Adopted by Ord. 408-2024 on 6/18/2024)

- **7-1-11: - Definitions**

~~DWELLING UNIT: A building or portion of a building designed for, or whose primary purpose is for, residential occupancy and which consists of one or more rooms which are arranged, designed or used as living and/or sleeping quarters for one or more persons. "Dwelling unit" includes "mobile home".~~

DWELLING OR DWELLING UNIT: Any structure, or portion thereof, providing independent living facilities for one "family" as herein defined, including provisions for living, sleeping, eating, cooking, and sanitation.

DWELLING, SECONDARY: A habitable dwelling unit established in conjunction with and subordinate to a single-family dwelling unit. The term shall include guesthouse and granny flat. See also guesthouse/granny flat/mother-in-law quarters.

EXHIBIT C
TITLE 8
UNIFIED DEVELOPMENT CODE

TITLE 8 REVISIONS

8-1B-1: ANNEXATION AND ZONING; REZONE:

7. All development applications may be subject to a Level of Service (LOS) evaluation from public agencies including, but not limited to, ITD, ACHD, HD4, Middleton School District, West Ada School District, Star Fire District and Star Sewer & Water District to determine if all required findings of fact in Section 8-1B-1C of this Title can be met.

8-1E-1: TERMS DEFINED:

AGRICULTURAL STRUCTURE: Agricultural structure means any building or structure which is used solely for farming or ranching uses. The term "agricultural structure" includes, but is not limited to, barns, wind breaks, or silos. An agricultural structure shall not be used as an accessory structure, and shall not store personal items other than that for agricultural purposes. The structure must be located on a single parcel of land of more than five (5) acres. A zoning certification shall be required for this use.

~~ARTS, ENTERTAINMENT AND RECREATION FACILITIES: The use of a site or facility for entertainment, spectator sports or recreational activities. The use includes, but is not limited to amusement parks, motion picture and performing arts theaters, racetracks, sports fields, golf courses, museums, zoos, marinas, bowling, video and other games and amusements. For wedding and corporate events see events center.~~

ARTS, ENTERTAINMENT AND RECREATION FACILITIES: The indoor or outdoor use of a property and/or structure for public or private gatherings for entertainment, spectator sporting events, live music, or recreational activities. The use includes, but is not limited to amusement parks, movie theaters, racetracks, sports fields, zoos, marinas, bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), video and other games and amusements, or other organized events where food service may be provided, amplified music or excessive noise may be present and area for a large amount of parking is necessary. For wedding and corporate events see events center.

EVENTS~~/ENTERTAINMENT~~ FACILITY. PUBLIC & PRIVATE, INDOOR OR OUTDOOR: ~~A~~ The indoor or outdoor use of a property and/or structure for public or private gatherings to include wedding receptions, corporate events, live music events, cultural events,

~~recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters,~~ or other organized events where food service may be provided, amplified music or excessive noise may be present and area for a large amount of parking is necessary.

GOLF COURSE: An area of land laid out for the game of golf with a series of nine (9) or eighteen (18) holes, each including tee, fairway and putting green, and often one or more natural or artificial hazards, and which may include a driving range and clubhouse with restaurant and bar. Golf courses are considered agricultural in nature and therefore are exempt from city noise ordinances.

HEALTH AND FITNESS CLUBS**:** A health club (also known as a fitness club, fitness center, health spa, weight room and commonly referred to as a gym) is a place that houses exercise equipment for the purpose of physical exercise. This is usually a commercial establishment having members who pay a fee to use its health and fitness facilities and equipment.

RESIDENTIAL PARKING DISTRICT: A geographical area of residential streets which are designated by resolution of the Star City Council for the purpose of managing parking issues specific to such area. Residents and businesses located within such designated area may apply for and, if qualified, receive permits which exempt their associated vehicle(s) from the parking time restrictions otherwise enforced in such area.

~~SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.~~

SPECIAL PARKING DISTRICT: A subset of a residential parking district which utilizes separate parking permits and has stricter parking limitations than the rest of the residential parking district.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses within the downtown area of the city along the major transportation corridors. ~~Residential uses, including higher densities may be allowed on the upper floors of multiple use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district.~~ Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special ~~emphasis~~ consideration ~~shall~~ may be ~~placed~~ given ~~on~~ to new development that incorporates and compliments the

specifically designated downtown visioning sub-districts in the central downtown area ~~to~~ that encourages and creates a vibrant, walkable downtown community that incorporates the entire central business district that emphasizes the Boise River, parks, open space and community pathways, and public (civic) facilities as ~~an~~ active amenit~~y~~ies. Residential uses, including higher densities may be allowed on the upper floors of multiple use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district.

(CBD-V) CENTRAL BUSINESS DISTRICT VISIONING PLAN AREA: To provide for certain commercial, retail, civic, office, and entertainment uses within specific, defined sub-districts. These sub-districts include the State Street Corridor District, Star Road Corridor District, Village District, Arts District and River District. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that brings transition and compatibility between existing residential and commercial uses with the newly approved uses while incorporating the Boise River as an active amenity. New residential uses may be allowed on the upper floors of multiple-use buildings, as approved by Council. Live/work designed development is also encouraged in these districts. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Drive-thru restaurants and other incompatible land uses to the existing commercial and residential uses are to be further regulated in the downtown visioning plan area.

8-3A-3: USES WITHIN ZONING DISTRICTS

ZONING DISTRICT USES **USES**	**A**	**RR**	**R**	**~~CBD~~**	**C-1**	**C-2**	**LO**	**LI**	**PS**	**MU**	**RC**
Accessory structure - Residential or Commercial	A/C	A/C	A/C	~~N/C~~	A	A	A	A	A	C/P	A
Adult business/adult entertainment	N	N	N	~~N~~	N	N	N	C	N	N	N
Agriculture, forestry, fishing	P	P	N	~~N~~	N	N	N	N	N	N	N
Airport	C	N	N	~~N~~	N	N	N	C	N	N	N
Animal care facility 1	P	C	N	~~C~~	P	P	P	P	N	C	N
Artist studio 1	P	P	N	~~P~~	P	P	P	P	P	P	P
Art, entertainment, recreation facility1	C	N	N	~~P~~	C	P	P	C	P	C	P
Arts, Performing Theaters	N	N	N		N	C	N	C	C	C	C
Asphalt plant 1	N	N	N	~~N~~	N	N	N	C	N	N	N
Auction facility	N	N	N	~~N~~	N	C	N	C	N	C	N
Automated Teller Machine (ATM) 1	N	N	N	~~A~~	A	A	A	A	A	A	A
Automotive hobby 1	A	A	A	~~N~~	N	N	N	A	N	A	N
Automotive mechanical/electrical repair and maintenance	N	N	N	~~C~~	C	P	N	P	N	C	N
Bakery- Retail or Manufacturing	N	N	N	~~P~~	P	P	P	P	N	P/C	P
Bar/tavern/lounge/drinking establishment	N	N	N	~~P~~	C	P	C	C	N	C	P
Barbershop/styling salon	N	N	N	~~P~~	P	P	P	N	N	P	P
Bed and breakfast	P	P	N	~~P~~	P	P	N	N	N	C	C
Beverage bottling plant	N	N	N	~~N~~	N	N	N	P	N	N	N
Boarding house	C	C	C	~~N~~	N	N	N	N	N	C	C
Brewery/Distillery	N	N	N	~~P~~	C	P	N	P	N	C	P
Brewpub/Wine Tasting	A	A	N	~~P~~	C	P	C	C	N	C	P

Building material, garden equipment and supplies	N	N	N	~~P~~	C	P	C	P	N	C	C
Campground/RV park 1	C	N	N	~~N~~	N	N	N	N	N	C	N
Caretaker Unit 1	A	A	A	~~N~~	A	A	N	N	A	A	A
Cement or clay products manufacturing	N	N	N	~~N~~	N	N	N	P	N	N	N
Cemetery 1	C	C	N	~~N~~	N	N	N	N	P	N	N
Chemical manufacturing plant 1	N	N	N	~~N~~	N	N	N	C	N	N	N
Child Care center (more than 12) 1	N	C	N	~~C~~	C	C	C	N	N	C	N
Child Care family (6 or fewer) 1	A	A	A	~~A~~	A	A	A	N	N	A	C
Child Care group (7-12) 1	C	C	C	~~C~~	C	C	C	N	N	C	C
Child Care-Preschool/Early Learning1	N	C	C	~~C~~	C	C	C	N	N	C	C
Church or place of religious worship1	C	C	C	~~C~~	C	C	C	N	N	C	N
Civic, social/fraternal organizations	C	N	N	~~P~~	P	P	P	N	N	C	C
	A	**RR**	**R**	**~~CBD~~**	**C-1**	**C-2**	**LO**	**LI**	**PS**	**MU**	**RC**
Concrete batch plant 1	N	N	N	~~N~~	N	N	N	C	N	N	N
Conference/convention center	N	N	N	~~P~~	P	P	P	C	C	C	C
Contractor's yard or shop 1	C	C	N	~~N~~	N	N	N	C	N	N	N
Convenience store	N	N	N	~~C~~	C	C	C	C	N	C	C
Dairy farm	C	N	N	~~N~~	N	N	N	N	N	N	N
Drive-through establishment/drive-up service window 1	N	N	N	~~N/C~~	C	C	C	C	N	C	N
Dwelling:											
Multi-family 1	N	N	C	~~N~~	N	N	N	N	N	C	C
~~Secondary~~ Accessory (ADU) 1	A	A	A	~~N~~	N	N	N	N	N	C	C
Single-family attached	N	N	P	~~N~~	N	N	N	N	N	C	N

Single-family detached	P	P	P	~~N~~	N	N	N	N	N	C	N
Two-family duplex [1]	N	N	P	~~N~~	N	N	N	N	N	C	N
Live/Work Multi-Use 1	N	N	N	~~C~~	N	N	N	N	N	C	C
Single-Family Rental Communities 1	N	N	C		N	N	N	N	N	C	C
Educational institution, private	C	C	C	~~C~~	C	C	C	N	N	C	C
Educational institution, public	C	C	C	~~C~~	C	C	C	N	C	C	C
Equipment rental, sales, and services	N	N	N	~~C~~	C	P	N	P	N	C	N
Events~~/Entertainment~~ Facility, public or private (indoor/outdoor) 1	C	C	N	~~C~~	C	C	N	C	C	C	C
Fabrication shop	N	N	N	~~N~~	N	~~P~~ C	N	P	N	N	N
Farm	P	P	N	~~N~~	N	N	N	N	N	N	N
Farmers' or Saturday market	C	C	N	~~C~~	C	C	C	C	C	C	P
Feedlot	N	N	N	~~N~~	N	N	N	N	N	N	N
Financial institution	N	N	N	~~P~~	P	P	P	P	N	C	C
Flammable substance storage	N	N	N	~~N~~	N	N	N	C	N	N	N
Flex Space	N	N	N	~~C~~	C	P	C	P	N	C	N
Food products processing	C	N	N	~~N~~	C	C	N	P	N	N	N
Fracking	N	N	N	~~N~~	N	N	N	N	N	N	N
Gasoline, Fueling & Charging station with or without convenience store 1	N	N	N	~~C~~	C	C	C	C	N	C	N
Golf course/Driving Range	C	C	C	~~N~~	C	C	C	C	C	C	N
Government office	N	N	N	~~P~~	P	P	P	P	P	C	P
Greenhouse, private	A	A	A	~~N~~	N	N	N	N	N	A	N
Greenhouse, commercial	P	C	N	~~N~~	C	P	N	P	N	C	N
Guesthouse/granny flat	P	P	C	~~N~~	N	N	N	N	N	C	C

	A	**RR**	**R**	**~~CBD~~**	**C-1**	**C-2**	**LO**	**LI**	**PS**	**MU**	**RC**
Health and Fitness Clubs 1	N	N	N	~~C~~	C	C	C	C	N	C	C
Healthcare and social services	N	N	N	~~P~~	P	P	P	P	N	C	C
Heliport	C	N	N	~~N~~	N	N	N	C	N	N	N
Home occupation 1	A	A	A	~~A~~	N	N	N	N	N	A	P
Hospital	N	N	N	~~P~~	C	P	P	C	N	C	N
Hotel/motel	N	N	N	~~C~~	C	P	N	C	N	C	C
Ice manufacturing plant	N	N	N	~~N~~	N	N	N	P	N	N	N
~~Institution~~	~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~C~~	~~N~~	~~N~~	~~C~~	~~C~~	~~C~~
Junkyard	N	N	N	~~N~~	N	N	N	C	N	N	N
Kennel	C	C	N	~~N~~	N	C	N	C	N	C	N
Laboratory	N	N	N	~~P~~	P	P	P	P	N	C	N
Laboratory, medical	N	N	N	~~P~~	P	P	P	P	N	C	N
Laundromat	N	N	N	~~P~~	P	P	P	P	N	P	C
Laundry and dry cleaning	N	N	N	~~P~~	P	P	P	P	N	C	C
Library	N	N	N	~~P~~	P	P	P	N	P	N	C
Manufactured home 1	P	P	P	~~N~~	N	N	N	N	N	C	N
Manufactured home park 1	N	N	C	~~N~~	N	N	N	N	N	N	N
Manufacturing plant	N	N	N	~~N~~	N	C	N	C	N	N	N
Meatpacking plant	C	N	N	~~N~~	N	N	N	C	N	N	N
Medical clinic	N	N	N	~~P~~	P	P	P	N	N	P	P
Mining, Pit or Quarry (excluding accessory pit) 1	C	N	N	~~N~~	N	N	N	C	N	N	N
Mining, Pit or Quarry (for accessory pit) 1	A	A	A	~~A~~	A	A	A	A	A	A	N

Mortuary	N	N	N	~~N~~	C	P	N	P	N	C	N
Multiple Use Building 1	N	N	N	~~C~~	C	C	C	C	N	C	C
Museum	C	N	N	~~P~~	P	P	P	N	P	P	P
Nursery, garden center and farm supply	N	N	N	~~C~~	P	P	P	P	N	C	N
Nursing or residential care facility 1	N	N	C	~~C~~	P	P	P	N	N	C	C
Office security facility	N	N	N	~~P~~	P	P	P	P	N	C	N
Parking lot/parking garage (commercial)	N	N	N	~~C~~	C	C	C	C	C	C	P
Parks, public and private	P	P	P	~~P~~	P	P	P	P	P	P	P
Pawnshop	N	N	N	~~P~~	P	P	P	P	N	P	N
Personal and professional services	N	N	N	~~P~~	P	P	P	P	N	P	P
Pharmacy	N	N	N	~~P~~	P	P	P	P	N	P	P
	A	**RR**	**R**	**~~CBD~~**	**C-1**	**C-2**	**LO**	**LI**	**PS**	**MU**	**RC**
Photographic studio	N	N	N	~~P~~	P	P	P	P	Nd	P	P
Portable classroom/modular building (for private & public Educational Institutions) [1]	P	P	P	~~P~~	P	P	P	N	P	P	N
Power plant	N	N	N	~~N~~	N	N	N	C	N	N	N
Processing plant	C	N	N	~~N~~	N	N	N	C	N	N	N
Professional offices	N	N	N	~~P~~	P	P	P	P	N	C	P
Public infrastructure; Public utility major, minor and yard 1	C	C	C	~~C~~	C	C	C	C	C	C	N
Public Utility Yard	C	N	N	~~N~~	C	C	N	P	C	N	N
Recreational vehicle dump station	N	N	N	~~N~~	C	C	N	C	N	A	N
Recycling center	N	N	N	~~N~~	C	C	N	P	N	N	N
Research activities	A	N	N	~~P~~	P	P	P	P	N	C	C

Restaurant	N	N	N	~~P~~	C	P	P	C	N	C	P
Retail store/retail services	N	N	N	~~P~~	C	P	P	P	N	C	P
Retirement home	N	N	C	~~C~~	C	N	C	N	N	C	C
Riding Arena or Stable, Private/ Commercial	P/C	P/C	C/N	~~N~~	N	N	N	N	N	N	N
Salvage yard	N	N	N	~~N~~	N	N	N	C	N	N	N
Sand and gravel yard	C	N	N	~~N~~	N	N	N	P	N	N	N
~~Service building~~	~~C~~	~~N~~	~~N~~	~~P~~	~~P~~	~~P~~	~~N~~	~~P~~	~~N~~	~~C~~	~~N~~
Shooting range (Indoor/Outdoor)	C	N	N	~~C/N~~	C/ N	C/ N	N	C	N	C/ N	N
Shopping or Commercial center	N	N	N	~~C~~	C	C	N	N	N	C	N
Short Term Rentals 1	A	A	A	~~A~~	N	N	N	N	N	A	A
Solid waste transfer station	N	N	N	~~N~~	N	N	N	C	N	N	N
Storage facility, outdoor (commercial)1	C	N	N	~~N~~	C	C	N	C	N	C	N
Storage facility, self-service (commercial)1	C	N	N	~~N~~	C	C	N	C	N	C	N
Swimming pool, commercial/public	N	N	N	~~P~~	P	P	P	P	P	P	C
Television station	N	N	N	~~N~~	N	C	N	C	N	C	C
Temporary living quarters 1	P	P	C	~~N~~	N	N	N	N	N	N	N
Terminal, freight or truck 1	N	N	N	~~N~~	N	C	N	P	N	N	N
Truck stop	N	N	N	~~N~~	N	C	N	P	N	C	N
Turf farm	P	P	N	~~N~~	N	N	N	N	C	N	N
Vehicle emission testing 1	N	N	N	~~P~~	P	P	P	P	N	C	N
Vehicle impound yard 1	N	N	N	~~N~~	N	N	N	P	N	N	N
	A	**RR**	**R**	**~~CBD~~**	**C-1**	**C-2**	**LO**	**LI**	**PS**	**MU**	**RC**

Vehicle repair, major 1	N	N	N	~~N~~	C	P	N	P	N	C	N
Vehicle repair, minor 1	N	N	N	~~C~~	C	P	N	P	N	C	N
Vehicle sales or rental and service 1	N	N	N	~~C~~	C	P	N	P	N	C	N
Vehicle washing facility 1	N	N	N	~~C~~	C	P	N	P	N	C	N
Vehicle wrecking, junk or salvage yard1	N	N	N	~~N~~	N	N	N	C	N	N	N
Veterinarian office	P	C	N	~~C~~	P	P	P	P	N	C	P
Vineyard	P	P	N	~~N~~	N	N	N	C	N	C	N
Warehouse and storage	N	N	N	~~N~~	N	P	C	P	N	C	N
Wholesale sales	N	N	N	~~C~~	P	P	C	P	N	C	N
Winery	P	C	N	~~N~~	N	C	N	P	N	C	P
Wireless communication facility 1	C	C	C	~~C~~	C	C	C	C	C	C	N
Woodworking shop	N	N	N	~~N~~	N	P	N	P	N	N	P

CENTRAL BUSINESS DISTRICT/ VISIONING AREA ZONING USES USES	CBD	CBD(V) VILLAGE	CBD(A) ART	CBD(R) RIVER	CBD(SS) STATE STREET	CBD(SR) STAR ROAD
Accessory structure - Residential or Commercial	A	A	A	A	A	A
Adult business/adult entertainment	N	N	N	N	N	N
Agriculture, forestry, fishing	N	N	N	N	N	N
Airport	N	N	N	N	N	N
Animal care facility 1	C	C	C	C	C	C
Artist studio 1	P	P	P	P	P	P
Arts, entertainment, recreation facility1	C	N	N	N	C	C
Arts, Performing Theaters	C	C	C	C	C	C
Asphalt plant 1	N	N	N	N	N	N
Auction facility	N	N	N	N	N	N
Automated Teller Machine (ATM) 1	A	N	N	N	N	N
Automotive hobby 1	N	N	N	N	N	N
Automotive mechanical/electrical repair and maintenance	N	N	N	N	N	N
Bakery- Retail or Manufacturing	P	P	P	P	P	P
Bar/tavern/lounge/drinking establishment	C	N	N	N	N	N
Barbershop/styling salon	P	P	P	P	P	P
Bed and breakfast	P	P	P	P	P	P
Beverage bottling plant	N	N	N	N	N	N
Boarding house	N	N	N	N	N	N
Brewery/Distillery	C	C	C	C	C	C
Brewpub/Wine Tasting	C	C	C	C	C	C

Building material, garden equipment and supplies	C	N	N	N	N	N
Campground/RV park 1	N	N	N	N	N	N
Caretaker Unit 1	N	N	N	N	N	N
Cement or clay products manufacturing	N	N	N	N	N	N
Cemetery 1	N	N	N	N	N	N
Chemical manufacturing plant 1	N	N	N	N	N	N
Child Care center (more than 12) 1	C	N	N	N	N	N
Child Care family (6 or fewer) 1	A	A	A	A	N	N
Child Care group (7-12) 1	C	N	N	C	C	C
Child Care-Preschool/Early Learning1	C	N	N	N	C	C
Church or place of religious worship1	N	N	N	N	N	N
	CBD	**CBD(V) VILLAGE**	**CBD(A) ART**	**CBD(R) RIVER**	**CBD(SS) STATE STREET**	**CBD(SR) STAR ROAD**
Civic, social/fraternal organizations	N	N	N	N	N	N
Concrete batch plant 1	N	N	N	N	N	N
Conference/convention center	N	N	N	N	N	N
Contractor's yard or shop 1	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N
Dairy farm	N	N	N	N	N	N
Drive-through establishment/drive-up service window 1	N	N	N	N	N	N
Dwelling:						
Multi-family 1	N	N	N	N	N	N
Accessory (ADU)1	N	N	N	N	N	N

Single-family attached	N	N	N	N	N	N
Single-family detached	N	N	N	N	N	N
Two-family duplex [1]	N	N	N	N	N	N
Live/Work Multi-Use 1	C	C	C	C	C	C
Single-Family Rental Communities 1	N	N	N	N	N	N
Educational institution, private	C	N	N	N	C	C
Educational institution, public	C	N	N	N	C	C
Equipment rental, sales, and services	C	N	N	N	N	N
Events Facility, public or private (indoor/outdoor) 1	C	N	N	N	N	N
Fabrication shop	N	N	N	N	N	N
Farm	N	N	N	N	N	N
Farmers' or Saturday market	C	C	C	C	C	C
Feedlot	N	N	N	N	N	N
Financial institution, no drive thru	P	P	P	P	P	P
Flammable substance storage	N	N	N	N	N	N
Flex Space	C	N	N	N	C	C
Food products processing	N	N	N	N	N	N
Fracking	N	N	N	N	N	N
Gasoline, Fueling & Charging station with or without convenience store 1	N	N	N	N	N	N
Golf course/Driving Range	N	N	N	N	N	N
Government office	P	P	C	P	P	P
Greenhouse, private	N	N	A	N	N	N
	CBD	**CBD(V)**	**CBD(A)**	**CBD(R)**	**CBD(SS) STATE**	**CBD(SR) STAR**

		VILLAGE	ART	RIVER	STREET	ROAD
Greenhouse, commercial	C	N	N	N	C	C
Guesthouse/granny flat	N	N	N	N	N	N
Health and Fitness Clubs 1	C	N	N	N	C	C
Healthcare and social services	P	N	N	P	P	N
Heliport	N	N	N	N	N	N
Home occupation 1	A	A	A	A	A	A
Hospital	N	N	N	N	N	N
Hotel/motel	C	C	C	C	C	C
Ice manufacturing plant	N	N	N	N	N	N
Junkyard	N	N	N	N	N	N
Kennel	C	N	N	N	N	N
Laboratory	C	N	N	N	N	N
Laboratory, medical	C	N	N	N	N	N
Laundromat	C	C	C	C	C	C
Laundry and dry cleaning	C	C	C	C	C	C
Library	P	P	P	P	P	P
Manufactured home 1	N	N	N	N	N	N
Manufactured home park 1	N	N	N	N	N	N
Manufacturing plant	N	N	N	N	N	N
Meatpacking plant	N	N	N	N	N	N
Medical clinic	P	P	P	P	P	P
Mining, Pit or Quarry (excluding accessory pit) 1	N	N	N	N	N	N
Mining, Pit or Quarry (for accessory pit) 1	A	A	N	A	A	A

Mortuary	N	N	N	N	N	N
Multiple Use Building 1	C	C	C	C	C	C
Museum	P	P	P	P	P	P
Nursery, garden center and farm supply	C	N	N	N	N	N
Nursing or residential care facility 1	C	N	N	N	C	C
Office security facility	P	P	P	P	P	P
Parking lot/parking garage (commercial)	C	C	C	C	C	C
Parks, public and private	P	P	P	P	P	P
	CBD	**CBD(V) VILLAGE**	**CBD(A) ART**	**CBD(R) RIVER**	**CBD(SS) STATE STREET**	**CBD(SR) STAR ROAD**
Pawnshop	C	N	N	N	C	C
Personal and professional services	P	P	P	P	P	P
Pharmacy	P	P	P	P	P	P
Photographic studio	P	P	P	P	P	P
Portable classroom/modular building (for private & public Educational Institutions) [1]	N	N	N	N	N	N
Power plant	N	N	N	N	N	N
Processing plant	N	N	N	N	N	N
Professional offices	P	P	P	P	P	P
Public infrastructure; Public utility major, minor and yard 1	C	N	N	N	C	C
Public Utility Yard	C	N	N	N	C	C
Recreational vehicle dump station	N	N	N	N	N	N
Recycling center	C	N	N	N	C	C

Research activities	P	N	N	N	P	P
Restaurant	C	C	C	C	C	C
Retail store/retail services	P	P	P	P	P	P
Retirement home	C	N	N	N	C	C
Riding Arena or Stable, Private/ Commercial	N	N	N	N	N	N
Salvage yard	N	N	N	N	N	N
Sand and gravel yard	N	N	N	N	N	N
Shooting range (Indoor/Outdoor)	C/N	N	N	N	C/N	C/N
Shopping or Commercial center	C	N	N	N	C	C
Short Term Rentals 1	A	A	A	A	A	A
Solid waste transfer station	N	N	N	N	N	N
Storage facility, outdoor (commercial)1	N	N	N	N	N	N
Storage facility, self-service (commercial)1	N	N	N	N	N	N
Swimming pool, commercial/public	C	C	N	C	C	C
Television station	N	N	N	N	N	N
Temporary living quarters 1	N	N	N	N	N	N
Terminal, freight or truck 1	N	N	N	N	N	N
	CBD	**CBD(V) VILLAGE**	**CBD(A) ART**	**CBD(R) RIVER**	**CBD(SS) STATE STREET**	**CBD(SR) STAR ROAD**
Truck stop	N	N	N	N	N	N
Turf farm	N	N	N	N	N	N
Vehicle emission testing 1	P	N	N	N	P	P
Vehicle impound yard 1	N	N	N	N	N	N

Vehicle repair, major 1	N	N	N	N	N	N
Vehicle repair, minor 1	N	N	N	N	N	N
Vehicle sales or rental and service 1	N	N	N	N	N	N
Vehicle washing facility 1	N	N	N	N	N	N
Vehicle wrecking, junk or salvage yard1	N	N	N	N	N	N
Veterinarian office	C	C	C	C	C	C
Vineyard	N	N	N	N	N	N
Warehouse and storage	N	N	N	N	N	N
Wholesale sales	C	C	C	C	C	C
Winery	N	N	N	N	N	N
Wireless communication facility 1	C	C	N	C	C	C
Woodworking shop	N	N	N	N	N	N

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	**Maximum Height Note Conditions**	**Minimum Yard Setbacks Note Conditions**			
		Front (1)(7)	**Rear**(7)	**Interior Side**	**Street Side**
A(6)	50'	30'	30'	30'	20'
R-R	35'	30'	30'	20'	20'
R-1	35'	30'	30'	10'	20'
R-2	35'	~~20'~~ 15' to living area/side load	~~20'~~ 15'	10' (2)	20'

		garage 25' to garage face			
R-3	35'	15' to living area/side load garage ~~20'~~ 25'to garage face	~~15'~~ 10'	7.5' (2)	20'
R-4	35'	15' to living area/side load garage ~~20'~~ 25'to garage face	~~15'~~ 10'	7.5' (2)	20'
Zoning District	**Maximum Height** **Note Conditions**	**Minimum Yard Setbacks Note Conditions** **Street** **Front (1)(7) Side** **Side**	**Rear(7)**	**Interior**	
R-5	35'	15' to living area/side load garage ~~20'~~25' to garage face	~~15'~~ 10'	7.5' (2)	20'
R-6 to R-11	35'	15' to living area/side load	~~15'~~ 10'	7.5'(2)	20'

detached housing		garage ~~20'~~25' to garage 10' if alley load	4' if alley load		
R-6 to R-11 attached housing	35'	15' to living area/side load garage ~~20'~~25' to garage 10' if alley load	~~15'~~10' 4' if alley load	0' for common walls 7.5' at end of building	20'
R-12 and higher	35'	15' to living area/side load garage ~~20'~~25' to garage	~~15'~~ 10' 4' if alley load	0' for common walls 7.5' for single story 10'feet for multi-story	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the ~~face~~ back of the sidewalk or property line, whichever is greater, allowing for ~~20'~~ 25'of parking on the driveway without overhanging onto the sidewalk. Living area/side load garage front yard setback shall be measured from the face of the structure to the back of sidewalk or property line, whichever is greater.

G. Additional Neighborhood Requirements:

1. All trash receptacles located within any residential district within the City shall be removed from the sidewalk and/or front yard within 24 hours of collection and placed behind a screened area out of view from the public. ~~This shall be written into the CC&R's of all newly approved subdivisions.~~

8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:

E. Drive-Thru Establishments shall not be permitted within the designated downtown revitalization plan area of the CBD District, as may be further adopted by Council in the future.

M. Multi-family apartment developments are prohibited within the Central Business District unless as part of a multiple use building, as defined

8-4A-3: ACCESSORY STRUCTURES:

D. The accessory structure shall not be used as an additional dwelling. See ~~secondary~~ accessory dwelling for allowance as a dwelling.

J. Accessory structures shall not be allowed in the central business district, unless approved by Council.

K. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot, unless approved by Council through a conditional use permit.

8-4A-4: ADDRESS NUMBERING Address Numbering (Building Identification)**:** ~~All residential, commercial and industrial buildings within the City shall be numbered with an address assigned by the City. Numbers on residential buildings shall be a minimum of four inches (4") in height. Numbers on commercial, industrial and apartment buildings shall be a minimum of twelve inches (12") in height. Numbers shall be a minimum of ½ inch in width. Number colors should contrast with the building color so that they are plainly visible. Where possible, address numbers should be illuminated. All addressing shall be in compliance with the International Fire Code 505.1.~~

1. General Requirement
   All residential, commercial, and industrial buildings within the City shall be assigned an official address by the City and shall be clearly identified with address numbers in accordance with this section.
2. Minimum Address Number Size
   a. Residential buildings shall display address numbers with a minimum height of four inches (4").
   b. Commercial, industrial, and apartment buildings shall display address numbers

with a minimum height of twelve inches (12").
c. All address numbers shall have a minimum stroke width of one-half inch (0.5").

3. Visibility and Contrast
   Address numbers shall be of a color that contrasts with the background to which they are mounted and shall be plainly visible from the street, road, or fire apparatus access road serving the property.
4. Illumination
   Where practicable, address numbers shall be illuminated.
5. Setback Buildings and Private Lanes
   When a building is set back from the public way on a private lane, driveway, or access road, and/or when the address is not clearly visible from the street or road fronting the property, an additional address number shall be provided.
   The additional address number shall:
   a. Be installed on a post or other approved structure adjacent to the private lane or driveway,
   b. Have a minimum height of four inches (4"), and
   c. Be reflective.
6. Additional Address Identification
   Additional address identification shall be provided when required by the Building Official or Fire Marshal, where deemed necessary to ensure rapid identification of buildings for emergency response.
7. Code Compliance
   All address identification shall be installed and maintained in compliance with International Fire Code (IFC) Section 505.1, as adopted and amended by the City.

8-4A-14: OUTDOOR LIGHTING:

6. ~~See Chapter 8 for additional streetlight and dark sky lighting standards~~. Lighting on any elevation of a residential or commercial structure shall comply with the following dark sky requirements:

   A. Carriage lights, or any similar lighting fixture with direct illumination shall be prohibited (see Figure 1). Lighting shall be limited to canned lighting within a sofit or a fixture that directs the lighting downward, or upward if under a sofit or other overhang.
   B. At no time after final occupancy shall any lighting on any elevation of a residential or commercial structure be changed by a property owner that would result in direct illumination of any lighting.

13. All Public Streetlights shall follow the specific lighting type illustrated in Figure 8-4A-

13(a), Figure 3.

Figure 3 – Streetlight Style

Subdivisions:

Downtown:

8-4B-2: PARKING STANDARDS:

TABLE 8-4B-2(a)

REQUIRED STALL WIDTH AND LENGTH BY PARKING ANGLE

Parking Angle	Stall Width	Curb Length	Stall Depth	One-Way Driving Aisle	Two-Way Driving Aisle
0°	9'0"	23'0"	9'0"	~~12'0"~~ As Determined by Fire District	24'0"
30°	9'0"	18'0"	17'8"	~~12'0"~~ See Above	24'0"
45°	9'0"	12'9"	20'5"	~~13'0"~~ See Above	24'0"
60°	9'0"	10'5"	21'10"	~~16'0"~~ See Above	24'0"
90°	9'0"	9'0"	20'0"	~~22'0"~~ See Above	24'0"

All drive aisles adjacent to a building shall be a minimum of ~~25'0"~~ 26'00" or as required by the ~~fire code~~ Fire District~~, unless the building is 30 feet in height or greater, at which point the drive aisle shall be 26'0" or as otherwise approved by the Fire District~~.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

E. ADA Requirements: It is the responsibility of the applicant to ensure that the size and number of handicap accessible spaces meets all Americans with Disabilities Act (ADA) requirements. For ADA stalls, where a van space and regular accessible space share an aisle, the van space shall be located on the passenger side, to prevent vans from needing to back into the space.

8-4B-7: RESIDENTIAL AND SPECIAL PARKING DISTRICTS:

Residential and Special Parking Districts may be allowed within residential neighborhoods, subject to compliance with Section 5-2-10. A Certificate of Zoning Compliance (CZC) shall be approved by the Director.

8-4C-4: STANDARDS FOR CONSTRUCTION SITES AND STAGING AREAS FOR INFRASTRUCTURE IMPROVEMENTS:

A. New development shall contain construction debris on site and prevent windblown debris from entering neighboring properties.

B. Temporary buildings, construction trailers, equipment and materials and staging areas for infrastructure improvements may be permitted in any district during the period construction work is in progress. Such temporary facilities or equipment shall be removed within thirty (30) days of completion of the construction work. Construction trailers, model homes and sale centers shall be reviewed as a temporary use and shall be processed as a certificate of zoning compliance and shall be valid for one (1) year with an additional 1-year extension available. The extension shall be processed as a Certificate of Zoning Compliance Re-verification. Model homes and sales offices requested to be constructed prior to final plat recordation shall comply with Section 8-5-22.

1. Staging areas for infrastructure improvements shall provide the following:
    a. Site plan showing access, fencing, storage areas, areas containing any flammable materials, offices, parking and buffers to existing residential uses.

8-4D-3: STANDARDS:

5. Emergency Access Easement: All private streets shall provide a recorded emergency access easement to the City to provide for emergency access.

8-5-~~30~~1: ~~SECONDARY~~ ACCESSORY DWELLING UNIT (ADU):

A. One ~~Secondary~~ Accessory Dwelling Unit Permitted: One ~~secondary~~ accessory dwelling unit is permitted on the same property in conjunction with and clearly subordinate to a single-family dwelling. The ~~secondary~~ accessory dwelling unit may either be attached to the primary dwelling or detached. A detached ~~secondary~~ accessory dwelling unit shall count towards the maximum allowance of accessory structures on a lot or parcel as

further defined in 8-1E-1 of this title.

B. Owner Occupancy: To create and maintain a ~~secondary~~ accessory dwelling unit, the property owner ~~o~~shall reside on the property for more than six (6) months in any twelve (12) month period. The applicant for a ~~secondary~~ accessory dwelling unit shall demonstrate that either the single-family dwelling or the ~~secondary~~ accessory unit is occupied by the owner of the property. Owner occupancy is demonstrated by proof of homeowners exemption, title records, vehicle registration, voter registration or other similar means. The applicant or owner shall provide a written statement annually (12 months from date of approval) stating that the use of the ~~secondary~~ accessory dwelling is continuing in compliance with this requirement. ~~Secondary~~ Accessory dwelling units shall not be split or otherwise segregated in ownership from the single-family dwelling unit, unless approved as part of a new subdivision, where setback, access and density standards are applied.

C. Maximum Size: Detached, ~~secondary~~ accessory dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

D. Location: The ~~secondary~~ accessory dwelling unit may be located within or attached to the primary dwelling; as a detached structure; or above a detached structure, such as a garage. Detached ~~secondary~~ accessory dwelling units shall be located to the side or rear of a primary dwelling. No portion of the ~~secondary~~ accessory dwelling unit shall be located in front of the primary dwelling unit and must meet all setback requirements as stated in this unified development code. The administrator may grant a waiver to the location of the ~~secondary~~ accessory dwelling unit in specific situations provided all other regulations of this title are met.

E. Parking: At least one parking space shall be provided on site for the accessory dwelling unit in addition to the required parking for the existing residential unit. The conversion of a covered parking area (garage/carport) into a ~~secondary~~ accessory dwelling unit is not allowed unless the required covered parking can be provided elsewhere on site.

F. Property size: The subject property must be of sufficient size to meet all side and rear setbacks of the district without requiring a variance. If detached, a minimum of 10' shall be required between the accessory dwelling unit and the primary structure ~~a minimum of ten thousand (10,000) square feet in size~~.

G. Design: The ~~secondary~~ accessory unit shall be consistent in design with the single-family dwelling, including roof pitch, siding, color, materials, and window treatments.

H. Prohibitions: Manufactured homes, mobile homes, and recreation vehicles shall be prohibited for use as a ~~secondary~~ accessory dwelling unit.

I. Number of Occupants: The total number of occupants in the ~~secondary~~ accessory dwelling unit shall not exceed two persons.

J. Street Address: The ~~secondary~~ accessory dwelling shall not have its own street address, unless required by the Fire Department for emergency response purposes, and as approved by the administrator and postmaster.

K. Additional Standards:

An existing detached accessory structure may be converted to an ~~secondary~~ accessory dwelling, provided that the structure meets all applicable requirements of the Star building code, including any applicable plumbing or electrical code requirements. A required detached garage shall not be converted into a ~~secondary~~ accessory dwelling unit.

L. Emergency Access: All accessory dwelling units are subject to review and approval by the Fire District regarding access and fire protection.

8-5-13: DRIVE-THROUGH ESTABLISHMENT:

H. New Drive-Thru Establishments shall not be permitted within the designated downtown revitalization plan area of the CBD District, as may be further adopted by Council in the future. This area is generally located from the west side of Seneca Springs Way to Center Street on State Street; Main Street, south of State Street; Star Road, South of State Street; and Star Road north of State Street.

I. All land uses within the designated downtown revitalization plan area of the CBD District shall be further defined as adopted by Council in the future.

8-5-23: MULTI-FAMILY DWELLING/DEVELOPMENT:

e. 50% of the amenities shall be constructed as part of phase one for all multi-phase developments. Additional amenity phasing shall be determined by the administrator.

EXHIBIT D
LEVEL OF SERVICE ORDINANCE

Exhibit B – DRAFT STAR CITY CODE AMENDMENT – TITLE 8 (ZONING AND DEVELOPMENT)

Section 8-6-3: Level of Service Adequacy Required

A. **Findings Required**: No subdivision plat, conditional use permit, or rezoning request may be approved unless the City Council finds that adequate public facilities and services are or will be available to support the proposed development in a timely manner.

B. **Minimum LOS Standards**: LOS thresholds shall be defined by resolution of the City Council and adopted in coordination with the Comprehensive Plan. The standards may include, but are not limited to:

1. Fire/Emergency Response (as determined by Fire District)
    A. Fire response time of 5 minutes or less
    B. ISO Rating of 4 or better (upon development)
2. Police Response
    A. One (1) officer per 1,000 residents
    B. 4 -minute or less response time on Code 3 calls
    C. 18 crimes or less per 1,000 residents
    D. Proactive policing vs reactive
3. Potable water/Wastewater treatment
    A. Star Sewer & Water may advise the Council if a development can or cannot be served by the District.
4. Transportation network performance (e.g., Level of Service D or better)
    A. Level of Service D or Better, as determined by Transportation Authorities review, and/or Independent Consultant with Council approval

C. **Agency Certification**: Each application shall include a letter or equivalent documentation from each service provider verifying whether the service can be provided at or above adopted LOS standards upon completion of the project.

D. **Council Authority**: If LOS cannot be achieved, the Council may:

1. Deny the application;
2. Defer approval until mitigation measures are guaranteed; or
3. Approve with conditions ensuring that the LOS threshold will be met prior to occupancy.

E. **Mitigation Measures**: When deficiencies exist, the applicant may propose mitigation, including but not limited to; infrastructure construction, financial contributions, or other measures subject to City Council approval.

F. **Updates**: LOS standards shall be reviewed periodically and may be updated by resolution to reflect changing conditions or improved service standards.

EXHIBIT E

DRAFT – UNAUTHORIZED (TEMPORARY ADVERTISING AND PROMOTIONAL SIGNS

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

WHEREAS, the City of Star finds that the use of vehicles and trailers as off-premises advertising devices creates visual clutter, undermines the existing sign regulations, and presents 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:

- "Temporary Sign" ~~shall include~~ means any temporary ~~or permanent~~ outdoor display, corrugated plastic sign, stake sign, banner, flag, placard, or similar device ~~poster~~ displayed outdoors as a freestanding or portable sign for the purpose of advertising, promoting, directing attention to, or identifying a business, service, product, event, or subdivision. ~~intended to advertise, promote, or attract attention.~~ The term does not include garage, estate, lemonade, or political signs regulated by state law.

- "Right-of-Way" means land owned or maintained by the City, Ada County Highway District, Highway District No. 4, 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 temporary sign to be placed.

- "Mobile Sign" means a~~ny~~ sign attached to or displayed on a vehicle~~,~~ or 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~~ parked or positioned primarily for the purpose of Off-Premises Advertising.

- "Off-Premises Advertising" means advertising a business, product, service, event, or activity that is not located or occurring on the property where the sign is displayed.

SECTION 2. APPLICABILITY

1. Relationship to Existing Regulations. This ordinance supplements the requirements of Title 8A, including Chapter 8A-8 (SIGN STANDARDS), and all other applicable provisions of the Star City Code regulating signs. Compliance with this ordinance does not relieve any person from complying with other applicable sign regulations, permit requirements, or approvals.

2. Conflicting Provisions. Where this ordinance and another provision of the Star City Code both apply to a sign, each applicable provision shall apply unless expressly provided otherwise.

SECTION ~~2~~3. TEMPORARY SIGN IDENTIFICATION AND PLACEMENT AUTHORIZATION

1. Identification Required. Every temporary sign ~~must~~ shall clearly display the name of the Responsible Party and a telephone number or other contact information for the Responsible Party.~~, 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. Exemptions. Signs authorized by the City through a sign permit, special event permit, park reservation, vendor agreement, concession agreement, or other governmental approval are exempt from the identification requirements of this subsection. Proof of such authorization shall be provided to the City upon request.

3. Placement Restrictions.

    - No temporary 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. Upon request by the City, the Responsible Party shall provide proof of such consent.

SECTION ~~2A~~4. MOBILE SIGNAGE AND VEHICULAR ADVERTISING

1. The provisions of this section do not apply to vehicles or trailers displaying advertising for a business lawfully operating on the property where the vehicle or trailer is parked.

2. Prohibited Use of Vehicles or Trailers for Signage.

    - It shall be unlawful to park or place any vehicle~~,~~ or trailer~~, or wheeled equipment in a manner primarily intended to display a sign visible from a public right-of-way or adjacent property,~~ on public or private property for the primary purpose of Off-Premises Advertising, 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.~~

3. 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~~ Mobile signage is prohibited in all non-residential zones when parked on public streets, medians, or public parking lots, unless the vehicle or trailer is actively used in business operations, or is lawfully parked for a short-term purpose not primarily intended for advertising.

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4. 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.

5. Presumption of Violation.

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

SECTION ~~3~~5. 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~~6. REMOVAL AND LIABILITY

1. Any temporary 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 temporary sign unlawfully placed on that property. Citizens are encouraged to report temporary 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 temporary sign, nor may they pursue any legal remedy against a person or agency for such removal.

EXHIBIT F
FLOOD ORDINANCE

10-1-2: Definitions

CLEANING (irrigation): mowing, cutting, or burning of weeds, trees and other nuisance growth, including algae growth, application of pesticides as permitted, removal of beaver dams, and removal of trash or other debris whether floating, lodged or otherwise obstructing the conveyance of water flow through channels and works.

~~ELEVATED BUILDING: For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.~~

~~ELEVATION CERTIFICATE: The elevation certificate is an important administrative tool of the NFIP. It is used to determine the proper flood insurance premium rate; it is used to document elevation information; and it may be used to support a request for a letter of map amendment (LOMA) or letter of map revision based on fill (LOMR-F).~~

FLOODPLAIN DEVELOPMENT PERMIT: Any type of permit that is required in conformance with the provisions of this chapter, prior to the commencement of any development activity. (Application for Permit to Develop in an Area of Special Flood Hazard)

GENERAL IRRIGATION FLOODPLAIN DEVELOPMENT PERMIT (GIFD Permit): The intent of the GIFD permit is to collectively authorize low-to-no impact irrigation and drainage development activities or uses in the floodplain which inherently do not increase the BFE. GIFD permits apply to all qualifying activities within the spatial extents of an irrigation delivery or drainage system and within the regulatory floodway or SFHA, over a predetermined period of time, not to exceed five years. Issuance of a GIFD permit requires coordination between the irrigation entity and the Floodplain Administrator.

MAINTENANCE (irrigation): the act of ongoing upkeep of existing structures required to keep channels in a condition adequate to support the conveyance of irrigation and drainage water (this does not include the complete replacement or substantial replacement of an existing structure). Maintenance is further defined as the care or upkeep of channels, works, appurtenances, easements, utility corridors and property; to keep in an existing state, specified state of repair, and efficiency; return to a former condition, elevation, place, and position; to preserve from failure or decline; or repair or renovate so as to return it to its original condition. Maintenance does not include dredging as defined herein.

OPERATION (irrigation): the regular and reoccurring performance of typical work by an irrigation or drainage entity including, but not limited to: the delivery or drainage of water, measurement of water, and adjustment of irrigation and drainage works and all related appurtenances.

REPAIR (irrigation): the restoration to good or sound conditions of any part of an existing structure, channel, channel bank, or service road for the purpose of maintenance (this does not include the complete replacement or substantial replacement of an existing structure). Repair does not include dredging as defined herein.

10-1-4: Administration

12. When base flood elevation (BFE) data is provided but no floodway data has been provided in accordance with the provisions of section 10-1-3B require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zone A and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. (This is a hydraulic and hydrology analysis.)

C. Floodplain Development Application, Permit, and Certification Requirements:

1. Application Requirements: Application for a floodplain development permit shall be made to the Floodplain Administrator prior to any development activities located within special flood hazard areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit:

a. A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:

(1) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, existing and proposed contours, Base Flood Elevation Contours and other development;

b. Proposed elevation, and method thereof, of all development within a special flood hazard area including but not limited to:

(2) Elevation in relation to mean sea level to which any non- residential structure in Zone A, AE, AH, or AO, ~~or A1-30~~ will be floodproofed; and

d. A foundation plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of this chapter are met. These details include but are not limited to:

(2) Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with subsection 10-1-5A8b when solid foundation perimeter walls are used in Zones A, AE, AH, and AO ~~and A1-30~~.

3. Certification Requirements:

~~The Finished Construction Elevation Certificate certifier shall provide at least two (2) photographs showing the front and rear of the building taken within ninety (90) days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in subsection A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least two (2) additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least three inches by three inches (3" × 3"). Digital photographs are acceptable.~~

b. If a manufactured home is placed within Zone A, AE, AH, or AO, ~~or A1-30~~ and the elevation of the chassis is more than thirty-six inches (36") in height above grade, an engineered foundation certification is required in accordance with the provisions of subsection 10-1-5B3b.

10-1-5: Provisions for Flood Hazard Reduction

A. General Standards: In all special flood hazard areas the following provisions are required:

8. A fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor and used solely for parking, access, and storage shall:

b. Include, in Zones A, AE, AH, and AO, ~~and A1-30~~ flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:

(4) The bottom of all required flood openings shall be no higher than ~~BFE~~ 1 foot above the interior or exterior adjacent grade;

B. Specific Standards: In all special flood hazard areas where base flood elevation (BFE) data has been provided, as set forth in subsections D or 10-2-3B, the following provisions, in addition to the provisions of subsection A, are required:

2. Non-Residential Construction: New construction, substantial improvements, and development of any commercial, industrial, or other non-residential structure shall have the lowest floor, including basement, elevated no lower than the flood protection elevation, as defined in section 10-1-2 of this chapter. Structures located in Zones A, AE, AH, and AO, ~~and A1-30~~ may be floodproofed to the flood protection elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the flood protection elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AH and AO Zones, the floodproofing elevation shall be in accordance with subsection F2. A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in subsection 10-1-4C3, along with the operational plan and the inspection and maintenance plan.

4. Additions/Improvements:

d. Any combination of repair, reconstruction, rehabilitation, addition, or improvement of a building or structure taking place during 3-year period, the cumulative cost of which equals or exceeds 50 percent (50%) of the market value of the structure before the improvement or repair is started, must comply with the standards for new construction. For each building or structure, the 3-year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this ordinance. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assume safe living conditions; or

(2) Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

5. Recreational Vehicles: Recreational vehicles shall be either:

   b. Permanent Placement:

      (1) Recreational vehicles that do not meet the limitations of temporary placement shall meet all the requirements for new construction, as set forth in Article V, Sections A., B.1., and B.3. subsection A.

9. Construction of Below-Grade Crawlspace:

   a. The interior grade of a crawlspace must not be below the more than two feet (2') below BFE and must not be more than two feet (2') below the exterior lowest adjacent grade (LAG).

11. Subdivision Plats: Flood Zones:

   a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two (2) or more flood zones intersect over the property or properties being surveyed.

   b. FEMA FIRM panel(s): #160xxxxxxC, & 160xxxxxxE, etc.

      FIRM effective date(s): mm/dd/year

      Flood Zone(s): Zone X, Zone A, Zone AE, Zone AO, Zone AH, Zone D, etc.

      Base Flood Elevation(s): AE _____ .0 ft., etc.

      ~~Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by _____ chapter/section of the City/County Code.~~

C. Standards for Floodplains Without Established Base Flood Elevations: Within the special flood hazard areas designated as Zone A ~~(also known as Unnumbered A Zones)~~ and established in subsection 10-1-3B, where no base flood elevation (BFE) data has been provided by FEMA, the following provisions, in addition to the provisions of subsection A, shall apply:

3. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than fifty (50) lots or five (5) acres, whichever is the lesser, include within such proposals base flood elevation data. Such base flood elevation (BFE) data shall be adopted by reference in accordance with subsection 10-1-3B and utilized in implementing this chapter. The applicant/developer may be required to ~~shall~~

submit an application for a Conditional Letter of Map Revision (CLOMR) prior to preliminary plat approval as determined by the Floodplain Administrator and have obtained a Letter of Map Revision (LOMR) prior to any building permits for structures being issued or Elevation Certificates may be required prior to Certificate of Occupancy. (See FEMA 480 and/or FEMA 265 for further information.)

EXHIBIT F
RESIDENTIAL RENTAL REGISTRATION

ORDINANCE NO. __-2026

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

DRAFT - UNAUTHORIZED TEMPORARY ADVERTISING AND PROMOTIONAL SIGN ORDINANCE NO. [TBD]

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

WHEREAS, the City of Star finds that the use of vehicles and trailers as off-premises advertising devices creates visual clutter, undermines the existing sign regulations, and presents 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:

- "Temporary Sign" ~~shall include~~ means ~~-~~any temporary ~~or permanent~~ outdoor display, corrugated plastic sign, stake sign, banner, flag, placard, or similar device ~~poster~~ displayed outdoors as a freestanding or portable sign for the purpose of advertising, promoting, directing attention to, or identifying a business, service, product, event, or subdivision. ~~intended to advertise, promote, or attract attention.~~ The term does not include garage, estate, lemonade, or political signs regulated by state law.
- "Right-of-Way" means land owned or maintained by the City, Ada County Highway District, Highway District No. 4, 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 temporary sign to be placed.
- "Mobile Sign" means a~~ny~~ sign attached to or displayed on a vehicle~~,~~ or~~,~~ 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~~ parked or positioned primarily for the purpose of Off-Premises Advertising.
- "Off-Premises Advertising" means advertising a business, product, service, event, or activity that is not ~~actively in motion and is used primarily to advertise or attract attention from a fixed or semi-fixed location.~~ located or occurring on the property where the sign is displayed.

SECTION 2. APPLICABILITY

1. Relationship to Existing Regulations. This ordinance supplements the requirements of Title 8A, including Chapter 8A-8 (SIGN STANDARDS), and all other applicable provisions of the Star City Code regulating signs. Compliance with this ordinance does not relieve any person from complying with other applicable sign regulations, permit requirements, or approvals.

2. Conflicting Provisions. Where this ordinance and another provision of the Star City Code both apply to a sign, each applicable provision shall apply unless expressly provided otherwise.

SECTION ~~2~~3. TEMPORARY SIGN IDENTIFICATION AND PLACEMENT AUTHORIZATION

1. Identification Required. Every temporary sign ~~must~~ shall clearly display the name of the Responsible Party and a telephone number or other contact information for the Responsible Party.~~, against a contrasting background and in at least 12-point font:~~

~~1. o The name and contact information of the Responsible Party, and~~
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- ~~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. Exemptions. Signs authorized by the City through a sign permit, special event permit, park reservation, vendor agreement, concession agreement, or other governmental approval are exempt from the identification requirements of this subsection. Proof of such authorization shall be provided to the City upon request.

~~2.~~3. Placement Restrictions.

- No temporary 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. Upon request by the City, the Responsible Party shall provide proof of such consent.

SECTION ~~2A~~4. MOBILE SIGNAGE AND VEHICULAR ADVERTISING

1. The provisions of this section do not apply to vehicles or trailers displaying advertising for a business lawfully operating on the property where the vehicle or trailer is parked.

~~1.~~2. Prohibited Use of Vehicles or Trailers for Signage.

- It shall be unlawful to park or place any vehicle~~,~~ or trailer~~, or wheeled equipment in a manner primarily intended to display a sign visible from a public right-of-way or adjacent property,~~ on public or private property for the primary purpose of Off-Premises Advertising, 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.~~

Prohibited Zones.

3.

- 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.
- ~~o Temporary commercial signage on vehicles or trailers~~ Mobile signage is prohibited in all non-residential zones when parked on public streets, medians, or public parking lots, unless the vehicle or trailer is actively used in business operations, or is lawfully parked for a short-term purpose not primarily intended for advertising.

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~~2.~~ Exceptions.

4.

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

~~3.~~5. Presumption of Violation.

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

SECTION ~~3~~5. 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 46. REMOVAL AND LIABILITY

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1. Any temporary sign placed in violation of this ordinance may be removed and disposed of by:

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- 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 temporary sign unlawfully placed on that property. Citizens are encouraged to report temporary 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 temporary sign, nor may they pursue any legal remedy against a person or agency for such removal.

SECTION 57. 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~~8. EFFECTIVE DATE

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

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