

**CHAPTER 3  
ESTABLISHMENT OF ZONES**

**3-1. COUNTY DIVIDED INTO ZONES**

In order to accomplish more fully the objectives and purposes of this Ordinance, Jerome County, Idaho, is hereby divided into zones which shall be known by symbols and/or names as follows:

|         |                                       |
|---------|---------------------------------------|
| A-1     | Agriculture                           |
| A-L     | Agriculture Limited                   |
| A-2     | Rural Residential                     |
| AR      | Airport Zone                          |
| ARO     | Airport Overlay                       |
| CC      | Commercial Corridor                   |
| CG      | Commercial, General                   |
| IH      | Industrial, Heavy                     |
| IL      | Industrial, Light                     |
| IMP     | City Impact Area                      |
| IMP-AL  | City Impact Area, Agriculture Limited |
| IMP-COM | City Impact Area, Commercial          |
| IMP-IND | City Impact Area, Industrial          |
| IMP-RES | City Impact Area, Residential         |
| PR      | Preservation Zone                     |

**3-2. ZONING MAP**

The boundaries of each of the zones are shown on the JEROME COUNTY ZONING MAP. All boundaries, notations, and other data shown thereon are as much a part of this Ordinance as if fully described herein.

3-2.01 The Zoning Map shall be identified by the signature of the Chairman of the Board of County Commissioners, attested by the Clerk, and shall bear the following words: "I hereby certify that this is the Official Jerome County Zoning Map which was adopted by the Board of County Commissioners of Jerome County on the \_\_\_ day of \_\_\_\_, \_\_\_\_."

**3-3. REGULATIONS**

Within a zoning district, the governing board shall, where appropriate, establish standards to regulate and restrict the height, number of stories, size, construction, reconstruction, alteration, repair or use of buildings and structures; percentage of lot occupancy; size of courts, yards and open spaces; density of population; and the locations and uses of buildings and structures. All standards shall be uniform for each class or kind of building throughout each district, but the standards in one district may differ from those in another district. (Idaho Code 67-6511).

### 3-4. BOUNDARIES OF ZONES

Where there is uncertainty concerning the boundaries of zones, the following rules shall apply:

- A. When indicated boundaries of the Zoning Map are approximately 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 approximately canal, natural streams, 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, other natural feature, or measurement to indicate the boundaries of any zone, the scale or measurement shown on the map shall be used to determine the boundary lines of the said zone.
- D. When a street having no zone designation is vacated, the land of the vacated street shall have the same zone classification as the contiguous land on the same side of the center line of the vacated street to whom such land reverts or in whom said land becomes vested by operation of law or otherwise.
- E. In instances where small parcels of territory have not been included within a district through errors in legal description, or where territory becomes a part of the unincorporated area of Jerome County by disincorporation of any city, such territory shall retain its existing use classification until otherwise classified, but not longer than a period of six months following discovery.
- F. When the text of this Ordinance and the Maps of this Ordinance do not agree, the Maps shall prevail. The only exceptions are those listed sites in Jerome County Zoning Ordinance Chapter 4-10 (E). When the provisions of the sections of the text of this Ordinance do not agree, the most stringent provisions shall prevail.
- G. When no regulation of this section resolves a dispute, the Zoning Administrator's interpretation of the zone boundaries shall prevail.