

TITLE 9 ZONING REGULATIONS

CHAPTER 8 REGULATIONS WITHIN ZONES

SECTION:

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. When several combined land uses exist, or are proposed, the most intensive land use shall be considered as the primary activity.

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

ZONING CHARTS

	RA	AR	AP	HP	OR	IC	MU
Agricultural Activities							
Animal product processing and rendering							C
Composting Operations if not part of CAFO			C				C
Confined animal feeding operation "CAFO"		C	C			C	C
Enclosed & Totally Confined Poultry Operations			P ² / C ³				P ² / C ³
Hatcheries			P		C	C	P
Dairy product processing		C	C			P	P
Grain and seed processing		C	C			P	P
Greenhouses	P	P	P			P	P
Livestock feed processing and manufacturing		C	C	C	C	C	C
Livestock sales yard		C	C			P	P
Meat product processing		C	C			P	P
Fish and other aquatic species		C	C		C	C	C
Bees, Bee Products	P	P	P	P	P	P	P
Other Agricultural Product Processing		C	P			P	P
Farm and Roadside Markets	P	P	P	P	P	P	P
Irrigation related structures and activities ¹	P	P	P	P	P	P	P
Agriculture							
Farms – animals on pasture	P	P	P	P	P	P	P
Farms – plants and trees	P	P	P	C	P	P	P
Farms – poultry, fur		P	P		C	C	P
Communications and Utilities							
Gas and fuel transmission lines	C	C	C	C	C	C	C
Radio and television studios	C	C	C			C	C
Solar Energy System-Accessory							
a. Roof Mounted	P	P	P	P	P	P	P
b. Ground Mounted	P	P	P		P	P	P
Solar Energy System-Commercial			P			P	C
Solar Energy System-Utility Scale							

	RA	AR	AP	HP	OR	IC	MU
Communications and Utilities (Cont.)							
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
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	P			C	P
Manufacturing							
Apparel and related products	C	C				P	P
Asphalt plant (temporary or permanent)		C	C		C	C	C
Beverage bottling plant		C				P	P
Building materials	C	C				C	C
Chemicals and chemical products		C	C			C	C
Concrete products		C	C			P	P
Equipment, Trailer manufacture or repair		P	P			P	P
Food products and food processing		C	C			C	C
Furniture and fixtures	C	C				C	C
Gravel pits, rock quarries, sand and clay pits		C	C		C	C	C
Ice manufacturing	C	C				P	P
Metal products	C	C				P	P
Mineral products		C	C		C	C	C
Paper products	C	C				P	P
Petroleum products		C	C			C	C
Printing and publishing	C	P				P	P
Professional and scientific	C	P				P	P
Rubber products		C				P	P
Textile products		C				P	P

	RA	AR	AP	HP	OR	IC	MU
Public Assembly							
Amusement parks		C				C	C
Auditoriums	C	C		C	C	C	C
Concessions	C	C			C	C	C
Drive in theaters		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
Residential							
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	P ⁷	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
Minor subdivision	P ⁵					P ⁵	P ⁵
Temporary dwellings > 14 days < 1 year	TP	TP	TP	TP	TP	TP	TP
Temporary mobile home (less than 1 year)	TP	TP	TP	TP	TP	TP	TP
Transient worker lodging	C	C	C				C
Services							
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				P	P
Automobile rentals		P				P	P
Automobile repairs		P	P			P	P

	RA	AR	AP	HP	OR	IC	MU
Services (cont.)							
Beauty and Barber	C	C				P	P
Building care contracting	C	C				P	P
Car wash	C					P	P
Cemetery	C	C	C				C
Civic, social and fraternal organizations	C	C	C			C	C
Clubs and camps		C	C	C	C	C	C
Construction trades		C	C			P	P
Consumer, credit collection						P	P
Dance, music, voice studio	P	C				P	P
Daycare facilities	C	C	C		C	C	C
Duplicating, stenographic						P	P
Employment	C	C				P	P
Equipment rentals		C				P	P
Equipment repairs		P	P			P	P
Finance and investment	C	C				P	P
Frozen food locker		C				P	P
Funeral	C					P	P
Governmental facilities	C	C	C	C	C	P	P
Home Occupations ⁸	P	P	P	P	P	P	P
Hospitals, clinics and related services	C	C				P	P
Insurance related	C	C	C			P	P
Landfills, recycling operations, incinerators and solid waste facilities and solid waste transfer stations ⁶			C				C
Landscaping		C				P	P
Laundering and dry cleaning	C					P	P
Laundromats	C					P	P
Nursing homes and rest homes	C	C				P	P
Photographic	C	C				P	P

	RA	AR	AP	HP	OR	IC	MU
Services (cont.)							
Professional	C	C				P	P
Publishing		C				P	P
Real estate and related	C	C				P	P
Reducing salon – health club	C	C				P	P
Religious facilities	C	C	C			C	C
Rendering plant (animal products)						C	C
Salvage yard or junkyard						C	C
Schools - commercial	C	C				P	P
Schools – public	C	C					P
Sewage lagoons	C	C	C	C	C	C	C
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				P	P
Tire shop						P	P
Truck and tractor repair		C	C			P	P
Upholstery and repair	C	C				P	P
Sports Facilities and Parks							
Athletic fields	C	C					P
Bicycle track						C	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	C				P	P
Ice and roller skating	C	C				P	P
Indoor recreational facility	C	C	C			P	P
Miniature golf	C	C				P	P
Motorcycle track						C	P

	RA	AR	AP	HP	OR	IC	MU
Sports Facilities and Parks (cont.)							
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
Swimming Pools (Commercial and Public)	C	C				P	P
Tennis Courts	C	C				P	P
Trade And Retail							
Adult entertainment						C	
Alcoholic beverages	C	C				P	P
Apparel and accessories	C					P	P
Building materials and hardware	C	C				P	P
Drive in establishments/fast food	P	P	P		C	P	P
Farm and garden supplies	C	C				P	P
Food, drugs, liquor, etc.	C	C				P	P
Gasoline service stations	C	C				C	P
General merchandise	C	C				P	P
Home furnishings and equipment	C					P	P
Irrigation sales		C	P			P	P
Large implements and heavy equipment		C	C			P	P
Mobile home sales						P	P
Petroleum						C	P
Recreational vehicles		C				P	P
Restaurant or café	P	C			C	P	P
Sporting goods	C					P	C
Trade – Wholesale							
Bulk storage – flammable liquids and gases		C	C			C	C
Chemical fertilizers or hazardous materials manufacturing, storage or sales		C	C			C	C

	RA	AR	AP	HP	OR	IC	MU
Trade – Wholesale (Cont.)							
Wholesale distribution and warehousing		C	C			P	P
Transportation							
Airfields (private)		C	C				P
Airfields (public)		C	C				P
Automobile open parking lot or garage		C				P	P
Boathouse or dock	P	P	P		P	P	P
Bus facilities, excluding pick up shelters						P	P
Freight transfer points		C	P ⁴			P	P
Packing and crating		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				P	P

Notes:

1. Must meet applicable performance standards of Cassia County Code 9-9-4 (I).
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 Zoning 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.
7. Development permit must be obtained before a building permit can be issued.
8. Must fully comply with requirements of Cassia County Code 9-9-4 (K), without variance. If variance from regulations, then will not be considered to be a home occupation.

DWELLING AND PRINCIPAL BUILDING SETBACKS¹

Zone	Maximum Height	Minimum Front Setback^{2,3,4}	Yard Rear Setback	Interior Side Setback	Street Side Setback^{3,4}	Maximum Lot Coverage	Minimum Lot Dwelling^{5,6}	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	75 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	75 feet	54 feet	05 feet	05 feet	54 feet	NR	43,560 sq. ft.	NR
MU	75 Feet	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.