

ORDINANCE NO. 2020-2

AN ORDINANCE OF THE JEROME COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF IDAHO, SETTING FORTH UNDERLYING RECITALS, INCORPORATING RECITALS, AMENDING CHAPTER TEN SECTION I OF THE JEROME COUNTY ZONING ORDINANCE, DIRECTING IMPLEMENTATION BY ADMINISTRATIVE STAFF, AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, Article XII, section 2 of the Idaho Constitution authorizes Jerome County to adopt "all such local police, sanitary and other regulations as are not in conflict with its charter or with the general laws" and

WHEREAS, Idaho Code Section 31-714 authorizes the Jerome County to pass all ordinances, rules and regulations necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and that are necessary or proper to provide for the safety, promote the health and prosperity, and improve the general welfare of the inhabitants of Jerome County and all persons who may be present in Jerome County from time to time; and

WHEREAS, Idaho Code Section 67-6511 mandates Jerome County to establish through ordinance certain standards and regulations regarding zoning matters, along with the authority to amend or repeal such ordinances; and

WHEREAS, Idaho Code Section 31-715 mandates all such ordinances to be published in a newspaper circulated in the county before such will become effective; and

WHEREAS, Idaho Code Section 31-715A authorizes the board of county commissioners to publish a summary of the ordinance; and

WHEREAS, the Board of Jerome County Commissioners initiated processes for amending the Jerome County Zoning Ordinance; and

WHEREAS, a proposed amendment to the text of such ordinance were received by the Jerome County Planning and Zoning Commission; and

WHEREAS, the Jerome County Planning and Zoning Commission held a public hearing and had discussions on the proposed amendment; and after having done so, recommended to the Board of Jerome County Commissioners that the amendment be approved; and

WHEREAS, after receiving recommendations from the Jerome County Planning and Zoning Commission, the Board of Jerome County Commissioners held a public hearing and held discussions on the proposed amendment; and

WHEREAS, the requested amendment is in accordance with the Jerome County Comprehensive Plan; and

WHEREAS, all notice and hearing procedures required by the Idaho Code and the Jerome County Zoning Ordinance, specifically Chapter 21, were followed and complied with; and

WHEREAS, a verbatim record was produced from the hearings and discussions held on this matter; and

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, JEROME COUNTY, IDAHO, that effective upon approval, passage and publication, the text of the following section of the Jerome County Zoning Ordinance is amended as indicated.

- I. The recitals above are hereby incorporated into this ordinance.
- II. CHAPTER 10 SECTION I of the Jerome County Zoning Ordinance has been rewritten so that any hearing or other action by the city which causes a change in city limits, shall stand as the basis for Exhibits "A" and "B"; as well as the County's Zoning Map, being amended in conformance therewith. No other county action, by way of hearings or otherwise, shall be required for the incorporation of such amendments. Setbacks have been added that are specific to the area of city impact. And the following uses have been added: Animals, Confined not Regulated by Chapter 13; Plant, Light Manufacturing; and Sports, Rural Recreation Area.

CHAPTER 10
AREA of CITY IMPACT
Section I
City of Jerome

- 10-1 GENERAL
- 10-2 BOUNDARIES
- 10-3 ESTABLISHMENT, REVIEW AND AMENDMENT
- 10-4 APPLICABILITY OF JCZO
- 10-5 ANNEXATION
- 10-6 INFRASTRUCTURE
- 10-7 ZONING DISTRICTS WITHIN THE AREA OF CITY IMPACT
- 10-8 ADDITIONAL STANDARDS WITHIN ZONES
- 10-9 REGULATIONS FOR SUBDIVISION
- 10-10 REGULATIONS WITHIN ZONES
- 10-1 GENERAL

The establishment and modification of the Area of City Impact is authorized by Idaho Code Section 67-6526. The purpose of this Ordinance (the City/County Agreement) is to proactively plan for orderly and consistent development where annexation is anticipated to occur for the next ten years by providing standards for development for the growth within the Areas of City Impact; to promote the public health, safety, and the general welfare of the citizens of Jerome County; to ensure protection for municipalities and landowners against adjacent, incompatible development by establishing zoning districts; and to organize and manage growth by establishing Land Use regulations for those zones.

- 10-2 BOUNDARIES
 - A. Pursuant to the above referenced statement of purpose, Areas of City Impact are the areas designated on the Jerome County Zoning Map (attached as "Exhibit A"), and as further described in the legal description attached thereto (attached as "Exhibit B"), hereby fully incorporated by reference, copies of which are available for inspection at the Office of the Clerk of the City of Jerome, Jerome County Recorder's Office and the Jerome County Planning & Zoning Office.
 - B. Any hearing or other action by the city which causes a change in city limits, shall stand as the basis for Exhibits "A" and "B"; as well as the County's Zoning Map, being amended in conformance therewith. No other county action, by way of hearings or otherwise, shall be required for the incorporation of such amendments.
 - C. In circumstances where a property under single ownership is divided by the boundary line of an Area of City Impact the property shall recognize the respective zones that are designated on the official Zoning Map. If the property is divided along the Area of City Impact boundary line, resulting in one parcel lying in the Area of City Impact and the other not, then each parcel will become an Original Parcel (see JCZO Chapter 14).
- 10-3 ESTABLISHMENT, REVIEW AND AMENDMENT
 - A. Jerome County shall work cooperatively with each of its municipalities to develop and review the County's Comprehensive Plan and corresponding Ordinances for Areas of City Impact.
 - B. Governing boards shall undertake a review of Agreements, Ordinances, and Comprehensive Plan policies regarding Areas of City Impact at least every 10 years, in accordance with Idaho Code §67-6526 (e).
 - C. Negotiation for amendments to this Ordinance shall follow procedures outlined in State Code as well as amendment provisions for each entity's specific document or Ordinance.
- 10-4 APPLICABILITY OF JCZO
 - A. The Jerome County Zoning Ordinance (JCZO) shall govern over those matters within Areas of City Impact that are not specifically covered by this Ordinance. In the event of conflict between this Ordinance and the JCZO, the language of this Ordinance shall control. Specifically, the application, notice and hearing procedures of the JCZO, shall control specific permits (i.e. Special Use or Land Division Permit).
 - B. Notification of Public Hearings and Land Divisions within the Area of City Impact zone shall be sent to the City for review and comment. For consideration in the review process, the City shall reply no later than seven (7) days prior to the Hearing.

- C. If a recommendation is received from the City, it shall be given great weight by the County, provided it is legally and factually supported, however such recommendation shall in no way obligate the County.
- D. If no response is received, the County may proceed without a recommendation from the City.
- E. The County shall notify the City of its final decision in the matter by forwarding a copy of all final documents reflecting the action taken by the County.

10-5 ANNEXATION

Annexation by the City shall be limited to those lands lying within Areas of City Impact and shall be contiguous to the boundaries of the City. Properties not within Areas of City Impact that are contiguous to the boundary of the City shall be allowed annexation when requested by an owner, as provided for in Idaho Code, Section 50-222.

- A. Prior to annexation of land into the city, the County and City shall meet and jointly determine the renaming and/or readdressing of any previously named county road. Every attempt to maintain consistency, limit potential confusion, and assist Emergency Services in providing directions to First Responders shall be made by extending the altered name and/or addressing sequence to the nearest intersection or most logical point of termination whenever possible. The County shall continue to be the addressing authority for all properties within its jurisdiction.
- B. Upon annexation, the provisions of the JCZO shall no longer apply to the annexed area. The City shall notify the Board of County Commissioners and the Jerome County Planning & Zoning Office when annexation is being considered and when annexations are completed.

10-6 INFRASTRUCTURE

The City shall notify the County prior to placing any city infrastructure outside of the City's limits and within the County's jurisdiction.

10-7 ZONING DISTRICTS WITHIN THE AREA OF CITY IMPACT

- A. Airport Overlay Zone (ARO)
An Airport Overlay Zone (ARO) applies to those areas surrounding public/commercial airports. Purpose: to prevent the creation of aviation hazards, which endanger the health, safety, and welfare of the public, as well as users of the airport. The Airport Overlay Zone is established to protect airport airspace and prevent the encroachment of noise sensitive or incompatible land uses within certain areas of the airport. All land within both the (ARO) and Areas of City Impact shall be subject to the provisions of this Ordinance and specifically Chapter 12 of the JCZO.
- B. Agriculture Limited Zone (IMP-AL)
The Agriculture Limited Zone is intended to encourage Agricultural Uses and those activities that support agriculture while limiting livestock confinement operations. This zoning designation will also prevent premature conversion of rural land for non-agricultural development by limiting residential density.
- C. Residential (IMP-RES)
The Residential district is intended to provide and promote residential density of one acre or less to minimize potential water, sewer, and access problems common to scattered rural residential development, and to assure that the layout of any such developments will be compatible with city standards when eventually annexed.
- D. Commercial (IMP-COM)
The Commercial district is designed to accommodate and promote business developments which may differ in size and use; to encourage the grouping together of businesses, both public and semi-public, that are capable of being operated under such standards as they will be unobtrusive and not detrimental to surrounding uses. Uses permitted in this zone are those which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare. No new residential housing would be permitted within this zone. The property along state and federal highways will be developed with strict sign standards, landscaping design, lighting and parking standards to enhance highway corridors and entrances into the community.
- E. Industrial (IMP-IND)
The Industrial district is designed to provide for convenient employment centers of light manufacturing, research and development, warehousing, and distributing. This district is intended to encourage the development of industrial uses that are clean, quiet, and entirely or almost entirely, within enclosed structures. Accessibility to transportation systems is a requirement of this district. No new residential housing would be permitted within this zone.

10-8 ADDITIONAL STANDARDS WITHIN ZONES

In addition to the customary standards found in the JCZO, the following regulations shall apply within Areas of City Impact.

- 10-8.01 Roads
 - A. The appropriate Highway District will determine infrastructure requirements for access control, public streets and roads.
 - B. The City may recommend additional requirements for private roads, which the Board may impose as a condition of the permit.
- 10-8.02 Building/Fire Codes
 - A. The appropriate Fire District shall determine fire requirements within Areas of City Impact, including but not limited to requiring fire hydrants.
- 10-8.03 Agricultural Limited (IMP-AL)
 - A. Residential density shall not exceed one dwelling per parcel.
 - B. Residential housing that is to be developed shall connect to municipal sewer and water systems if the property line is within 300' of the systems and if the system is accessible for connection. If sewer and water connection is not available or beyond 300 feet from the property line, septic and wells shall be allowed according to state regulations.
 - C. Parcels shall be allowed one Regulated Land Division with proper application and permit as outlined in Chapter 14 of the JCZO. Only one of the Resulting Parcels therefrom shall have a single residence or residential building right. The other Resulting Parcel shall be deemed unbuildable for residential purposes and shall have such "unbuildable" status noted on the recorded Land Division Survey and Deed.
 - D. Animal Unit density shall not exceed two (2) Animal Units per acre. An Animal Unit is defined in Chapter 2 of the JCZO.
- 10-8.04 Residential (IMP-RES)
 - A. Residential density may be greater than one dwelling per one acre if each home will be connected to a municipal or community sewer and water system. Land Divisions of less than 20 acres shall not be allowed without connecting into a municipal or community sewer and water system. Land Division density shall be one home per 20 acres.
 - B. Residential housing that is to be developed shall connect to municipal sewer and water systems if the property line is within 300' of the systems and if the system is accessible for connection. If sewer and water connection is not available or is beyond 300 feet from the property line, septic and wells shall be allowed according to state regulations.
 - C. Manufactured & Mobile Homes are permitted within this zone as long as they meet the adopted local and State codes. There is no age limitation on such homes.

10-8.05 Commercial (IMP-COM)

- A. All commercial developments that require city sewer and water services shall participate in a predevelopment meeting with Jerome County, Jerome City and affected agencies before obtaining a building permit for the construction of the development.
- B. The City shall provide written approval to the County for all sewer and water hookups before a Certificate of Occupancy shall be issued to the Developer.
- C. Commercial Development situated on State or Federal Highways shall be landscaped along the highway corridor. Lighting shall be shielded or directional and shall not trespass property lines of the developing lot or parcel. All vehicles shall be parked to the side or rear of any buildings, with no parking between the highway and any building fronting the highway, unless a landscaped berm screens parking from the view of the Highway. Proposed commercial developments shall be required to submit landscaping plans, a lighting diagram, parking diagram and a setback approval correspondence from the Idaho Transportation Department as part of any building or development application.

10-8.06 Industrial (IMP-IND)

- A. No new residential housing would be permitted within this zone.
- B. All Industrial developments that require city sewer and water services shall participate in a predevelopment meeting with Jerome County, Jerome City and affected agencies before obtaining a building permit for the construction of the development.
- C. The City shall provide written approval to the County for all sewer and water hookups before a Certificate of Occupancy shall be issued to the Developer.

10-8.07 Setback Requirements

| Zoning District | Front Setback | Rear Setback | Side Setback | Street Side |
|-----------------|---------------|--------------|--------------|-------------|
| IMP-RES | 25' | 20' | 10' | 15' |
| IMP-AL | 25' | 20' | 10' | 15' |
| IMP-COM | 25' | 10' | 12' | 25' |
| IMP-IND | 25' | 25' | 20' | 20' |

10-9 REGULATIONS FOR SUBDIVISION

In addition to applicable standards of the JCZO, the regulations of this section shall also apply to all Commercial and Residential Subdivisions within Areas of City Impact.

10-9.01 Streets/Roads

- A. All public streets/roads shall be under the jurisdiction of the appropriate Highway District. All roads and streets shall be constructed to the minimum standards of that Highway District unless the standards of the City are more stringent, then the Developer will adhere to the City's standards.
- B. All private street/roads that will not become public streets/roads shall meet the City's standards.

10-9.02 Curb, Gutter, and Storm Water

- A. Lots one acre and over shall not be required to provide curb, gutter, and storm water drainage unless there is an annexation agreement stating otherwise, in which case, the construction would be based on the requirements of the City at the time the property is developed.
- B. All lots less than one acre shall provide curb, gutter and storm water drainage based on the construction requirements of the City at the time the property is developed.
- C. Storm water retention shall be provided by the Developer.

10-9.03 Irrigation

- A. Irrigation systems shall meet the standards of the Agency providing surface water for irrigation.
- B. The City shall provide input for future considerations of providing irrigation water to the development if surface water shares will be abandoned.

10-9.04 Fire

- A. All fire requirements shall be under the jurisdiction of the appropriate Fire District.
- B. Fire flow information shall be provided to the appropriate Fire District when public/municipal water systems are utilized for fire hydrants, as well as when commercial or residential uses require interior sprinklers for fire suppression.

10-9.05 Water

- A. If the City water connection is within 300 feet of the property line and accessible, the Developer shall connect to the system.
- B. If the City water connection is beyond 300 feet from the property line, the Developer shall either connect the development to the water system for the City or provide a community water system that may be easily connected to the water system for the City as it becomes available.
- C. If the water system of the City is inaccessible at the time the property is developed, the Developer shall provide a community water system that may be easily connected to the water system for the City as it becomes available.
- D. Property with an existing domestic well that is subsequently subdivided may be required to abandon the well and connect to the City's water system.
- E. All community water systems shall be approved by the City and/or appropriate agencies before any building permits shall be issued by Jerome County.

10-9.06 Sewage

- A. If the City sewer connection is within 300 feet of the property line and accessible, the Developer shall connect to the system.
- B. If the City sewer connection is beyond 300 feet from the property line, the Developer shall either connect the development to the sewer system for the City or provide a community sewer system that may be easily connected to the sewer system for the City as it becomes available.
- C. If the sewer system of the City is inaccessible at the time the property is developed, the Developer shall provide a community sewer system that may be easily connected to the sewer system for the City as it becomes available.
- D. Property with an existing septic system that is subsequently subdivided may be required to abandon the septic system and connect to the City's sewer system.

10-10 REGULATIONS WITHIN ZONES

10-10.01 APPLICABILITY

Unless otherwise stated, the following regulations shall apply only to the primary Land Use of a property.

10-10.02 EXPLANATION OF LAND USE CHARTS

To determine where a specific use is permitted, it is necessary to find the specific use in the Charts below. Uses are listed in the horizontal rows; zones are shown in the vertical columns and the key letters indicating the degree of permission of a use are found at the intersection of the appropriate row and column.

- A. The letter "P" indicates that a specific use is permitted in a specific zone.
- B. The letter "S" indicates that a Special Use Permit is required for that particular use to be compatible to the standard and customary uses in that particular zone.
- C. An empty square indicates that such use is not expected to occur in such zone; therefore, it is prohibited at the time of the adoption of the JCZO.
- D. The letters "NR" indicate that there is no requirement established for a particular use in a particular zone.

When several uses are combined and made part of a larger, all-encompassing land use, the most restrictive chart designation shall control for purposes of determining the appropriate zone and required application.

10-10.03 LAND USES UNIDENTIFIED IN THE CHARTS

Any Land Use not identified in the charts of this Ordinance shall require a negotiation and agreement between the City and the County followed by an amendment of this Ordinance, and shall only proceed thereafter in accordance with the amendment. The amended ordinance shall mandate whether the proposed use in the various zones is: allowed free of restrictions; permitted; permitted with conditions; or prohibited. The process for amendment shall adhere to the procedures outlined in 10-3(C) of this Chapter.

10-10.04 ZONING STANDARDS FOR PERMITTED LAND USES

Zoning regulations may have been established for permitted or allowable uses by Performance Standards in Chapter 6 of the JCZO, and other Chapters thereof when appropriate.

| USE CATEGORY | AREA OF CITY IMPACT ZONES | | | |
|---|---------------------------|----------------|----------------|---------|
| | IMP AL | IMP RES | IMP COM | IMP IND |
| SECTION I - CHART 10 | | | | |
| Airfields (Private) | S | | | |
| Aircraft Maintenance, Repair & Rebuilding | S | S | S | S |
| Alcohol Distillation for Production of Fuel | S | | | P |
| Alcohol & Drug Rehabilitation Facility | | S | S | |
| Amusement Parks | | | S | S |
| Animal, Confined not regulated by Chapter 13 | P | P | P | P |
| Animal Hospital ¹ Providing all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building. | S | | S ¹ | P |
| Apparel Repair & Alteration (Retail) ¹ Providing all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building. | P ¹ | P ¹ | P | P |
| Aquaculture | S | | | |
| Asphalt Plant | S | | | S |
| Auditorium | S | S | P | P |
| Bed and Breakfast | S | S | S | |
| Botanical Gardens & Arboretums | S | S | P | P |

| USE CATEGORY | AREA OF CITY IMPACT ZONES | | | |
|--|---------------------------|---------|------------------|----------------|
| SECTION I - CHART 10 | IMP AL | IMP RES | IMP COM | IMP IND |
| Building Care Contracting ¹ Providing all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building. | S | S | P ¹ | P |
| Bulk Storage Flammable Liquids & Gases | | | S | S |
| Bus Facilities | | | P | P |
| Bus Shelter | P | P | P | P |
| Car Wash | | | P | P |
| Cemetery | S | S | | S |
| Chemicals & Chemical Product Manufacturing ¹ Providing all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building. ⁴ controlled operation that does not generate smoke, noise, vibration, dust odor, glare, gas, air or water pollutants | | | S ^{1,4} | S |
| Civic, Fraternal, Labor & Social Organizations | S | S | P | P |
| Commercial Composting & Fertilizer Manufacturing | S | | | S |
| Commercial Truck Wash Facility (Agriculture) | S | | | |
| Commercial Truck Wash Facility (Non-Agricultural) | | | S | S |
| Concrete Products (Manufacturing) | S | | | S |
| Construction Trades ¹ Providing all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building. | S | S | P ¹ | P |
| Crop Production | P | P | P | P |
| Dairy Product Processing | | | S | P |
| Day Care Facilities ⁵ in association with an existing business | S | S | S | S ⁵ |
| Dry Cleaning, Laundering & Laundromats ¹ Providing all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building. | | | P ¹ | P |
| Dwelling, Multi Family | | S | | |
| Dwelling, Single Family | P | P | | |

| USE CATEGORY | AREA OF CITY IMPACT ZONES | | | |
|---|---------------------------|---------|----------------|----------------|
| SECTION I - CHART 10 | IMP AL | IMP RES | IMP COM | IMP IND |
| Dwelling, Two Family | | P | | |
| Equipment Rental | | | P | P |
| Event Center | S | S | S | S |
| Exhibition Halls | S | S | S | S |
| Fairgrounds | S | | | S |
| Farm & Garden Supplies (Retail or Wholesale) | S | | P | P |
| Food Product Manufacturing | S | | S | S |
| Freight Transfer Point | P | | P | P |
| Frozen Food Locker | | | P | P |
| Funeral Homes & Crematoria | | | P | |
| Furniture & Fixture Manufacturing | S | | S | P |
| Gas Station and Retail Sales Establishment <small>6DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy</small> | | S | P ⁶ | P ⁶ |
| Gas Station and Vehicle Repair or Service <small>6DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy</small> | | S | S ⁶ | P ⁶ |
| Gas Station, Unattended <small>6DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy</small> | | | P ⁶ | P ⁶ |
| Government Facilities | S | S | P | P |
| Governmental Protective Facilities | S | S | S | S |
| Health Club, Spa | S | | P | P |
| Helipad | S | | | S |
| Historical Sites, Monuments | S | S | S | S |
| Home Occupation | P | P | P | P |
| Horticultural Services | P | S | P | P |

| USE CATEGORY | AREA OF CITY IMPACT ZONES | | | |
|---|---------------------------|--------|---------|---------|
| | SECTION 1 - CHART 10 | IMP AL | IMP RES | IMP COM |
| Hospice, Assisted Living & Skilled Nursing Facilities | S | S | S | |
| Hospital, Clinics, & Related Services | | S | S | S |
| Hotel/Motel | | | S | S |
| Hunting Preserve | S | | | |
| Kennels | S | | S | P |
| Landfill Transfer Stations | S | | S | S |
| Large Implements & Heavy Equipment | | | P | P |
| Libraries, Museums, Art Galleries | S | S | P | P |
| Livestock Feed, Grain & Feed Processing | S | | S | P |
| Livestock Sales | S | | S | S |
| Manufacturing Miscellaneous Products | S | | S | S |
| Meat Product Processing (Except Rendering) | S | | S | P |
| Mineral Products (Manufacturing) | S | | | S |
| Mobile Home Sales | | | P | P |
| Offices, Business, Financial & Professional Services | S | S | P | P |
| Open Parking Lot or Garage, Automobile | S | S | S | S |
| Open Parking Lot, Truck or Bus | S | | S | P |
| Open Space | P | P | P | P |
| Park, Mobile Home | | S | | |
| Park, Recreational Vehicle | | S | S | |
| Pastured Animals | P | P | P | P |

| USE CATEGORY | AREA OF CITY IMPACT ZONES | | | |
|--|---------------------------|----------------|----------------|---------|
| SECTION I - CHART 10 | IMP AL | IMP RES | IMP COM | IMP IND |
| Petroleum Products (Manufacturing) | | | | S |
| Plant-Energy Producing, Non-Conventional | S | | S | S |
| Plant-Industrial, Manufacturing/ Processing | | | S | P |
| Plant, Light Manufacturing | | | S | P |
| Printing & Publication | P | | P | P |
| Railroad Buildings & Equipment | S | | S | P |
| Religious Facilities | S | S | P | P |
| Restaurant/Bar | | | P | P |
| Restaurant/Retail, Drive Thru Only | | | S | S |
| Retail Sales Establishment, Indoor | | | P | S |
| Retail Sales Establishment, Outdoor | S | | S | S |
| Rubber Products (Manufacturing) | | | | P |
| Salvage Yard | | | | S |
| Schools | S | S | S | S |
| Sewage Lagoons | S | S | S | S |
| Shelter Homes | S | S | S | |
| Site, Recreational Vehicle ⁷ A Special Use Permit required after 60 days of Residence per year per parcel. | P ⁷ | P ⁷ | | |
| Small Appliance Repair | S | S | P ¹ | P |
| Small Engine Repair | S | S | P ¹ | P |
| Sports, Athletic & Recreational Facilities, Indoor | S | S | P | P |
| Sports, Athletic & Recreational Facilities, Outdoor | S | S | S | S |

| USE CATEGORY | AREA OF CITY IMPACT ZONES | | | |
|--|---------------------------|------------------|------------------|------------------|
| SECTION I - CHART 10 | IMP AL | IMP RES | IMP COM | IMP IND |
| Sports Facilities, Indoor Motor Vehicle | | | P | P |
| Sports Facilities, Outdoor Motor Vehicle | | | S | S |
| Sports Facilities, Indoor Firearms | S | | S | S |
| Sports, Rural Recreation Area | P | P | S | S |
| Storage Rental Units (Indoor) | | | P | P |
| Storage Rental Spaces (Outdoor) | | | S | P |
| Studio, Art, Dance, Music, Photography, Voice | S | S | P | P |
| Theater, Indoor | | | P | P |
| Theater, Outdoor | S | | S | S |
| Tire Shop (Retail) ⁸ Excepting Product display, Outside storage of products or discards must be screened from view. | | | P ⁸ | P |
| Transmitting Towers & Cell Towers ² complies with Idaho Safety Code ³ complies with Chapter 12 AIRPORT ZONE | S ^{2,3} | | S ^{2,3} | S ^{2,3} |
| Trucking Facilities ⁶ DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy | S | | S | P ⁶ |
| Upholstery Repair | P ¹ | P ¹ | P ¹ | P |
| Utility Buildings & Structures ² complies with Idaho Safety Code ³ complies with Chapter 12 AIRPORT ZONE | S ^{2,3} | S ^{2,3} | S ^{2,3} | S ^{2,3} |
| Utility Lines, Above Ground ² complies with Idaho Safety Code ³ complies with Chapter 12 AIRPORT ZONE | P ^{2,3} | P ^{2,3} | P ^{2,3} | P ^{2,3} |
| Utility Lines, Under Ground | P | P | P | P |
| Vegetable Products Processing | S | | S | S |
| Vehicle Rental | | | P | P |
| Vehicle Repair and Service, Automobile ⁶ DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy | | | S | P ⁶ |
| Vehicle Repair and Service, Heavy Equipment, RV, Truck & Tractor ⁶ DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy | | | S | P ⁶ |
| Vehicle Repair and Service, Farm Equipment ⁶ DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy | S | | S | P ⁶ |

| USE CATEGORY | AREA OF CITY IMPACT ZONES | | | |
|---|---------------------------|--------|----------------|----------------|
| | SECTION I - CHART 10 | IMP AL | IMP RES | IMP COM |
| Vehicle Sales and Service, Automobile ⁶ DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy | | | S | P ⁶ |
| Vehicle Sales and Service, Heavy Equipment, RV, Truck & Tractor ⁶ DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy | | | S | P ⁶ |
| Vehicle Sales and Service, Farm Equipment ⁶ DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy | S | | S | P ⁶ |
| Vehicle Sales, Automobile | | | P | P |
| Vehicle Sales, Heavy Equipment, RV, Truck & Tractor | | | P | P |
| Vehicle Sales, Farm Equipment | S | | P | P |
| Veterinarian ¹ Providing all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building. | S | | S ¹ | P |
| Wholesale Sales and Warehouse, Indoor ⁹ Sales of products supporting Agricultural Uses | S ⁹ | | P | P |
| Wholesale Sales and Warehouse, Outdoor ⁹ Sales of products supporting Agricultural Uses | S ⁹ | | S | P |
| Wholesale Warehouse and Distribution Facility ⁹ Sales of products supporting Agricultural Uses | S ⁹ | | S | P |
| Zoos | S | S | S | |

¹Providing all materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building.

²complies with Idaho Safety Code

³complies with Chapter 12 AIRPORT ZONE

⁴controlled operation that does not generate smoke, noise, vibration, dust odor, glare, gas, air or water pollutants

⁵in association with an existing business

⁶DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy

⁷A Special Use Permit required after 60 days of Residence per year per parcel.

⁸Excepting Product display, outside storage of products or discards must be screened from view.

⁹Sales of products supporting Agricultural Uses

10-10.05 LAND USES OR ACTIONS REQUIRING SPECIFIC PERMITS

The uses or activities indicated in Chart below are permitted under a regulated process when designated by an X. An empty square indicates that such use or activity is not permitted in that zone.

| SECTION I CHART 10A | ZONES | | | |
|---|--------|---------|---------|---------|
| | IMP AL | IMP RES | IMP COM | IMP IND |
| SPECIALIZED PERMITS | | | | |
| Boundary Line Adjustment Application procedure located in JCZO Chapter 14 | X | X | X | X |
| Land Division Application procedure located in JCZO Chapter 14 | X | X | X | X |
| Warehoused Livestock Confinement Operations (WLCO) Application procedure located in JCZO Chapter 13A | | | | X |
| Subdivision Application procedure located in JCZO Chapter 8, Chapter 10 | | X | X | X |

- III. The recitals above are hereby incorporated into this ordinance.
- IV. The above language of each stated section is hereby approved and adopted by the Jerome County Board of Commissioners.
- V. Administrative staff and agents of Jerome County are hereby directed to take such actions as may be necessary to implement the provisions of this ordinance.
- VI. Any provisions of Jerome County ordinances in conflict with the provisions of this ordinance are hereby declared to be repealed or superseded to the extent of such conflict.
- VII. This amended ordinance shall be effective upon the date of its adoption. It shall be published in the official newspaper of Jerome County and be posted as provided by law.

Approved and adopted as an ordinance of Jerome County by the Board of Commissioners on the 9th day of March 2020.

JEROME COUNTY BOARD OF COMMISSIONERS



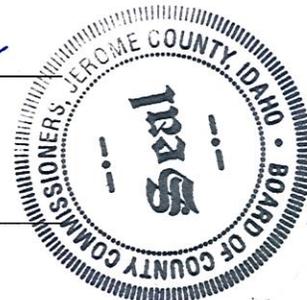
Charles M. Howell, Chairman



A. Ben Crouch, Vice-Chairman



John Crozier, Commissioner



ATTEST:



Michelle Emerson
Jerome County Clerk

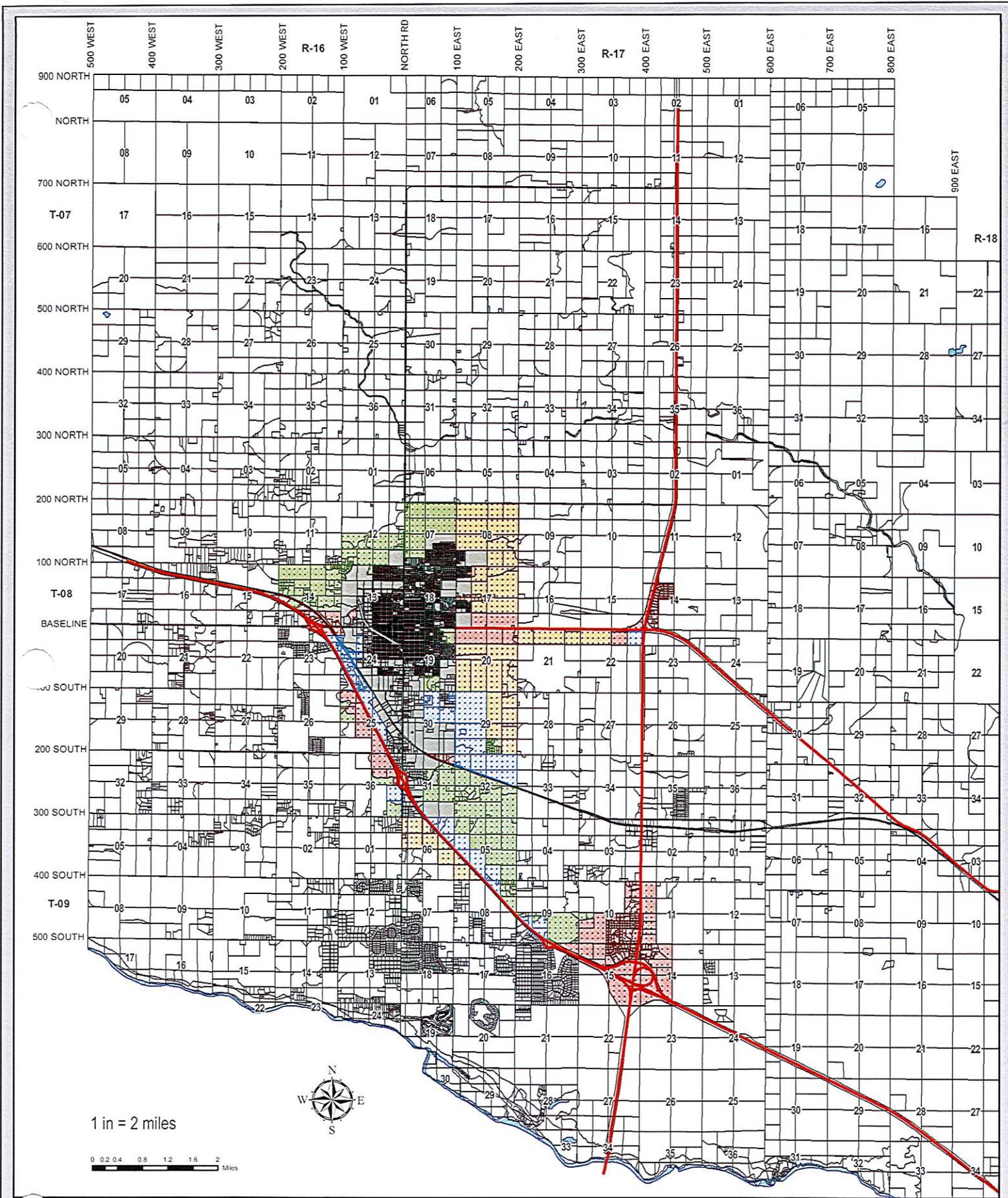


Exhibit A
 Section I City of Jerome
 Jerome County Area of City Impact Zoning Map
 August, 2015

| IMPACT ZONES | |
|--------------|-------------|
| | IMP-AL |
| | IMP-COM |
| | IMP-IND |
| | IMP-RES |
| | City Limits |

Legal Description for the Area of City Impact
Exhibit B
Section I City of Jerome

IN Township 8 South Range 16 EBM S1/2 of Section 12 excluding the city limit of Jerome; all of Section 14 north of Interstate 84; all of Section 13 excluding the city limits of Jerome; all of Section 24 excluding the city limits of Jerome and the area west of Interstate 84; all of Section 23 northeast of Interstate 84; all of Section 25 excluding the NWSW, S1/2SW and the city limits of Jerome; NE1/4 and E1/2SE of Section 36 excluding the city limits of Jerome; IN Township 8 South Range 17 EBM all of Section 7, 8, 17,19, 20, 29, 30 31, 32 excluding the city limits of Jerome; N1/2N1/2 of Section 21 and 22; S1/2NW, NWSW, SWSW east of US HWY 93 and north of State HWY 25 of Section 14; IN Township 9 South Range 17 EBM All of Section 5; N1/2 and NESE of Section 6; All of Section 8 northeast of Interstate 84; S1/2 of Section 9 northeast of Interstate 84; S1/2 and E1/2NE of Section 10; W1/2W1/2 of Section 11; W1/2 of Section 14 northeast of Interstate 84; N1/2 of Section 15 north of Interstate 84; NE1/4 of Section 16 northeast of Interstate 84.