

**ORDINANCE NO. 596
CASE NO. ORA24-0001**

**AMENDMENT RE: MINIMUM LOT SIZE FOR PARCELS IN THE RURAL
ZONE AND WITHIN THE COEUR D'ALENE TRIBAL RESERVATION**

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO LAND USE REGULATION; AMENDING SECTION 8.2.203, KOOTENAI COUNTY CODE, TO INCREASE THE MINIMUM LOT SIZE FOR PARCELS IN THE RURAL ZONE WHICH ARE ALSO WITHIN THE EXTERIOR BOUNDARIES OF THE COEUR D'ALENE TRIBAL RESERVATION TO TEN (10) ACRES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-WAIVER OF ACTIONS OCCURRING WHILE PRIOR ORDINANCES WERE IN EFFECT; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF KOOTENAI COUNTY, IDAHO:

SECTION 1. That Section 8.2.203, Kootenai County Code, shall be, and the same is hereby amended as follows:

8.2.203: LOT SIZE, DENSITY AND SITE AREA: The minimum parcel lot-size in the Rural zone shall be five (5.00) acres, except as follows:

A. In conservation subdivisions, the maximum density shall be one (1) single family dwelling per shall be (5.00) acres.

B. The minimum size for lots created within the exterior boundaries of the Coeur d'Alene Tribal Reservation on or after July 1, 2024 shall be ten (10) acres.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. Neither the adoption of this Ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this Ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the Kootenai County Board of Commissioners or the validity of any such action to be taken upon matters pending before the Kootenai County Board of Commissioners on the effective date of this Ordinance.

SECTION 5. This Ordinance shall take effect and be in full force upon its passage, approval, and publication in one (1) issue of the *Coeur d'Alene Press*.

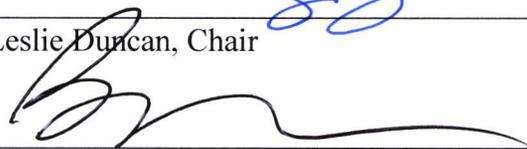
SECTION 6. This Ordinance shall be null and void, and of no further force or effect, on and after June 30, 2027.

ADOPTED this 27th day of June, 2024.

**KOOTENAI COUNTY
BOARD OF COMMISSIONERS**



Leslie Duncan, Chair

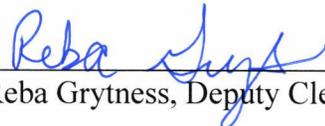


Bruce Mattare, Commissioner



Bill Brooks, Commissioner

ATTEST:
JENNIFER LOCKE, CLERK

By: 

Reba Grytness, Deputy Clerk

Publication Date: July 5, 2024