

CITY OF DOVER, IDAHO ORDINANCE NUMBER 75

AN ORDINANCE OF THE CITY OF DOVER, BONNER COUNTY, IDAHO, AMENDING THE CITY ZONING ORDINANCE SO AS TO PROVIDE FOR A REVISED BUILDING HEIGHT IN THE RESIDENTIAL ZONE; PROVIDING A PROCEDURE REQUIRING SUBMITTING BUILDING HEIGHT INFORMATION WITH BUILDING PERMIT APPLICATIONS; PROVIDING A DEFINITION OF BUILDING HEIGHT WITH A METHOD FOR MEASURING AND DETERMINING BUILDING HEIGHT AND; PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

SECTION 1: IDAHO CODE AUTHORITY

The authority to adopt this ordinance is provided for at § 67-6511, Idaho Code.

SECTION 2: BUILDING HEIGHT AMENDMENT

The City of Dover hereby amends the City of Dover Zoning Ordinance, Chapter V, Table V.1. so as to delete the current references to building height and add the following note: "The maximum building height in any residential zone is twenty-six (26) feet. The maximum building height in all other zones is thirty (30) feet. All proposed structures shall be required to provide with building permit application materials side elevation drawings of all sides of the structure with building height and pre-development grades depicted. For structures greater than twenty (20) feet in height, including stem walls, such information shall be certified by a licensed surveyor, engineer, architect or landscape architect and be submitted with building permit application materials."

SECTION 3: BUILDING HEIGHT DEFINITION REVISIONS

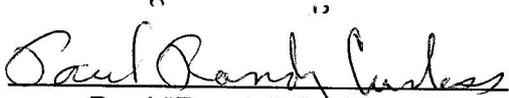
The City of Dover hereby amends the City of Dover Zoning Ordinance, Chapter IX H., so as to strike the existing definition and provide a new definition of building height to read as follows: "H. Building Height. The vertical distance between pre-development ground elevation and the highest point on the building. Said vertical distance being an average calculated by utilizing, to the city's satisfaction, the two lowest downhill and two highest uphill building corners and the respective immediately adjacent pre-development ground elevations. Building height excludes chimneys, vents and antennae. Pre-development elevations shall be determined by the presence of undisturbed topsoil and/or vegetation or similar indications to the satisfaction of the City. Any costs incurred by the City to determine building height shall be in addition to other building or zoning permit fees and shall be the responsibility of the landowner."

SECTION 4: EFFECTIVE DATE

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

Passed under suspension of the rules with the following roll call vote and duly enacted as an Ordinance of the City of Dover, Idaho at a regular meeting of the City Council of said City held the 10th day of March, 2005.

Neal Hewitt	Aye
Jim Janish	Aye
Marguerite Burge	Aye
Margaret Becker	Aye


Paul "Randy" Curless, Mayor

Attest:


Ruth Guthrie, Clerk