

CHAPTER 3 ZONING REGULATIONS

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11-3-1: GENERAL PROVISIONS.

(A) Zones Established. For the purposes of this Code, the City is divided into Zones, which shall be known by the abbreviations and names as follows:

Table 11-3-1: Established Zones

Zone Type	Zone Abbreviation	Zone Name
Low Density Residential	RE	Residential Estate
	RP	Residential Park
	R1	Single Dwelling Residential
Medium Density Residential	R2	Mixed Residential
	TN	Traditional Neighborhood
	RMH	Residential Mobile Home
High Density Residential	R3	Multiple Dwelling Residential
	R3A	Residential Mixed Use
Commercial	PB	Professional Business Office
	CC	Central Commercial
	LC	Limited Commercial
	HC	Highway Commercial
Industrial	LM	Light Manufacturing and Heavy Commercial
	I&M	Industrial and Manufacturing
Special Purpose	R&D	Research and Development
	P	Parks and Open Space

(B) Zoning Map.

(1) The location and boundaries of each Zone are shown on the Zoning Map.

- (2) The Zoning Map with all notations, references and other information shown on the map is part of this Zoning Code, and shall have the same force and effect as this Zoning Code.
 - (3) The Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk of its effective date, and shall bear the seal of the City.
 - (4) The Zoning Map shall be located in the office of the Zoning Administrator and shall accurately designate the current boundary lines of the Zones within the City.
 - (5) In the event of a conflict between the Zoning Code and Zoning Map, the Zoning Code shall govern.
- (C) Determination of Zone Boundaries. Where uncertainty exists with respect to the boundaries of various Zones shown on the Zoning Map, the following rules shall apply:
- (1) Where a boundary line is indicated as approximately a street, alley, waterway, or railroad right of way, the center line shall be construed to be the Zone boundaries.
 - (2) Where a boundary line is indicated as approximately following a lot line, such lot line shall be construed to be the boundary line.
 - (3) Where land has not been subdivided into lots, the Zone boundary shall be determined by the use of a scale of measurement shown on the Zoning Map.
 - (4) Where other uncertainty exists, the Board of Adjustment shall interpret the Zoning Map, subject to review by the Council.

11-3-2: PROVISIONS THAT APPLY IN ALL ZONES.

(A) Setback Requirements.

- (1) No required setback or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with provisions of this Zoning Code shall be considered as providing a setback or open space for any other building, nor shall any setback or other required open space on a contiguous lot be considered as providing the setback or open space whereon a building is to be created or established except as otherwise permitted by this code.
- (2) All of a setback shall be open to the sky and unobstructed (except for permitted accessory structures, and allowed encroachments as set forth in paragraph three (3) of this subsection).
- (3) The following may encroach into required setbacks:
 - (a) Belt courses, sills and lintels or other ornamental features may project up to eighteen inches (18") into the required front, rear and side setback.
 - (b) Cornices, eaves and gutters may project into any front, side, or rear yard setback up to one-third (1/3) of the width of the minimum required setback.
 - (c) Un-walled and unroofed porches, terraces, balconies and steps may encroach into any front, side or rear setback up to one-third (1/3) of the width of the minimum required setback. Uncovered access ramps for mobility-impaired persons may encroach into the required setbacks more than one-third (1/3) of the width of the front or rear yards when necessary to comply with building code standards.
- (4) Where lots developed with structures comprise more than forty percent (40%) or more of the frontage of any block on any street, no future development or remodel shall have a setback less

than the average front yard setback established on that block. The following are exceptions to this requirement:

- (a) No setback requirement shall be greater than the setback established for the Zone where it is located.
 - (b) A structure which is to be located between two (2) existing structures, not exceeding one hundred and fifty feet (150') apart, shall not be required to have a larger front setback than the average setback line established by the two (2) existing structures.
- (B) **Parcels Below the Minimum Area Requirements.** No parcel of land which has less than the minimum width and area requirements for the Zone in which it is located shall be separated from a larger part of land for the purpose of creating a building lot.
- (C) **Exceptions to the Building Height Requirements.** Roofs above the square of the building, chimneys, flagpoles, television antennas, church towers, and similar structures not used for human occupancy, are excluded when calculating building height.
- (D) **Streets and Access.** The design of vehicular access to and from a parcel of land shall conform to the Access Management Plan, as amended.
- (E) **Recreational Vehicles.** No recreational vehicle shall be occupied in Idaho Falls, except when located in an approved recreational vehicle park.
- (F) **Lighting.**
- (1) All exterior illumination shall be shielded and directed downward so as not to produce direct glare on adjacent properties.
 - (2) No commercial use shall cause a level of illumination exceeding one-half (0.5) foot candles on any part of an contiguous residential area.

11-3-3: PURPOSES OF RESIDENTIAL ZONES.

- (A) **RE Residential Estate Zone.** This zone provides a residential zone that permits the continuance of areas which are characterized by lots of sufficient size to accommodate single dwelling units and limited agricultural uses, including animal husbandry. The Zone is generally intended for rural residential areas which were previously developed in the County. This zone is generally not intended for new subdivisions within the City.
- (B) **RP Residential Park Zone.** This zone provides a residential zone which is representative of an automobile-oriented, suburban development pattern and characterized by large lots. The principal use permitted in this Zone shall be single unit dwellings.
- (C) **R1 Single Dwelling Residential Zone.** This zone provides a residential zone which is representative of a less automobile-oriented, more walkable development pattern, characterized by somewhat smaller lot widths; and a somewhat denser residential environment than is characteristic of the RP Residential Park Zone. The principal uses in the R1 Residential Zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.
- (D) **R2 Mixed Residential Zone.** This zone provides a residential zone characterized by smaller lots and dwellings, more compact and denser residential development; and higher volumes of vehicular and pedestrian traffic than are characteristic of the RE, RP and R1 Zones. The principal uses permitted in the R2 Zone shall be one (1), two (2), three (3), and four (4) dwelling units. This zone is also generally

located near limited commercial services that provide daily household needs.

- (E) **TN Traditional Neighborhood Zone.** This zone provides a residential zone which is characterized by a walkable, traditional residential neighborhood pattern with small lots and residences, a mix of housing types, and a grid street pattern with rear alleys. This Zone is situated in the historic neighborhoods within the central part of the City and in other locations where a traditional neighborhood character with a gridded street pattern is desired. The standards in this zone contain elements of a form-based code allowing a variety of uses that will be required to integrate with the established characteristics of the existing neighborhood.
- (F) **R3 Multiple Dwelling Residential Zone.** This zone provides a residential zone which is characterized by a variety of dwelling types with a denser residential environment. This Zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial services.
- (G) **R3A Residential Mixed Use Zone.** To provide for a mix of uses in which the primary use of the land is for residential purposes, but in which office buildings and certain other uses of a semi-commercial nature may be located. Characteristic of this Zone is a greater amount of automobile traffic, greater density, and a wider variety of dwelling types and uses than is characteristic of the R3 Residential Zone. While office buildings and certain other uses of a semi-commercial nature may be located in the Zone, the R3A Zone is essentially residential in character. Therefore, all uses must be developed and maintained in harmony with residential uses. This zone should be located along major streets such as arterials and collectors.
- (H) **RMH Residential Mobile and Manufactured Home Zone.** This zone provides a residential zone which is characterized by a medium density residential environment. A manufactured or mobile home subdivision, mobile home park, or travel trailer park are special facilities specifically designed to accommodate mobile or recreational vehicles which may not conform to the requirements for permanent location within other residential Zones within the City are allowed within this zone.

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-2: Standards for Residential Zones

	RE	RP	R-1	R-2	TN	R-3	R-3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			12,000					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6*	6*	5	6*	6*	10
Rear	40	25	25	25	10	25*	25	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40

Maximum Building Height in ft*	24	24	24	24	*			24
Maximum Density in gross in units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C,D of this Zoning Code.								

(A) Minimum and Maximum Lot Area.

- (1) In the R1 Zone, the maximum lot size shall be twelve thousand square feet (12,000 ft²), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. For such lots, the size shall be the minimum necessary over twelve thousand square feet (12,000 ft²) for the lot to accommodate a building envelope equivalent to that on contiguous lots. (See IFMC Subdivision Provisions)
- (2) In the R2 zone, seven hundred and fifty square feet (750 ft²) shall be added to the minimum required area for each additional dwelling unit.
- (3) In the TN Zone, the minimum lot area for subdivisions approved after the adoption of this **Code (April 12, 2018)** shall be an average of maximum of six thousand two hundred and fifty square feet (6,250 ft²) in order to encourage a mix of lot sizes and dwelling types. Any common open space area shall be distributed equally among the lots in the calculation of the average minimum lot size.

(B) Minimum and Maximum Setbacks.

- (1) Properties zoned RP and RP-A prior to the adoption of this Zoning Code shall meet the setbacks required at the time they were approved. A listing of applicable subdivisions can be found in the Section 11-7-2. The applicable setbacks required at the time they were approved are as follows.

Table 11-3-3: Prior RP & RP-A Setbacks

	RP	RP-A
Setbacks – Minimum in ft.		
Front	30	30
Side	20	10
Rear	25	25

- (2) In the RP and R1 Zones, a minimum front setback of twenty feet (20') is permitted for lots which have their principal frontage on a turning circle of a cul-de-sac or the bulb of a ninety degree (90°) turn.
- (3) In the RP Zone, the side setback shall be a minimum of seven and a half feet (7.5') contiguous to single-story structures and a minimum of ten feet (10') contiguous to two-story structure.
- (4) In the TN Zone, the maximum front yard setback may be exceeded for residences that face a common open space area that fronts on the contiguous street and as otherwise permitted by Supplemental Standards for the TN Zone.
- (5) In the RMH Zone, a minimum rear yard of fifteen feet (15') may be permitted, if one of the required side yards is a minimum twenty five feet (25').

(D) Maximum Lot Coverage, Building Height, and Density.

- (1) Public use, public service facility, school and religious institutions may be erected to any height, provided the building is set back from the required building setback lines at least one foot (1') for each additional foot of building height above the maximum height permitted in the Zone.
- (2) In the RE, RP, R1 and RMH Zones lot coverage shall only include those areas under roofs.
- (3) For multi-unit or commercial uses lot coverage shall include all areas under roofs and paved surfaces, including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.

(E) Dimensional Standards for Accessory Structures in Residential Zones.

Table 11-3-4: Dimensional Standards for Accessory Structures in Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Setbacks – Minimum in ft.								
Front	40	30	25	20	25	20	15	25
Side	20	0/7.5*	0/6*	0/6*	0/5*	0/6*	0/6*	0/10*
Rear	40*	0*	0*	0*	0*	0*	0*	0*
Building height- Maximum in ft.		12/24*	12/24*	12/24*	12/24*			12/24*
Lot coverage of the rear yard, maximum %	30	30	30	30	30			30
*See explanations, exceptions and qualifications that follow in Section 11-3-4E (1-5) of this Zoning Code.								

- (1) In residential zones, accessory structures which are more than twelve feet (12') in height must meet the same setbacks as primary buildings.
- (2) In all residential zones, except the RE Zone, side yard requirements for accessory buildings shall be the same as for main buildings, except that no side yard shall be required for accessory buildings which are located more than twelve feet (12') in the rear of the main building.
- (3) The rear yard setback shall be three feet (3') on lots in any residential zone in which the rear yard is contiguous to an alley.
- (4) In the RMH Zone, a minimum rear yard of fifteen feet (15') is permitted if one (1) of the required side-yards is a minimum of twenty five feet (25').
- (5) Properties zoned RP and RP-A prior to the adoption of this Zoning Code shall meet the setbacks required at the time they were approved. A listing of applicable subdivisions can be found in the Section 11-7-2. The applicable setbacks required at the time they were approved are as follows:

Table 11-3-5: Prior RP and RP-A Accessory Building Setbacks

	RP	RP-A
Setbacks – Minimum in ft.		
Front	30	30
Side	20	8*
Rear	25	25*
*See explanations, exceptions and qualifications that follow in Section 11-3-4(E)(3) of this Zoning Code.		

(F) Supplemental standards for the TN Zone.

- (1) Streetscape.
 - (a) In subdivisions recorded after the adoption of this **Code (April 12, 2018)**, sidewalks shall be detached from the curb with planting strips provided to accommodate street tree planting in accordance with the standards in Section 11-4-4G (3).
 - (b) In subdivisions recorded before the adoption of this **Code (April 12, 2018)**, detached sidewalks, planting strips and existing street trees shall be maintained. If trees must be removed because of disease or age, replacements shall be provided by the property owner subject to approval of the City Forester.
- (2) Entryways and Pathway Connections.
 - (a) All structures shall have one (1) primary entry that faces the street and a pathway that connects the entry with the sidewalk.
 - (b) Exceptions to the entryway requirements are allowed for dwelling units that face a common open space area which is open to the street.
 - (c) A front porch, with a minimum depth of six feet (6'), may encroach five feet (5') into the front yard setback.
- (3) Building Massing, Scale and Form.
 - (a) For in-fill development or additions to existing structures, the building shall not exceed the tallest height or greatest width of other residences on both sides of the street within the same block.
 - (b) For new development (including additions to existing structures), the primary building face that fronts the street shall not exceed twenty five feet (25') in width or the front facade shall be divided into subordinate wall planes or modular sections that do not exceed a total of an aggregate of twenty five feet (25').
 - (c) Building forms shall consist of simple rectangular shapes and height from finished floor to finished floor shall not exceed twelve feet (12').
 - (d) Roof forms shall be gabled, hipped or shed. Flat roofs are not prohibited but discouraged (unless flat roofs are the predominant roof form in the neighborhood).
- (4) Additions to Existing Structures. Additions to existing structures shall be the same or compatible with the existing structure (e.g. building materials, windows, doors, and form of the building and roof).
- (5) Residential Parking Features. In order to prevent parking, garages, driveways and curb-cuts from becoming the primary feature of residential buildings or property, the following shall apply:
 - (a) Whenever feasible, driveways, garages, and parking areas shall be accessed from an alley.
 - (b) Garages, with garage doors that face the street, shall not extend forward of the front face of the primary structure.
 - (c) A garage door that is visible from the public street should blend with the façade and architectural elements of the structure.
 - (d) Required parking should be provided from the alley for in-fill development located with alley access.
 - (e) In new development, private alleys are encouraged and can be allowed with a reduced setback from the alley, reduction in parking requirements, or an allowance for tandem

parking.

- (f) Shared garage parking shall not exceed four (4) garage doors per building and shall be similar in exterior design to the dwelling units in the development.
 - (g) Surface parking areas shall not be located in clusters of more than four (4) spaces.
 - (h) Surface parking areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screening.
 - (i) Driveway curb-cuts shall be sized for a single-car width, ten feet (10') maximum. The driveway width shall not increase beyond ten feet (10') until the driveway extends beyond the front setback.
- (6) Commercial Uses in the TN Zone.
- (a) Applicability.
 - (i) These standards apply to the following uses in the TN Zone: Animal Care Clinic; Artist Studio; Day Care, Center; Limited Eating Establishment; Financial Institutions; Food Processing, Small Scale; Food Store; Fuel Station; Laundry and Dry-Cleaning; Personal and Professional Service; and Retail.
 - (ii) These standards are in addition to any other applicable to the specific use in all zones.
 - (b) Purpose. The purposes of these standards are to create commercial developments that are:
 - (i) Compatible with the surrounding residential neighborhood;
 - (ii) Pedestrian in scale with buildings massing at the street and intersections; and
 - (iii) Connected to the neighborhood with pedestrian access and with a seamless interface with the surrounding neighborhood.
 - (c) Location of Commercial Uses.
 - (i) Commercial uses in the TN zone shall be a permitted use within existing commercial structures without substantial exterior remodeling or expansion of the existing building; or
 - (ii) Commercial uses in the TN zone shall be a permitted use on parcels that have frontage on Elm, Elva, and G Streets, Holmes Avenue, S. Boulevard, and Lomax Street; or
 - (iii) Commercial uses shall be permitted by conditional use permit for parcels that do not have frontage on Elm, Elva, and G Streets, Holmes Avenue, S. Boulevard, and Lomax Street provided that the use is conducted only within an existing building. Any commercial use requiring the construction of a new building for a use not otherwise permitted shall not be permitted.
 - (d) Dimensional Standards.
 - (i) The maximum building footprint should be five-thousand square feet (5,000 ft²).
 - (ii) Generally, the maximum height of a building shall be two-stories.
 - (iii) Buildings three (3) stories in height are encouraged at the corners of street intersections.
 - (iv) Buildings shall provide a transition in height to contiguous residential use. When a building is located between five feet (5') and twenty feet (20') from a property line contiguous to a residential use, the building height may be a maximum of twelve feet

- (12'). At twenty feet (20') from the property line, the building may be a maximum of twenty five feet (25') in height. After thirty feet (30') from the property line, a building may increase an addition one foot (1') in height for every two feet (2') in additional horizontal distance from the property line.
- (v) Except for a minimum setback to residential properties which shall be five feet (5'), there are no minimum setback requirement for side yards or rear yards.
 - (vi) The maximum building front setback shall be five feet (5').
- (e) Street Frontage Requirements.
- (i) Seventy-five percent (75%) of the street frontage shall be occupied by a building, patio or public space.
 - (ii) Exterior windows or transparent doors shall make up the equivalent of sixty percent (60%) of the building ground floor façade, which faces the street. Exterior windows shall make up at least twenty percent (20%) of additional floors above the ground floor.
 - (iii) Any primary entrance to a building shall face the street and have direct access to a sidewalk or a pedestrian walkway.
- (f) Parking.
- (i) On-site parking shall be located in a rear or side yard, not fronting the street.
 - (ii) One (1) parking space shall be required per five hundred square feet (500 ft²) of gross floor area of commercial use.
 - (iii) The parking requirements may be fulfilled through any combination of the following: parking spaces on the property; on street parallel parking spaces in front of the building; and/or parking in a shared parking facility within seven-hundred and fifty feet (750') of the property.
- (g) The hours of operation shall be limited to the hours of 6 am –11 pm.
- (h) Prohibitions.
- (i) Drive-up windows
 - (ii) Amplified music
- (H) Building Orientation. Every dwelling site shall face or front upon a public street, except in a Planned Unit Developments (PUD), or where dwelling units face a common space fronting on a street.
- (I) Prohibitions. The following are not allowed in any Residential Zone:
- (1) Dwelling units entirely built below grade.
 - (2) The storage of commercial vehicles, including commercial automobiles, trucks and construction equipment (e.g., bulldozers, graders, cement mixers, and compressors). An exception is provided for construction equipment that may be stored on a site during the construction of a building, not exceeding one (1), calendar year.
 - (3) The storage of trailers, recreational vehicles or boats in any required front yard or side yard setback that faces a street, except for permitted driveways. No portion of a trailers, recreational vehicles or boats may be parked in such a way as to be over or onto a public sidewalk or to obstruct visibility as required by Section 11-4-7A, Clear View Triangle of this Code.

- (4) The storage of mobile homes and manufactured homes.
- (5) The storage of junk and debris.

11-3-5: PURPOSE OF COMMERCIAL ZONES

- (A) PB Professional Business Office Zone. This zone provides a commercial zone for business and professional offices, medical facilities, governmental and cultural facilities, and other uses of a semi-commercial nature. The Zone encourages the provision of a limited number and type of supportive retail services for employees and visitors, as well as support services to health and medical providers. This Zone is characterized by relatively high traffic volumes, and a variety of office types. This Zone should be located in close proximity to an arterial or collector street.
- (B) CC Central Commercial Zone. This zone provides a mixed use zone which includes a variety of housing types and a variety of commercial uses. For this reason, the Zone is primarily located in the central part of the City where development has already occurred and the street and land use patterns are more densely developed. The CC Central Commercial Zone is characterized by lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Shops, stores, offices and other buildings are also characteristic of this Zone. Uses which tend to create business "dead spots," cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose, are excluded from this Zone.
- (C) LC Limited Commercial Zone. This zone provides a commercial zone for retail and service uses which supply the daily household needs of the City's residents. This Zone is usually located on major streets contiguous to residential uses. This zone is characterized by smaller scale commercial uses which are easily accessible by pedestrians and non-motorized vehicles from the surrounding residential neighborhoods, although larger scale developments such as big-box stores may still serve as anchors. Connectivity is provided with walkways that provide access to and through the development site. Parking for vehicles is understated by the use of landscaping, location, and provision of pedestrian walkways to the businesses.
- (D) HC Highway and General Commercial Zone. This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of-way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways leading into the City.

11-3-6: STANDARDS FOR COMMERCIAL ZONES

- (A) Dimensional Standards. Table 11-3-6 Dimensional Standards for Commercial Zones shall be used for determining the minimum site area, minimum site width measured at the set-back line, minimum setbacks, maximum building height, maximum lot coverage and maximum gross density in each Commercial Zone.

Table 11-3-6: Dimensional Standards for Commercial Zones

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	50	50
Setbacks – Minimum in ft.				