

CHAPTER 4

GENERAL PURPOSES OF ZONES

4-1. AGRICULTURAL LOW ZONE (AL): The purpose of this agricultural zone is intended to provide areas for low density or residential development that maintains a rural environment with continuation of limited or light agricultural uses where compatible with each other. It is appropriate to be applied to areas, which have, by nature of uses and land division activity, already begun a conversion from rural to urban use, primarily in the outer portions of the rural-urban fringe areas where public facilities and services will be necessary before intensive urbanization should occur, and in rural land with marginal suitability for agricultural production.

4.2. AGRICULTURAL MEDIUM ZONE (AM): The purpose of this zone or district is to retain the economic base of Minidoka County by preserving the good productive lands for agricultural purposes and activities, which are of a less objectionable nature, by identifying the farm lands lying in those portions of the County that are in areas of higher residential density, located closer to urban areas, and are more likely to undergo urban development.

4.3. AGRICULTURAL HEAVY ZONE (AH): The purpose of this zone or district is to retain and support the economic base of Minidoka County by preserving the good productive lands for all agricultural purposes and by identifying and protecting the farm lands lying in those portions of the County not likely to undergo urban development. This zone or district is characterized by farms and ranches devoted to the production of food, fiber, and animal products, and by large tracks of open rangeland devoted to raising of livestock.

4-4. LOW DENSITY RESIDENTIAL ZONE (RL): The purpose of this zone or district is to permit the establishment of low density single family housing areas designated to contain a range from one (1) to eight (8) units per acre.

4-5. MEDIUM DENSITY RESIDENTIAL ZONE (RM): The purpose of this zone or district is to permit the establishment of medium density multiple-family dwellings not exceeding four-plex type apartments. This zone or district is also designed to permit the conversion of large older houses and will allow the establishment of neighborhoods into apartments.

4-6. HIGH DENSITY RESIDENTIAL ZONE (RH): The purpose of this zone or district is to permit the establishment of high density housing areas. This zone or district may act as a buffer between various non-residential uses and less dense residential uses, thus serving as a transitional use.

4-7. COMMERCIAL LOCAL ZONE (CL): The purpose of this zone or district is to provide for areas suitable to fulfill the need for travel related services, retail sales and professional offices as well as neighborhood or local commercial services throughout the County, Cities and their areas of City Impact. This zone or district is established to encourage the development of convenience business uses, which tend to meet the daily needs of the residents of the immediate neighborhood and for pedestrian patrons. The zone is also designed to act as a buffer between other more intense non-residential uses and residential uses.

4-8. COMMERCIAL GENERAL ZONE (CG): The purpose of this zone or district to provide for and encourage the grouping together of business, retail, public, quasi-public, and other related uses with minimal light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land around them that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. The light industrial uses permitted in this zone are manufacturing and wholesale business establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare operated entirely within enclosed structures which generate little industrial traffic. This zone or district is further designed to accent a transitional use between industrial uses and other less intense business and residential uses.

4-9. INDUSTRIAL LIGHT ZONE (IL): The purpose of this zone is to provide for the location of manufacturing or other industrial uses which are duly controlled operations that do not generate smoke, noise, vibration, dust, odor, glare, gas, light, air pollution or water pollution beyond the district boundary. This zone is characterized by warehouses, wholesale storage areas, packaging and assembling plants. The district is further designed to accent a transitional use between heavy industrial uses and less intense general commercial uses.

4-10. INDUSTRIAL HEAVY ZONE (IH): The purpose of this zone is to provide for the location of manufacturing and other industrial uses which usually contain heavy manufacturing, processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensive in character requiring large sites where the by-product of such use includes emittance of nuisances such as smoke, noise, vibration, dust, odor, glare, gas, light, air pollution or water pollution beyond the district boundary which may have a detrimental effect on neighboring property. These uses require extensive community facilities and isolation from residential and commercial uses and also requires reasonable access to arterial thoroughfares.

4-11. OUTLYING ZONE (O). The purpose of the outlying zone is to classify land which is considered to be of such remote location, constitutes unproductive land, or is otherwise situated or categorized so as to require no regulations at this time except that industrial uses will not be permitted in said zone without first obtaining a special use or conditional use permit.