

Table of Contents

- CHAPTER 1. PURPOSE, AUTHORITY AND GENERAL PROVISIONS1**
- 1.1. What This Chapter Does.1
- 1.2. Purpose.1
- 1.3. Authority.1
- 1.4. Conflicting Ordinances Repealed.1
- 1.5. Vested Rights.1
- 1.6. Legal-Nonconforming Uses, Buildings, and Signs.1
- 1.7. Most Restrictive Standards Apply. 2
- 1.8. Conflict with Private Agreements. 3
- 1.9. Burden of Proof. 3
- 1.10. Interpretation. 3
- 1.11. Severability. 3

- CHAPTER 2. PLANNING AND ZONING COMMISSION & ZONING ADMINISTRATOR.....4**
- 2.1. What This Chapter Does.4
- 2.2. Planning and Zoning Commission.4
- 2.3. Duties of Commission. 4
- 2.4. Planning and Building Administrator.4
- 2.5. Liability..... 4

- CHAPTER 3. ADMINISTRATIVE PROCEDURES 6**
- 3.1. What This Chapter Does.6
- Division 1 – Permit Procedures
- 3.1.1. Permit Required. 6
- 3.1.2. Exemptions for Land Divisions. 7
- 3.1.3. Exemptions for Construction Activity. 7
- 3.1.4. Application Forms/Complete Application. 8
- 3.1.5. Application Fees. 8
- 3.1.6. Site Inspection..... 9
- 3.1.7. Class I Permit Procedure..... 9
- 3.1.8. Class II Permit Procedure.....10
- 3.1.8.1. Short Plat Subdivision.....10
- 3.1.8.9. Standard Subdivision.....12
- 3.1.8.20. Commercial Subdivision and Development Projects.....14
- 3.1.9. Plat Changes..... 15
- 3.1.10. Conditions.....16
- 3.1.11. Hearing Notices..... 16
- 3.1.12. Approvals Valid for 2 years.....17
- Division 2 – Appeals and Variances
- 3.2.1. Appeals.....18
- 3.2.2. Variances.....19
- Division 3 – Hearing Procedure
- 3.3.1. Hearing Procedure.....20
- 3.3.2. Additional Hearing Procedures.....21
- 3.3.3. Hearing To Be Taped.....21
- 3.3.4. Decision Record.....21
- 3.3.5. Decision Deadline.....21
- Division 4 – Enforcement
- 3.4.1. Failure to Obtain a Permit.....22
- 3.4.2. Certificate of Compliance.....22
- 3.4.3. Temporary Certificate of Compliance.....22
- 3.4.4. Enforcement Actions.....23

3.4.5. Public Endangerment.....	23
3.4.6. Penalties.....	23
Division 5 – Amendments	
3.5.1. Amendments.....	23
Division 6 – Vacation of Plats	
3.6.1. Vacation of Plat.....	25
CHAPTER 4 ESTABLISHMENT OF ZONING DISTRICTS.....	26
Division 1 – Planning Areas, Zoning Districts, Overlays and the Official Zoning Maps and Boundaries	
4.1.1. What This Chapter Does.....	27
4.1.2. Planning Areas.....	27
4.1.3. Zoning Districts.....	27
4.1.4. Overlays.....	27
4.1.5. Official Zoning Map.....	27
4.1.6. Zoning District Boundaries.....	27
4.1.7. Commercial/Industrial Areas.....	27
4.1.8. Zoning Map Amendments.....	28
Division 2 – Zoning District Definitions and Development Criteria	
4.2.1. Rural Conservation Zone (RCZ).....	28
4.2.1.1. Purpose.....	28
4.2.1.2. Table of Uses.....	28
4.2.1.3. Height Regulations.....	30
4.2.1.4. Setback and Lot Line Requirements.....	30
4.2.1.5. Area/Density Requirements.....	30
4.2.1.6. Accessory Uses.....	30
4.2.1.7. Access to County Roads.....	30
4.2.1.8. Bulk storage of flammable liquids and gases.....	30
4.2.1.9. Chemical, pesticide, and fertilizer.....	31
4.2.1.10. Development Approval/Decision: Absolute Standards.....	31
4.2.1.11. Wastewater.....	31
4.2.1.12. Water.....	31
4.2.1.13. Open Space.....	31
4.2.2. Rural Living Zone (RLZ).....	31
4.2.2.1. Purpose.....	31
4.2.2.2. Table of Uses.....	32
4.2.2.3. Height regulations.....	33
4.2.2.4. Setback and Lot line Requirements.....	33
4.2.2.5. Area/Density Requirements.....	34
4.2.2.6. Accessory uses.....	34
4.2.2.7. Access to county roads.....	34
4.2.2.8. Bulk storage of flammable liquids and gases.....	34
4.2.2.9. Chemical, pesticide, and fertilizer facilities.....	34
4.2.2.10. Development Approval/Decision: Absolute Standards.....	34
4.2.2.11. Wastewater.....	34
4.2.2.12. Water.....	35
4.2.2.13. Open Space.....	35
4.2.3. Rural Infill Zone (RIZ).....	35
4.2.3.1. Purpose.....	35
4.2.3.3. Height Requirements.....	37
4.2.3.4. Setback and Lot Line Requirements.....	37
4.2.3.5. Area Requirements.....	37
4.2.3.6. Accessory Uses.....	37
4.2.3.7. Access to county roads.....	37
4.2.3.8. Bulk storage of flammable liquids and gases.....	37

4.2.3.9. Chemical, pesticide, and fertilizer facilities.....	37
4.2.3.10. Development Approval/Decision: Absolute Standards.....	38
4.2.3.11. Wastewater.....	38
4.2.3.12. Water.....	38
4.2.3.13. Open Space.....	38
4.2.4. Rural Village Zone (RVZ).....	39
4.2.4.2. Purpose.....	39
4.2.4.3. Height, Setback, and Lot Size.....	40
4.2.4.4. Deeding or Dedication of Open Space.....	40
4.2.4.5. Management of Open Space.....	40
4.2.4.6. Phased Development.....	41
4.2.4.7. Rural Village Zoning Application and Review Procedure.....	41
4.2.4.8. Rural Village Projects.....	41
4.2.5. Rural Business one (RBZ).....	44
4.2.5.1. Purpose.....	44
4.2.5.2. Application.....	44
4.2.5.3. Height Regulations.....	45
4.2.5.4. Setback and Lot line Requirements.....	45
4.2.5.5. Building Area Requirements.....	45
4.2.5.6. Access to county roads.....	45
4.2.5.7. Bulk storage of flammable liquids and gases.....	46
4.2.5.8. Chemical, pesticide, and fertilizer facilities.....	46
4.2.5.9. Development Approval/Decision: Absolute Standards.....	46
4.2.5.10. Existing Commercial Uses.....	46
4.2.5.11. Site Development Plan.....	46
4.2.5.12. Siting and Commercial Design Standards.....	46
4.2.6. Rural Industrial Zone (RIZ).....	47
4.2.6.1. Purpose.....	47
4.2.6.2. Application.....	47
4.2.6.3. Abandoned or Diminished Mill Site.....	47
4.2.6.4. Table of Uses.....	47
4.2.6.5. Site Development Plan.....	48
4.2.6.6. Siting and Design Standards.....	48
Chapter 5 – Development Standards.....	53
5.1. What this chapter does.....	53
5.2. Absolute Performance Standards: Compliance is required.....	53
5.3. Absolute Performance Standards: Exceptions.....	53
5.4. Development Types.....	53
5.5. Short Plat subdivision development performance standards.....	54
5.6. Review procedures for short plat subdivisions.....	54
5.6.1. Short plat subdivision application and preliminary plat submittal.....	54
5.7. Standard subdivision development performance standards.....	55
5.8. Review Procedures for standards subdivision.....	55
5.8.1. Standard subdivision application and preliminary plat submittal.....	55
Division 1 – General Requirements.....	57
5.1.1. Subdivision Design.....	57
5.1.2. Subdivision Improvements.....	57
5.1.3. Property Taxes.....	57
Division 2 – Natural Assets and Critical Areas.....	57
5.2.1. Water Quality.....	57
5.2.2. Critical Areas: Water Quality Vulnerability.....	57
5.2.3. Runoff and Erosion Control.....	58
5.2.4. Critical Areas: Wetlands.....	58
5.2.5. Critical Areas: Stream and Lakeshore Corridors/Floodplains/wetlands.....	59
5.2.6. Critical Areas: Slopes.....	62

5.2.7. Wildfire Hazards.....	62
5.2.8. Critical Areas: Wildlife and Plant Habitat.....	62
Division 3 – Agricultural Resources and the Farm Economy.....	65
5.3.1. Protecting Agricultural Operations.....	65
5.3.2. Agricultural Industries.....	65
5.3.3. Protecting Irrigation Systems.....	65
5.3.4. Subdivision of Irrigated Lands: Delivery of water.....	65
5.3.5. Weed Control.....	66
Division 4 – Land Use Compatibility.....	67
5.4.1. Nuisances.....	67
5.4.2. Hazardous Substances.....	68
5.4.3. Livestock on Residential Lots.....	68
5.4.4. Home Occupations.....	68
5.4.5. Home Based Business.....	68
5.4.6. Residential Care Facilities.....	68
5.4.7. Land use Compatibility.....	68
5.4.8. Buffering.....	69
5.4.9. Connections.....	69
Division 5 – Visual Resources and Community Image.....	69
5.5.1. Visually Sensitive Areas.....	69
5.5.2. Signs.....	69
Division 6 – Public Facilities and Services.....	71
5.6.1. Central Water Supply.....	71
5.6.2. Individual Water Supplies.....	71
5.6.3. On-Site Sewage Disposal.....	71
5.6.4. Central Wastewater Collection.....	71
5.6.5. Central Wastewater Treatment.....	71
5.6.6. Private Utilities.....	71
5.6.7. Construction in Easements.....	72
5.6.8. Off-Street Parking and Loading Areas.....	72
5.6.9. Access Standards.....	72
5.6.10. Fire Protection.....	73
5.6.11. Roads.....	73
5.6.12. Public Access.....	73
Division 7 – Commercial/Industrial Development.....	73
5.7.1. Commercial Design Standards.....	73
5.7.2. Gravel Mining.....	73
5.7.3. Manufactured Home Parks.....	73
5.7.4. RV Parks.....	73
5.7.5. Communication Towers.....	73
5.7.6. Industrial Land Use.....	73
Division 8 – Large-Scale Development.....	74
5.8.1. Large-Scale Development.....	74
5.8.2. A Large-Scale Development Study.....	75
Division 9 – Residential Development.....	78
5.9.1. Residential Parcel Density.....	78
5.9.2. Master Planning.....	78
5.9.3. Standards for Open Space Subdivision Design.....	78
5.9.4. Density: Yield.....	78
5.9.5. Ownership.....	79
5.9.6. Use of Open Space.....	79
5.9.7. Rural Conservation Zone.....	79
5.9.8. Rural Living Zone.....	80
5.9.9. Rural Infill Zone.....	80

5.9.10. Community Facilities.....	80
5.9.11. Storm water management ponds or basins.....	80
5.9.12. Community Wells.....	80
5.9.13. Roads.....	80
5.9.14. Wetlands.....	80
5.9.15. 7Protection.....	80
5.9.16. Long Term Maintenance.....	81
5.9.17. Primary Open Space Areas.....	82
5.9.18. Site Planning Procedures for conservation subdivisions.....	82
5.9.19. Lot Standards for Rural Cluster Developments.....	85
5.9.20. Residential Clusters.....	87
CHAPTER 6 – AIRPORT OVERLAY ZONING DISTRICT.....	88
6.1. What this Chapter Does.....	88
6.2. Height Limitation Zones.....	88
6.3. Height Limitations.....	88
6.4. Use Restrictions.....	91
6.5. Permits: Additional Requirements.....	91
6.6. Variances: Additional Requirements.....	91
6.7. Nonconforming Uses: Additional Requirements.....	91
6.8. Obstruction Marking and Lighting.....	92
CHAPTER 7 – FLOODPLAIN OVERLAY ZONING DISTRICT.....	93
7.1. What this Chapter Does.....	93
7.2. Floodplain Overlay Zoning District Boundaries.....	93
Division 1 – Administration of Federal Flood Insurance Program Requirements.....	93
7.1.1. Additional Permit Requirements.....	93
7.1.2. Stream and Lakeshore Corridors.....	93
7.1.3. Warning/Disclaimer of Liability.....	93
7.1.4. Additional Application Requirements.....	94
7.1.5. Additional Duties of the Administrator.....	94
Division 2 – Performance Standards for Special Flood Hazard Areas.....	95
7.2.1. Anchoring.....	95
7.2.2. Construction Material and Methods.....	95
7.2.3. Utilities and Solid Waste.....	95
7.2.4. Hazardous Substances.....	95
7.2.5. Site Planning.....	95
7.2.6. Residential Development.....	95
7.2.7. Nonresidential Development.....	96
7.2.8. Floodways.....	97
7.2.9. Maintenance of Flood Capacity.....	97
7.2.10. Areas of Shallow Flooding.....	97
Division 3 –Variances in the Floodplain Overlay Zoning District.....	97
7.3.1. Additional Finding for Variances.....	97
7.3.2. Notice of Variance.....	98
CHAPTER 8 – DEVELOPMENT AGREEMENTS REQUIRED IMPROVEMENTS AND MAINTENANCE.....	99
8.1. What this Chapter Does.....	99
8.2. Required Improvements Defined.....	99
8.3. Installation at Applicant’s Expense.....	99
8.4. Standards for Required Improvements.....	99
8.5. Time of Installation/Development Agreements.....	99
8.6. Effect of Development Agreement.....	100
8.7. Guarantees.....	100
8.8. Inspection Fees.....	101

8.9. Inspection and Acceptance of Improvements.....	101
8.10. As-Built Drawings.....	101
8.11. Warranty of Improvements.....	101
8.12. Continuing Maintenance Required.....	102
8.13. Maintenance Mechanism.....	102
CHAPTER 10 – DEFINITIONS.....	103
Appendix A – Detailed Performance Standards for Signs.....	115
Appendix B – Detailed Performance Standards for the Design/Construction of Roads.....	118
Appendix C – Detailed Performance Standards for Off-Street Parking and Loading.....	148
Appendix D – Model Hearing Notices.....	152
Appendix E – Idaho Attorney General’s Takings Checklist.....	154
Appendix F – Commercial/Industrial Development Standards/Lighting Design Standards.....	156
Appendix G – Model Development Agreement.....	158
Appendix H – Standards for Noise.....	159
Appendix I – Detailed Performance Standards for Home Occupations.....	160
Appendix J – Performance Standards for Gravel Mine, Pit Mine, or Quarry.....	165
Appendix K – Detailed Performance Standards for Yards and Buffering.....	171
Appendix L – Detailed Performance Standards for the Platting of Lot Splits and Subdivision.....	175
Appendix M – Manufactured Home Parks Standards.....	180
Appendix N – Recreational Vehicle Park Standards.....	182
Appendix O – Cellular & Wireless Facility Standards.....	184
Appendix P – (RESERVED)	
Appendix Q – Mobile and Manufactured housing placement standards; caregiver temporary use permit for mobile and manufactured home placement.....	185
Appendix R – Wind Energy System Standards.....	187
Appendix S – Wildland-Urban Fire Interface Overlay District.....	190
Appendix T – Water Quality Vulnerability Areas.....	191
Appendix U – Table of Required Development Standards by Development Type.....	