

CHAPTER 3

ESTABLISHMENT OF ZONES

3-1. DESIGNATION OF ZONES: In order to accomplish more fully the objectives and purposes of this Ordinance, Minidoka County and the Cities Rupert, Heyburn, Paul, Acequia, and Minidoka, Idaho are hereby divided into zones which shall be known by symbols and/or names as follows:

Short Title	Zones
AL	AGRICULTURAL LOW
AM	AGRICULTURAL MEDIUM
AH	AGRICULTURAL HEAVY
RL	RESIDENTIAL LOW DENSITY
RM	RESIDENTIAL MEDIUM DENSITY
RH	RESIDENTIAL HIGH DENSITY
CL	COMMERCIAL LOCAL
CG	COMMERCIAL GENERAL
IL	INDUSTRIAL LIGHT
IH	INDUSTRIAL HEAVY

3-2. ZONING MAP: The location and boundaries of each of the above zoning districts and special overlay districts are hereby established as are shown on the Zoning Map or Maps of the respective jurisdiction. All boundaries, notations and other data shown thereon are as much a part of this Ordinance as if fully described herein. Said Zoning Maps properly attested, shall be placed and remain on file in the office of the Minidoka County Recorder and in the office of the respective City Clerk.

The zoning map shall be identified by the signature of the Chairman of the Board of County Commissioners or the Mayor of the respective city, attested by the County or City Clerk, and shall bear the following words:

"I hereby certify that this is the official (name of jurisdiction), Idaho Zoning Map which was adopted by the (governing board) on the _____ day of _____, _____."

3-3. REGULATIONS: Within each of the zones, the height, number of stories, and the size of buildings and structures, and percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density or population and the location and use of buildings, structures and land for trade, industry, residence or other purposes are hereby regulated and restricted as set forth in this Ordinance or as may be amended.

3-4. BOUNDARIES OF ZONES: Where uncertainty exists with respect to the boundaries of zones, the following rules shall apply:

- A. When indicated boundaries of the zone map are adjacent to street or land survey lines, said street or land survey lines shall be construed to be the zone boundaries.
- B. Where the indicated boundaries are adjacent to canal, natural streams or water courses, or other clearly defined, natural features, the center line of said canal, natural stream, water course or natural feature shall be construed to be the zone boundary.
- C. In the absence of any street, land survey, canal, natural stream, watercourse or other natural feature or measurement as forming the boundaries of any zone, the scale or measurement shown on the map shall be used to determine the zone boundary lines.
- D. Whenever a street is vacated and that street has not been given a zone classification, the land of the vacated street shall have the same zone classification as the land adjacent or abutting land owned or on the same side of the center line of the former street to whom such land reverts or in whom said land becomes vested by operations of law or otherwise.
- E. In every case where small parcels of territory have not been specifically included within a district through errors in legal description, or where territory becomes a part of a City by incorporation or by inclusion in area of impact of the City, such territory shall automatically retain its existing use classification, until otherwise classified.
- F. In case of conflict between the text and the maps of this said Ordinance, the maps shall prevail. In case of a conflict between the provisions of the various sections of the text of this Ordinance, the most stringent provisions shall prevail.
- G. Where other uncertainty exists, the Zoning Administrator shall interpret the map.

3-5. CONFORMITY AND GENERAL INTENT: Except as otherwise provided herein, land, buildings and premises in any district shall hereafter be used only in accordance with the regulations herein established for the district and the following general provisions:

- A. No building shall hereafter be erected, constructed, relocated or structurally altered to have a greater height, proportion of coverage or smaller yards or open spaces about it than permissible under the limitations set forth herein for the district in which such buildings are located.

- B. No yards, open spaces or off-street parking space or loading space existing or provided hereafter about any building shall be reduced below the minimum requirements hereinafter set forth for such open space, parking space or loading space, or further reduced if already less than said minimum requirements.
- C. No open space, yard or off-street parking space or loading space existing or hereafter provided for a building or use and necessary to meet or partially meet the requirements of this Ordinance shall be considered as all or part of the yard, open space, off-street parking space or loading space required for any other building or upon any other lot.
- D. No lot held under one ownership at the effective date of this Ordinance shall be reduced in dimension or area in relation to any building thereon so as to be smaller than that required by this Ordinance, and if already less, the dimension or area of such lot shall not be further reduced except by subdivision property approved by the City.
- E. If any development, building or structure shall be over any recorded or known easement, a letter of approval from the grantee of said easement must be submitted with the plan specifying that said development, building or structure does not infringe upon said easement.
- F. No facilities or use can be permitted in residential areas unless it is clearly demonstrated that the proposed use will not result in smoke, dirt, litter, smog, air or water pollution, excessive noise or offensive odors beyond the boundaries of the property on which the facility is located.

