

## CHAPTER 8

**REGULATIONS WITHIN ZONES**

## SECTION:

9-8-1: Compliance With Regulations

9-8-2: Schedules Of Regulations

9-8-1: **COMPLIANCE WITH REGULATIONS:** The regulations of each zone set forth by this title shall be minimum regulations and shall apply uniformly to each class or kind of structure or land. Except as hereinafter provided:

- A. **Conformity With Regulations Required:** No building, structure or land shall be used or occupied and no building or structure or a part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all the regulations herein specified for the zone in which it is located.
- B. **Prohibited Alterations:** No building or other structure shall be erected or altered:
1. To provide for greater height or bulk;
  2. To accommodate or house a greater number of families;
  3. To occupy a greater percentage of lot area; or
  4. To have narrower or smaller rear yards, front yards, or other open spaces than those provided for herein or in any other manner be contrary to the provisions of this title.
- C. **Minimum Requirements:** No yard or lot existing at the time of passage of this title shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date hereof shall be at least the minimum requirements set forth herein. (Ord. 93-6-1, 6-28-1993)

9-8-2: **SCHEDULE OF REGULATIONS:** Zoning regulations shall be as set forth in the following schedules of zoning regulations and in the performance standards contained within chapter 9 of this title. The schedules of zoning regulations are divided into seven (7) land use groups consisting of Agricultural Activities, Agriculture, Communications and Utilities, Manufacturing, Public Assembly, Residential, Services, Sports Facilities and Parks, Trade and Retail, Trade-Wholesale, and Transportation. To determine in which zone a specific use is allowed, it is necessary to find the use in one of the groups and read across the schedule until either the letter "P" or the letter "C" appears in one of the columns. If the letter "P" appears, the use is a permitted use in that zone. If the letter "C" appears, the use is only allowed upon issuance of a conditional use permit for that zone. If the letters "TP" appear, the use, in that zone, will require a temporary permit prior to its establishment. If no letter appears, the use is prohibited in that zone. The zoning administrator shall interpret the zoning chart for groups and uses not specifically mentioned by determining a similar group and/or use listed in the charts. The use as being permitted, conditionally permitted, temporarily permitted or not permitted shall then be determined by review of the appropriate zone for the similar use that is listed on the charts. When several combined land uses exist, or are proposed, the most intensive land use shall be considered as the primary activity. (Ord. 99-10-2, 10-18-1999)

**KEY TO SYMBOLS**

Zones

- RA Residential agricultural
- AR Agricultural residential
- AP Prime agricultural
- HP Historical preservation
- IC Industrial commercial
- MU Multiple use
- B Impact area or buffer
- OR Outdoor recreational

Zone Regulations

- P Permitted use
- C Conditional use permit required (see chapter 13 of this title)
- TP Temporary permit required (see subsection 9-9-2C of this title)
- NR No requirement If there is no letter designation, such use is prohibited

[Ord. 99-10-2, 10-18-1999; amd. 2003 Code; amd. Ord. 2009-04-01, 4-14-2009]

ZONING CHARTS

	RA	AR	AP	HP	OR	IC	MU
<b>Agricultural Activities</b>							
Animal product processing and rendering							C
Confined animal feeding operation	C	C	P <sup>1</sup>			C	C
Enclosed & Totally Confined Poultry Operations			P <sup>2</sup> /C <sup>3</sup>				P <sup>2</sup> /C <sup>3</sup>
Hatcheries			P			C	P
Dairy product processing	C	C	C			P	P
Grain and seed processing	C	C	C			P	P
Livestock feed processing		C	C	C	C	C	C
Livestock sales yard	C	C	C			P	P
Meat product processing	C	C	C			P	P
<b>Agriculture</b>							
Farms – animals on pasture	P	P	P	P	C	P	P
Farms – plants and trees	P	P	P	C	C	P	P
Farms – poultry, fir	P	P	P		C	C	P
<b>Communications and Utilities</b>							
Gas and fuel transmission lines	C	C	C	C	C	C	C
Radio and television studios	C	C	C			C	C
Telecommunications facilities	C	C	C	C	C	C	C
Telephone centers and stations	C	C	C	C	C	C	C
Telephone exchange stations	C	C	C	C	C	C	C

	RA	AR	AP	HP	OR	IC	MU
<b>Communications and Utilities (cont.)</b>							
Transmission lines (above or below ground and in excess of 2 miles in length)	C	C	C	C	C	C	C
Transmission towers	C	C	C	C	C	C	C
Utility building and structures	C	C	C	C	C	C	C
Wind farms, turbines and associated structures	C	C	P			C	P
<b>Manufacturing</b>							
Apparel and related products	C	C				P	P
Asphalt plant (temporary or permanent)	C	C	C		C	C	C
Beverage bottling plant	C	C				P	P
Building materials	C	C				C	C
Chemicals and chemical products		C	C			C	C
Concrete products	C	C	C			P	P
Food products and food processing	C	C	C			C	C
Furniture and fixtures	C	C				C	C
Gravel pits, rock quarries, sand and clay pits	C	C	C		C	C	C
Ice manufacturing	C	C				P	P
Metal products	C	C				P	P
Mineral products	C	C	C		C	C	C
Paper products	C	C				P	P
Petroleum products		C	C			C	C
Printing and publishing	C	C				P	P
Professional and scientific	C	C				P	P

	RA	AR	AP	HP	OR	IC	MU
<b>Manufacturing (cont.)</b>							
Rubber products	C	C				P	P
Textile products	C	C				P	P
<b>Public Assembly</b>							
Amusement parks	C	C				C	C
Auditoriums	C	C		C	C	C	C
Concessions	C	C			C	C	C
Drive in theaters	C	C				C	C
Exhibition halls	C	C				C	C
Fairgrounds	C	C				C	C
Sports arenas	C	C			C	C	C
Theaters	C	C		C	C	C	C
<b>Residential</b>							
Condominium	P	C	C				C
Hotel and motel	P					P	C
Mobile home park	C	C					C
Multi-family dwelling (3 or more units)	C	C	C				C
One-family dwelling/duplexes	P	P	P	C	C	P	P
Permanent mobile home	P	P	P	C	C	P	P
Planned unit development	C	C				C	C
Standard subdivision	C	C				C	C
Minor subdivision	P <sup>5</sup>	P <sup>5</sup>				P <sup>5</sup>	P <sup>5</sup>
Temporary dwellings > 14 days < 1 year	TP	TP	TP	TP	TP	TP	TP

	RA	AR	AP	HP	OR	IC	MU
<b>Residential (cont.)</b>							
Temporary mobile home (less than 1 year)	TP						
Transient worker lodging	C	C	C				C
<b>Services</b>							
Academic and vocational schools – public	C	C	C				P
Advertising						P	P
Animal clinic and hospital – veterinary	C	C	C			P	P
Apparel repair and alteration	C	C	C			P	P
Automobile rentals						P	P
Automobile repairs	C	C	C				
Beauty and barber	C	C	C			P	P
Building care contracting						P	P
Car wash						P	P
Cemetery	C	C	C				C
Civic, social and fraternal organizations	C	C	C				C
Clubs and camps	C	C	C	C	C	C	C
Construction trades	C					P	P
Consumer, credit collection						P	P
Dance, music, voice studio	P	C	C			P	P
Daycare facilities	C	C	C		C	C	C
Duplicating, stenographic						P	P
Employment						P	P
Equipment rentals						P	P

	RA	AR	AP	HP	OR	IC	MU
<b>Services (cont.)</b>							
Finance and investment	C	C	C			P	P
Frozen food locker						P	P
Funeral	C					P	P
Governmental facilities	C	C	C	C	C	P	P
Hospitals, clinics and related services						P	P
Insurance related	C	C	C			P	P
Landfills, solid waste facilities and solid waste transfer stations <sup>6</sup>			C			C	C
Laundering and dry cleaning						P	P
Laundromats						P	P
Nursing homes and rest homes	C					P	P
Photographic	C	C	C			P	P
Professional	C	C				P	P
Publishing						P	P
Real estate and related	C	C				P	P
Reducing salon – health club	C	C	C			P	P
Religious facilities	C	C	C			C	C
Rendering plant (animal products)							C
Salvage yard or junkyard						C	C
Schools - commercial	C	C				P	P
Schools – public	C	C	C				P
Sewage lagoons	C	C	C	C	C	C	P

	RA	AR	AP	HP	OR	IC	MU
<b>Services (cont.)</b>							
Shelter homes	C	C	C			C	C
Small appliance repair	C	C	C			P	P
Small engine repair	C	C	C			P	P
Storage rentals	C	C				C	P
Tire shop						P	P
Truck and tractor repair	C	C	C			P	P
Upholstery and repair	C	C	C			P	P
<b>Sports Facilities and Parks</b>							
Athletic fields	C	C	C				P
Bicycle racing track							P
Bicycle way	C	C	C	C	C	C	P
Car racing track							P
Golf courses and country clubs	C	C				P	P
Golf driving range	C					P	P
Ice and roller skating	C	C				P	P
Indoor recreational facility	C	C	C			P	P
Miniature golf	C					P	P
Motorcycle racing track							P
Public parks and playgrounds	P	C	C	C	C	C	P
Recreational vehicle parks	C	C	C	C	C	C	C
Riding stables and schools	C	C	C	C	C		P
Rifle and pistol ranges	C	C	C		C		C
Ski and water sports	C	C	C	C	C	C	C

	RA	AR	AP	HP	OR	IC	MU
<b>Sports Facilities and Parks (cont.)</b>							
Swimming pools (commercial and public)	C	C				P	P
Tennis courts	C	C				P	P
<b>Trade And Retail</b>							
Adult entertainment						C	
Alcoholic beverages	C					P	P
Apparel and accessories						P	P
Building materials and hardware						P	P
Drive in establishments/fast food	P				C	P	P
Farm and garden supplies						P	P
Food, drugs, liquor, etc.	C	C				P	P
Gasoline service stations	C	C				C	P
General merchandise						P	P
Home furnishings and equipment						P	P
Irrigation sales	C	C				P	P
Large implements and heavy equipment						P	P
Mobile home sales						P	P
Petroleum						C	P
Recreational vehicles						P	P
Restaurant or café	P				C	P	P
Sporting goods						P	

	RA	AR	AP	HP	OR	IC	MU
<b>Trade – Wholesale</b>							
Bulk storage – flammable liquids and gases		C	C			C	C
Chemical fertilizers or hazardous materials manufacturing, storage or sales		C	C			C	C
Wholesale distribution and warehousing		C	C			P	P
<b>Transportation</b>							
Airfields (private)		C	C				P
Airfields (public)		C	C				P
Automobile open parking lot or garage						P	P
Boathouse or dock	C			C	C	P	P
Bus facilities, excluding pick up shelters						P	P
Freight transfer points	C	C	P <sup>4</sup>			P	P
Packing and crating	C	C				P	P
Railroad building and equipment						P	P
Tickets and arrangements						P	P
Truck and bus open parking lots	C					P	P
Trucking facilities	C	C				P	P
Notes: 1. Such use is permitted only after a CAFO permit has been obtained under the provisions of chapter 11 of this title. 2. Such use is permitted only after a CAFO permit has been obtained under the provisions of chapter 10 of this title. 3. Conditional Use permit required under provisions of 9-10-2 (B) of this title. 4. Freight transfer points that are permitted in AP zone are for agricultural commodities only. 5. Such use is permitted only after a Minor Subdivision Application is filed and found to be in full compliance, by the Administrator, pursuant to 10-3-7, Cassia County Code. 6. Must have consent of Southern Idaho Regional Solid Waste District to construct or operate such facilities before a conditional use permit can be noticed for hearing before Planning and Zoning Commission.							

[amended Ord. 2006-11-01, 11-07-06, amd. Ord. 2009-04-01, amd.Ord. 2010-02-01; amd.Ord. 2011-08-01, amd.Ord. 2012-07-01, amd. Ord. 2014-12.]

### DWELLING AND PRINCIPAL BUILDING SETBACKS<sup>1</sup>

Zone	Maximum Height	Minimum Front Setback <sup>2</sup>	Yard Rear Setback	Interior Side Setback	Street Side Setback <sup>3,4</sup>	Maximum Lot Coverage	Minimum Lot Dwelling <sup>5,6</sup>	Minimum Lot Width
RA	35 feet	54 feet	15 feet	15 feet	54 feet	NR	43,560 sq. ft.	NR
AR	35 feet	54 feet	15 feet	15 feet	54 feet	NR	43,560 sq. ft.	NR
AP	35 feet	54 feet	15 feet	15 feet	54 feet	NR	43,560 sq. ft.	NR
HP	35 feet	54 feet	15 feet	15 feet	54 feet	NR	43,560 sq. ft.	NR
OR	35 feet	54 feet	15 feet	15 feet	54 feet	NR	43,560 sq. ft.	NR
IC	NR	54 feet	05 feet	05 feet	54 feet	NR	43,560 sq. ft.	NR
MU	NR	54 feet	15 feet	15 feet	54 feet	NR	43,560 sq. ft.	NR

Notes:

1. Accessory buildings are covered under section 9-4-5 and subsection 9-9-4A of this title.
2. These setbacks do not apply to subdivision lots.
3. To be measured from the center of the adjoining street.
4. Corner lots – set back 54 feet from center of both roads.
5. Except in areas of seasonal high subwater, low permeability, or shallow soil, in which case minimum lot size shall be determined by the health authority.
6. If central sewer or water is available, minimum lot size may be reduced in an approved subdivision.

(Ord. 93-6-1, 6-28-1993; amd. Ord. 94-12-3, 12-19-1994; Ord. 99-1-1, 1-4-1999; Ord. 99-10-2, 10-18-1999; 2003 Code)