



AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO 160 South 3rd East Street

Live Stream Viewing: <https://www.youtube.com/c/MountainHomeIdaho>

Tuesday, March 4, 2025, at 5:30 PM

- I ESTABLISH A QUORUM**
- II APPROVE MINUTES**
 - *February 18, 2025
 - *February 20, 2025
- III RECOGNIZING PERSONS NOT ON THE AGENDA**
- IV CONFLICT OF INTEREST/EX-PARTE CONTACT DECLARATIONS**
 - * Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506)
 - * Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting?
- V PUBLIC HEARING AND ACTION**
 - *None
- VI NEW BUSINESS**
 - *None
- VII OLD BUSINESS**
 - *Discussion - Land Use Chart Proposed Changes
- VIII DEPARTMENT HEAD ITEMS**
 - *None
- IX ITEMS REQUESTED BY COMMISSIONERS/STAFF**
- X FINAL COMMENTS**
- XI ADJOURN**

**P & Z / COUNCIL MAY REVIEW ALL PLATS AT CITY HALL AND DISCUSS
ALL ITEMS OF BUSINESS WITH STAFF AT CITY HALL PRIOR TO MEETING**

**More Information or Questions contact Community Development Department.
Anyone desiring accommodation for disabilities should contact the City Clerk's Office
at 208-587-2104 by at least 9:00 AM the morning of the public meeting.**



**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO**

Live Stream Viewing:

<https://www.youtube.com/c/MountainHomeIdaho>

Tuesday, February 18th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Vice Chairperson William Roeder noted a quorum present and called the February 18, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Cristina Drake, William Roeder, and Rob McCormick. Kristopher Wallaert, and Phillip Mills was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, and Legal Counsel Geoff Schroeder.

MINUTES

*January 21, 2025

Commission Member Rob McCormick made a motion to approve the January 21, 2025, minutes. Commission Member Cristina Drake seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

CONFLICT OF INTEREST DECLARATION

* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None

* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – None

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*None

OLD BUSINESS

***Discussion - Land Use Chart Proposed Changes**

Roberts rule of order was suspended by Vice Chairman William Roeder and seconded by Chairperson Rob McCormick.

Senior City Planner Brenda Ellis explained what has been worked on, with the land use chart being long the main focus was residential. In the packet that was given to the commission members before the meeting was the residential chart from the land use chart. The chart listed the current land use along with the purposed changes. The definitions and zoning districts were included in the packet.

There was a discussion regarding the proposal of removing somethings off the land use chart. Group homes was proposed to be removed more information on to come. Handicap to be removed, residential is now required to be ADA accessible.

There was a discussion regarding what was added or changed. Assisted living, along with the definition was added, cluster development is in the zoning districts, but we do not have on the land use chart or a definition for it, the dwellings were broken out before some were bundled together. Shelter homes was proposed to be added, we know it is a need.

There was a discussion regarding the dwelling/commercial mixed/single use the name was considered to change to live work units.

There was a discussion regarding condominium. The definition came from the fire code. Legal Counsel Geoff Schroeder explained what condominiums means and read the state code. The new definition will be a blend of the current definition and the state code.

There was a discussion regarding if a subdivision wants to do away with a HOA. The common areas that the HOA collects to maintain them becomes unruly who gets the letter or complaint from the city.

There was a discussion regarding dwelling, single-family definition and what would be considered a single-family dwelling.

There was a discussion regarding recovery residence being added.

There was a discussion regarding shelter home and it being a need. Legal Counsel Geoff Schroeder will tweak the definition of shelter home.

There was a discussion regarding tiny homes. The topic would be discussed further at another time.

There was a discussion regarding home occupation. With the home occupation you can have one in your home but cannot have employees come to your home to leave to work. Recommended that if this is happening to reach out to code enforcement.

DEPARTMENT HEAD ITEMS

- *Monthly Building Permit Report – January 2025
- *Monthly Code Enforcement Report – January 2025
- *Monthly GIS Report – January 2025

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

ADJOURN

Vice Chairperson William Roeder adjourned the meeting at 6:43 p.m.

Chair



**MINUTES OF THE PLANNING AND ZONING COMMISSION SPECIAL MEETING
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO**

Live Stream Viewing:

<https://www.youtube.com/c/MountainHomeIdaho>

Thursday, February 20th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the February 20, 2025, Special Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, and Rob McCormick. Kristopher Wallaert, and Phillip Mills. Commission Member Cristina Drake was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, and Legal Counsel Geoff Schroeder.

MINUTES

*None

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

CONFLICT OF INTEREST DECLARATION

* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None

* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – None

PUBLIC HEARING AND ACTION

* To amend an existing Conditional Use Permit. The City of Mountain Home has applied to amend the existing approved Conditional Use permit at Optimist Park. The amendment would allow for the inclusion of a straight track just west of the existing oval track. The original approved Conditional Use Permit included a Multi-use Recreation facility that included a Race way, Go-Cart Track, Rugby/Football Field, and RV Park. The site location will be directly across the street from the current Optimist Park location on NW Marathon Way, addressed as 2595 and 2605 NW Marathon Way, Mountain Home, ID. (RPA3S06E271220)

Application: PZ-25-2

Public Hearing is opened.

Public Hearing is closed.

Commission Member Rob McCormick made a motion to approve to amend the existing Conditional Use Permit PZ-25-2. Commission Member William Roeder seconded the motion. The vote goes as follows:

Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Mills; aye, Commission Member Wallaert; aye. The vote passed by a unanimous vote.

NEW BUSINESS

***None**

OLD BUSINESS

***None**

DEPARTMENT HEAD ITEMS

***None**

ITEMS REQUESTED BY COMMISSIONERS/STAFF

***None**

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 5:35 p.m.

Chair

9-7-4: LAND USE CHART:

Legend: P - Permitted use C - Conditional PA - Permitted accessory

Land Use	Zoning District										
	R-1	R-2	R-3	R-4	LO/R	C-1	C-2	C-3	C-4	I-1	I-2
Land Use	Zoning District										
	R-1	R-2	R-3	R-4	LO/R	C-1	C-2	C-3	C-4	I-1	I-2
Residential:											
Apartments (see Dwellings)											
Dwelling/conversions			C	C	C	C	C	P	P		
Dwellings/commercial ³ (mixed use/single unit)						P	P	P	P		
Dwellings, duplex and attached single-family			P	P	P	P	P	P	P		
Dwellings, multiple with more than 4 units ⁴				C	C	C	C	C	C		
Dwellings, multiple with 3 - 4 units and townhouses			C	P	P	P	P	P	P		
Dwellings, single-family ⁵	P	P	P	P	P	P	P	C	C		
Garage/carport (residential)	PA	PA	PA	PA	PA	PA	PA	PA	PA		
Group care facility					C	C	C	P	P	P	
Group home/no more than 8	C	C	C	C	P	P	P	P	P	P	
Halfway house	P	P	P	P	C	C	C	P	P	P	
Handicapped residence	P	P	P	P	P	P	P	C	C		
Manufactured comm. units (individual lots/temporary)									C	C	C
Manufactured home park	P	P	P	P				C	C		
Manufactured home subdivision	P	P	P	P	C			C	C		
Manufactured homes (class A/individual lots)	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶				
Nursing home/retirement home			C	P	C	C	C	P	P	P	
Other:											
Accessory buildings to principal use	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Temporary structures (see section 9-9-26 of this title)											

Notes:

1. Agriculture use, excluding commercial feedlots, dairies, commercial poultry and poultry products production, pig farms and similar agriculture related uses.
2. Under no condition shall the keeping of animals create a nuisance element for adjoining property owners.
3. Mixed use/residential and commercial in a commercial zone shall be under 1 structure.
4. More than 4 units requires planning and zoning review/council approval.
5. An existing single-family residence that is destroyed by fire may be rebuilt to required codes.
6. A manufactured home shall have its own lot in accordance with the R-4 lot specifications.

(Ord. 1628, 1-12-2015; amd. Ord. 1643, 2-8-2016; Ord. 1685, 12-23-2019; Ord. 1757, 8-23-2022; Ord. 1764, 8-23-2022)

Proposed Land Use Edits

Residential:	R-1	R-2	R-3	R-4	LO/R	C-1	C-2	C-3	C-4	I-1	I-2	
Apartments (see Dwellings)	-	-	-	-	-	-	-	-	-	-	-	
Assisted Living	-	-	C	C	C	C	-	P	P	-	-	No 24 hour care
Condominium	-	-	-	P	P	-	-	P	P	-	-	Get definition Geoff
Dwellings/Commercial(3) (Mixed use/single unit)	-	-	-	C(7)	C(7)	P	P	P	P	-	-	Condition single owner occupant.
Dwellings, Two Family Duplex	-	-	P	P	P	C	-	-	-	-	-	
Dwellings, multiple with more than 4 units	-	-	-	C	C	-	C(6)	C	C	-	-	Geoff mentioned parking standards for residential in C-2. Where do we address this in the code/
Dwellings, multiple with 3 - 4 units	-	-	C	P	P	C	C	C	C	-	-	
Dwellings, single-family (4)	P	P	P	P	-	C	-	-	-	-	-	
Dwellings, attached single-family (PUD R-3)	-	P	P	P	-	C	-	-	-	-	-	
Dwellings, Townhouses (PUD R-3)	-	-	-	P	P	-	-	C	C	-	-	
Garage/carport (residential)	PA	PA	PA	PA	PA	PA	PA	PA	PA	-	-	
Group home/no more than 8	P	P	P	P	P	C	-	-	-	-	-	9-16 people protect as single family?
Recovery Residence	-	-	-	C	C	C	-	P	P	-	-	Change name to recovery residence-add definition-Geoff
Manufactured comm. units (individual lots/temporary)	-	-	-	-	?							Unsure of what this is. 9-9-26
Manufactured home park/Mobile Home Park	-	-	-	C	-	C	-	C	C	-	-	Title 9, Chapt. 15-land use chart does not match. Is conditional in R-4, C-1, C-3, C-4
Manufactured home subdivision	P	P	P	P	-	C(5)	-	-	-	-	-	
Manufactured homes (class A/individual lots)	P	P	P	P	-	C(5)	-	-	-	-	-	Should we remove (5) on the highlighted as they should be subject to the zoning standards for those zones?
Nursing home	-	-	C	C	C	C	-	P	P	-	-	
Shelter Homes	-	-	-	-	-	P	C	P	P	-	-	
Accessory buildings to principal use	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	
Temporary structures (see section 9-9-26 of this title)	-	-	-	-	-	-	-	-	-	-	-	

Notes:

1. Agriculture use, excluding commercial feedlots, dairies, commercial poultry and poultry products production, pig farms and similar agriculture related uses.
2. Under no condition shall the keeping of animals create a nuisance element for adjoining property owners.
3. Mixed use/residential and commercial in a commercial zone shall be under 1 structure.
4. An existing single-family residence that is destroyed by fire may be rebuilt to required codes.

5. A manufactured home shall have its own lot in accordance with the R-4 lot specifications.
6. Parking standards apply? Where in the code do we put this requirement?
7. R-4 and LO/R owner/occupied.

(Ord. 1628, 1-12-2015; amd. Ord. 1643, 2-8-2016; Ord. 1685, 12-23-2019 ; Ord. 1757, 8-23-2022; Ord. 1764, 8-23-2022)

*GENERAL PERFORMANCE STANDARDS AND DEFINITIONS

Geoff mentioned in the C-2 zone we should require some general performance standards. We need more input on this.

Proposed Land Use Chart/Working Session W/Rob

	Residential:	R-1	R-1	R-2	R-2	R-3	R-3	R-4	R-4	LO/R	LO/R	C-1	C-1	C-2	C-2	C-3	C-3	C-4	C-4	I-1	I-1	I-2	I-2
Residential																							
Apartments (see Dwellings)	Apartments (see Dwellings)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Assisted Living	-	-	-	-		C		C		C		C		-		P		P		-	-	-
	Condominium		-		-		-		P		P		-		-		P		P	-	-	-	-
	Cluster Development								C														
Dwellings/Commercial(3) (Mixed use/single unit)	considered replacing w/live/work	-	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	P	P	-	-	-	-
Dwelling/conversions		-	-	-	-	C	-	C	-	C	-	C	-	C	-	P	-	P	-	-	-	-	-
Dwellings, Duplex and attached single-family	Dwellings, Two Family Duplex	-	-	-	-	P	P	P	P	P	P	P	C	P	-	P	-	P	-	-	-	-	-
Dwellings, multiple with more than 4 units (4)	Dwellings, multiple with more than 4 units	-	-	-	-	-	-	C	C	C	C	C	-	C	C(7)	C	C	C	C	-	-	-	-
Dwellings, multiple with 3 - 4 units and townhouses	Dwellings, multiple with 3 - 4 units	-	-	-	-	C	C	P	P	P	P	P	C	P	C	P	C	P	C	-	-	-	-
Dwellings, single-family (5)	Dwellings, single-family (5)	P	P	P	P	P	P	P	P	P	-	P	C	P	-	C	-	C	-	-	-	-	-
	Dwellings, attached single-family (PUD R-3)	-	-	-	P	P	P	P	P	P	-	P	C	P	-	P	-	P	-	-	-	-	-
	Dwellings, Townhouses (PUD R-3)	-	-	-	-	C	-	P	P	P	P	P	-	P	-	P	C	P	C	-	-	-	-
Garage/carport (residential)	Garage/carport (residential)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	-	-	-	-
Group care facility	Group care facility	-	-	-	-	-	-	-	-	C	-	C	-	C	-	P	-	P	-	P	-	-	-
Group home/no more than 8 (67-6530&67-6531)	Group home/no more than 8	C	P	C	P	C	P	C	P	P	P	P	C	P	-	P	-	P	-	P	-	-	-
halfway house	Halfway house-Recovery Residence	P	-	P	-	P	-	P	C	C	C	C	C	C	-	P	P	P	P	P	-	-	-
Handicapped residence		P	-	P	-	P	-	P	-	P	-	P	-	P	-	C	-	C	-	-	-	-	-
Manufactured comm. Units (individual lots/temporary)	Manufactured comm. units (individual lots/temporary)	-	-	-	-	-	-	-	-	-	?	-		-		-		C		C		C	
Manufactured Home Park (9-15	Manufactured home park/Mobile Home Park	P	-	P	-	P	-	P	C	-	-	-	C	-	-	C	C	C	C	-	-	-	-
Manufactured Home Subdivision	Manufactured home subdivision	P	P	P	P	P	P	P	P	C	-	-	C	-	-	C	-	C	-	-	-	-	-
Manufacured Homes (class A/Individual lots)	Manufactured homes (class A/individual lots)	P(6)	P	P(6)	P	P(6)	P	P(6)	P	P(6)	-	P(6)	C	P(6)	-	-	-	-	-	-	-	-	-
Nursing Home/retirement home	Nursing home/retirement home	-	-	-	-	C	C	P	C	C	C	C	C	C	-	P	P	P	P	P	-	-	-
	Shelter Homes		-		-		-		-		-		P		C		P		P				
Other:																							
Accessory buildings to principle use	Accessory buildings to principal use	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Temporary structures (see section 9-9-26 of this title)	Temporary structures (see section 9-9-26 of this title)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

- Notes:
1. Agriculture use, excluding commercial feedlots, dairies, commercial poultry and poultry products production, pig farms and similar agriculture related uses.

2. Under no condition shall the keeping of animals create a nuisance element for adjoining property owners.

3. Mixed use/residential and commercial in a commercial zone shall be under 1 structure.

4. More than 4 units requires planning and zoning review/council approval.

5. An existing single-family residence that is destroyed by fire may be rebuilt to required codes.

6. A manufactured home shall have its own lot in accordance with the R-4 lot specifications.

7. Parking standards apply? Where in the code do we put this requirement?

No 24 hour care

Get definition Geoff

Need definition

Are performance standards needed for conditions?

remove-building and fire code requirements apply

Geoff mentioned parking standards for residential in C-2. Where do we address this in the code/

Removing and adding other uses, recovery, shelter

9-16 people protect as single family?

Change name to recovery residence-add definition-Geoff

remove-ADA protected

Unsure of what this is. 9-9-26

Title 9, Chapt. 15-land use chart does not match. Is conditional in R-4, C-1, C-3, C-4

Should we remove (6) on the highlighted as they should be subject to the zoning standards for those zones?
- (Ord. 1628, 1-12-2015; amd. Ord. 1643, 2-8-2016; Ord. 1685, 12-23-2019 ; Ord. 1757, 8-23-2022; Ord. 1764, 8-23-2022)

*GENERAL PERFORMANCE STANDARDS AND DEFINITIONS	Geoff mentioned in the C-2 zone we should require some general performance standards. We need more input on this.
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9-7-8: ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS:

Residential Districts:

Lot Size/DU ^{3,6}						Yard Setbacks						
						Front ^{7,10,11}		Rear ¹¹	Side ^{8,11}			
	1	2	3	4	5	6	7	8	9	10	11	12
District	Minimum	Range	Maximum Lot Coverage	Minimum Yard Area	Minimum Street Frontage	Lot With Front Loaded Garage	Lot With Garage Loaded Setback Or Rear Loaded		Interior Minimum	Street	Maximum Building Height	Minimum Floor Area
Lot Size/DU ^{3,6}						Yard Setbacks						
						Front ^{7,10,11}		Rear ¹¹	Side ^{8,11}			
	1	2	3	4	5	6	7	8	9	10	11	12
District	Minimum	Range	Maximum Lot Coverage	Minimum Yard Area	Minimum Street Frontage	Lot With Front Loaded Garage	Lot With Garage Loaded Setback Or Rear Loaded		Interior Minimum	Street	Maximum Building Height	Minimum Floor Area
R-1	12,000 sf	17,000 sf	35%	65%	80'	30'	25'	35'	10' minimum, 25' combined	30'	30'	1,500 ground floor, 1,800 minimum/2 story
R-2	9,000 sf ²	7,200 - 10,800 sf	35%	65%	80'	25' ¹	20'	15'	5' 12'	25'	30'	1,300 ground floor, 1,600 minimum/2 story
R-3	6,500 sf ²	6,000 - 7,800 sf	n/a ¹³	n/a ¹³	60'	20' ¹	15'	15'	5' 12'	20'	30'	1,100 ground floor, 1,350 minimum/2 story
R-4	5,000 sf ²	5,000 - 7,000 sf	n/a ¹³	n/a ¹³	50'	15' ¹ 20' (garage)	15'	15'	5' 12'	15'	30'	n/a

Commercial/Industrial Districts:

District	Minimum Lot Area ³	Minimum Yard Setback Requirements ⁵				Maximum Lot Coverage	Maximum Building Height ¹²	Minimum Street Frontage
		Front ⁷	Rear	Interior Side ⁸	Street Side ⁸			
District	Minimum Lot Area ³	Minimum Yard Setback Requirements ⁵				Maximum Lot Coverage	Maximum Building Height ¹²	Minimum Street Frontage
		Front ⁷	Rear	Interior Side ⁸	Street Side ⁸			

LO ⁹	Limited Office/7,000 sf (Residential/R-4 standards)	20' ¹	15'	5' 10'	20'	50%	30'	50'
C-1 ⁹	Neighborhood Commercial/1 - 5 acres (Residential/R-4 standards)	20' ¹	15'	10'	20'	70%	35'	n/a
C-2 ⁹	Commercial (Residential/R-4 standards)	n/a	n/a	n/a	Clear vision triangle	n/a	55'	n/a
C-3 ⁹	Commercial (Residential/R-4 standards)	20' ¹	8' with alley 16' no alley	5' ⁴	20'	No portion of lot shall be undeveloped	45'	n/a
C-4	Commercial (Residential/R-4 standards)	30' ¹	8' with alley, 16' no alley	5' ⁴	30'	No portion of lot shall be undeveloped	45'	n/a
I-1	n/a No residential	30' ¹	n/a	n/a ⁴	30'	No portion of lot shall be undeveloped	60'	n/a
I-2	n/a No residential	30' ¹	n/a	n/a	30'	No portion of lot shall be undeveloped	60'	n/a

Notes:

1. Gateway/highways 30 feet. Arterial or collectors, 25 feet. Large sized building and/or height of building may require a 60 foot setback.
2. Single-family/multiple. (Also see section 9-7-6 of this chapter.)
3. Minimum lot size shall be determined exclusive of land that is used for streets, highways, roads and rights-of-way.
4. If property abuts Residential Zone, 10 foot setback with buffer screening regulations. (See chapter 11 of this title.)
5. No structure may encroach upon the front or street yard unless otherwise permitted herein.
6. Corner lots (new subdivisions) shall be significantly larger to accommodate setbacks.
7. The required front setback or the already established front setbacks of the majority of buildings on the street, whichever is greater.
8. Older subdivisions: Side yard setback shall be as required or may be the established side yard setback of the majority of buildings on the block as determined by the Code official.
9. Business shall be conducted within enclosed buildings.
10. Odd numbered lots shall have a 2 foot larger front setback than even numbered lots (i.e., R-3 even number lot 20 feet, odd numbered lot 22 feet).
11. These setback area rules and requirements shall not apply to carport in setback areas as defined in section 9-3-2 of this title.
12. FAA Regulations may reduce building height allowance.
13. No detached accessory building shall occupy more than 15% of the lot.

(Ord. 1677, 2-13-2019; amd. Ord. 1702, 11-23-2020)

9-7-6: ZONING DISTRICTS:

The incorporated area of the city shall be divided into the following zoning districts whose boundaries are shown on the official city zoning map. In addition, the specific purpose of each zoning district shall be as stated herein. (See section 9-7-4, "Land Use Chart", of this chapter, for all zoning districts.)

A. R-1 zone/residential zone (very low density residential/17,000 square foot minimum lot): The intent of this district is to provide a very low density environment for single-family households free from encroachment of commercial and industrial activities.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.

B. R-2 zone/residential zone (low density residential/9,000 square foot minimum lot): The intent of this district is to provide a low density residential environment with a mix of both single-family households and attached single-family dwellings that are free from encroachment by commercial and industrial activities.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
3. Percentage Of Single-Family Attached: Unless development is through a planned unit development (PUD) no more than ten percent (10%) may be single-family attached.

C. R-3 zone/residential zone (medium density residential/6,500 square foot minimum lot): The intent of this district is to provide a medium density residential environment with a mix of both single-family households and duplex dwellings free from encroachment of commercial and industrial activities. Single-family attached and townhouse dwelling units may be permitted through a planned unit development. Triplex and fourplex dwellings may be permitted by conditional use if all code requirements are met.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
3. Duplex Units; Single-Family Attached, And Townhouse Dwelling Units:
 - a. Each duplex, single-family attached, and townhouse dwelling unit shall have a total ground floor area of not less than eight hundred (800) square feet per unit.
 - b. The minimum lot size for each duplex unit shall be the minimum lot size shown in the bulk/coverage chart, section 9-7-8 of this chapter.
 - c. Duplex, single-family attached, and townhouse dwelling units located on corner lots shall have entrances to each unit on opposing streets.
4. Multiple Units:
 - a. More than a duplex requires a conditional use permit.

D. R-4 zone/residential (single-family/5,000 square feet) and high density dwellings: The intent of this district is to provide an environment with a mix of single-family households, multiple dwellings and cluster developments.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.
2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.
3. Duplex Units:
 - a. The minimum lot size for each duplex unit shall be the minimum lot size shown in the bulk/coverage chart, section 9-7-8 of this chapter.
 - b. Duplex units located on corner lots shall have entrances to each unit on opposing streets.
4. Multiple Units:

a. A structure on one lot or parcel which contains more than four (4) dwelling units shall require a conditional use permit.

E. LO/R zone/limited office and residential zone: Limited office district/minimum lot size for LO/R shall be seven thousand (7,000) square feet. The intent of this district is to allow professional offices and higher density residential, i.e., single-family, duplex, cluster and multiple dwellings. It is intended that this zoning designation shall act as a buffer between more intense nonresidential uses and residential uses. It is intended that office uses permitted in this category be located and designed so as to be in harmony with adjacent residential uses. The setbacks and materials used in construction shall correlate more closely to those used in residential areas.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter. All residential development shall comply with the R-4 regulations.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.

3. Design: Design shall be compatible to surrounding residential uses.

4. Landscaping: Nonresidential shall comply with the landscape ordinance, chapter 11 of this title.

F. C-1 zone/neighborhood commercial: The intent of this district is to permit the compatible coexistence of residential and small scale convenience business uses which are intended to meet the daily needs and service of the residents of an immediate neighborhood, to encourage clustering and strategic siting of such businesses and avoid intrusion of such uses into the adjoining residential districts. All such districts should be very limited in size and shall give direct access of transportation to arterials or collectors and shall not constitute all or any part of a strip development concept.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter.

3. Abutting Residential: When abutting a residential use the side yard setback shall be buffered.

4. Design: Design shall be compatible with surrounding residential uses.

5. Landscaping: Landscaping shall be equal to ten percent (10%) of the total lot area. The development services department shall review and may approve with modifications or disapprove any landscape plan for compliance with the provisions of chapter 11, "Landscaping/Open Space Requirements", of this title.

G. C-2 zone/central business district: The intent of this district is to accommodate and encourage a broad spectrum of commercial activities of various sizes and to promote and allow higher density residential development in the central business area.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscaping, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

3. Existing: Front and sides/zero lot line.

4. New Construction: Street frontages, minimum of ten feet (10').

5. Landscaping: New construction shall provide some landscaping in front and parking areas, i.e., planter boxes, etc. The development services department shall review and may approve with modifications or disapprove any landscape plan.

H. C-3 zone/general commercial: This district is intended for residential use and commercial activities as allowed in the C-1 and C-2 districts, but also allows general business uses that are of a larger scale and more motor oriented to fulfill the need for travel related services as well as retail. Businesses shall be operated within enclosed buildings (excepting service station displays). This district promotes attractive "gateway" development along American Legion Boulevard and around perimeters of the C-2 district as defined on the zoning map and shall not be used to further promote any other strip development.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

I. C-4 zone/heavy commercial: This district is intended for commercial activities allowed in other commercial zones but also allows heavy commercial activities such as large equipment/auto sales, wholesale, warehouse, and light manufacturing in conjunction with retail sales along already established strip commercial (gateway) on Highway 30, and Airbase Highway. The businesses are of a larger scale than the C-3 district and shall allow outdoor storage in rear yards and may be allowed in side yards if not on an opposing street. Screening of outdoor storage shall be required. (See landscaping/gateway, chapter 11 of this title.)

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

J. I-1 zone/light industrial: The intent of this district is to provide for light nonpolluting industrial development which is compatible with C-4, without residential intrusion, and to encourage the development of manufacturing and wholesale establishments which are clean, quiet, free of hazardous conditions or nuisances and are operated primarily within enclosed structures. Any outside storage/accessory shall be located in the rear, within a structure or screened from public right of way. No use is intended to be included, which by reason of its location with respect to the boundaries of the district or by reason of its operational characteristics, would create hazardous conditions or a threat to the health, safety and general welfare of the public or surrounding land uses. Any I-1 district shall be annexed into the city and must be in proximity to ensure connection to the municipal water and sewer systems of the city. The I-1 area north and northeast of the city limits shall be subject to requirements deemed necessary for protection of the aquifer (see unique uses/area of critical concern, chapter 9 of this title). The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Residential: Not permitted. A caretaker's/night watchman's sleeping quarters which is not used for living purposes may be permitted by conditional use.

3. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements.

4. Side Yard: When abutting residential zone, the side yard shall have a ten foot (10') side yard setback with buffer or screen required. (See landscape, chapter 11 of this title.)

K. I-2 zone/heavy industrial: The intent of this district is to provide industrial users ample room in the city to develop and expand without encroachment of noncompatible uses. No use is intended to be included, which, by reason of its location with respect to the boundaries of the district or by reason of its operational characteristics, would create hazardous conditions or a threat to the health, safety and general welfare of the public or surrounding land uses.

The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop. Any I-2 development shall be in such proximity to be annexed and must also be in such proximity to ensure connection to the municipal water and sewer systems of the city. Any I-2 area development shall be subject to requirements deemed necessary for protection of the aquifer (see unique uses/area of critical concern, chapter 9 of this title) and air quality. The city may require special studies and reports as deemed necessary before any site, public or private, is allowed to develop.

1. Uses Allowed: See uses allowed by right and by conditional use in section 9-7-4 of this chapter.

2. Residential Permitted: A caretaker's/night watchman's sleeping quarters which are not used for living purposes shall be permitted.

3. Development Requirements: See bulk/coverage chart, section 9-7-8 of this chapter; landscape, chapter 11 of this title; parking, chapter 12 of this title; and any other applicable requirements. (Ord. 1628, 1-12-2015; amd. Ord. 1644, 2-8-2016; Ord. 1702, 11-23-2020)

DEFINITIONS

ASSISTED LIVING FACILITY: A facility combining housing, supportive services, personalized assistance, and health care, designed to respond to the individual needs of those who need help with activities of daily living, such as dressing, grooming, and bathing, diet, financial management, evacuation of a residence in the event of an emergency, or medication prescribed for self-administration, but do not require hospitalization. This use does not contain equipment for surgical care or for treatment of disease or injury and does not include any use meeting the definition of a “nursing home.”

CONDOMINIUM: A condominium is an estate consisting of (i) an undivided interest in common in real property, in an interest or interests in real property, or in any combination thereof, together with (ii) a separate interest in real property, in an interest or interests in real property, or in any combination thereof.

Dwelling Mixed Residential and Commercial Unit.

DWELLING, MULTIPLE THREE- FOUR (3-4) UNITS: Three (3) or four (4) attached dwelling units where all such units are on the same lot/parcel.

DWELLING, MULTIPLE WITH MORE THAN FOUR (4) UNITS: More than four (4) attached dwelling units on a single lot/parcel, under single ownership, connected on no more than three (3) sides, may be horizontal or vertical.

DWELLING, SINGLE-FAMILY: A single dwelling unit, on a single lot/parcel, which is not attached to any other dwelling by any means and is used exclusively for the occupancy of one family, including a "group home" as defined by Idaho Code. Geoff will provide more clarity

DWELLING, Single-family attached: Two (2) dwelling units, attached horizontally by a common wall, at a parcel boundary line, where each single-family dwelling unit is on a single lot/parcel.

DWELLING, TOWNHOUSE: A townhouse/row house is a building containing three (3) or more dwelling units attached by a common wall(s), where each dwelling unit is located on a separate lot.

DWELLING, TWO-FAMILY DUPLEX: Two (2) dwelling units on a single lot/parcel, under single ownership attached horizontally/vertically by a common wall.

DWELLING UNIT: Any structure or portion thereof which meets adopted building codes and is used as a residence or living quarters of one or more persons. The dwelling unit does not include any attached or detached accessory structures.

GROUP HOME: As per Idaho Code, a profit or nonprofit place of residence for the sheltering of eight (8) or fewer mentally and/or physically handicapped or elderly persons to live in normal residential surroundings as single-family dwellings as provided for by Idaho Code. (Idaho Code 67-6531)

MOBILE HOME: A factory assembled structure, or structures generally constructed prior to June 15, 1976, and equipped with the necessary service connections and made so as to be readily movable as a unit or units on their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation.

MOBILE HOME PARK: A mobile home park (MHP overlay) means any site or tract of land under single ownership or control which has been planned and improved for the placement of more than one mobile home for non-transient use.

MOBILE HOME SUBDIVISION: A parcel of land divided into two (2) or more mobile home lots for sale and/or rent.

NURSING HOME: An extended or intermediate care facility licensed or approved to provide full time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. Includes long term care facilities, extended care facilities and intermediate care facilities. (Also see definitions of Group Home and Adult Care Facility.)

RECOVERY RESIDENCE: A dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of persons requiring

- A. medical
- B. correctional
- C. or other mandated supervision
- D. or a protective environment to avoid past or likely future violence

Whose right to live together is not protected by the federal Fair Housing Amendments Act, as amended and as interpreted by the courts, and that does not meet the definition of another use in this Code.

SHELTER HOME: A facility providing basic services that may include food, personal hygiene support, information and referrals, employment, mail, and telephone services; including overnight sleeping accommodations to people with limited financial resources, including people who are experiencing homelessness.