

ARTICLE I. TITLE, AUTHORITY, PURPOSE, COMBINING OF PERMITS AND SEVERABILITY

SECTION 101. TITLE -- These regulations shall be known and cited as the "Clearwater County Zoning Ordinance", hereafter "Zoning Ordinance", and herein referred to as "this Ordinance".

SECTION 102. AUTHORITY -- This Ordinance is hereby established pursuant to the authority of and in compliance with the Local Land Use Planning Act, I.C. § 67-6501 *et seq.* as subsequently amended.

SECTION 103. JURISDICTION – These regulations shall apply to all property within Clearwater County located outside the designated boundaries of the cities of Elk River, Orofino, Pierce, and Weippe, but will not apply to lands held under Federal trust for the Nez Perce Tribe or other designated State or Federal lands.

SECTION 104. PURPOSE -- The purpose of this Ordinance is to promote the orderly development of property within Clearwater County, in accordance with the general objectives of the Clearwater County Comprehensive Land Use Plan (hereafter "Comprehensive Plan") and to establish and regulate viable Zoning districts to conserve and stabilize the value of existing properties in Clearwater County.

SECTION 105. PROVISIONS DECLARED TO BE MINIMUM -- In their interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements, adopted for the promotion of public health, safety, or the general welfare. Whenever the requirements of this Ordinance conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or that imposing the higher standards shall govern.

SECTION 106. COMBINING OF PERMITS -- Agents of the Board of County Commissioners constituted or deriving their authority herein are hereby required to coordinate with other departments and agencies concerning all permits which may be required by this Ordinance and previously or subsequently adopted County Ordinances.

SECTION 107. SEVERABILITY -- This ordinance is hereby declared severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.