

AM0007-24 Comp Plan Land Use Component – Proposed Land Use Designations
Domke (DRAFT)

Industrial	
Uses	Sawmills, Gravel & Sand Extraction, Rock Crushing, Etc.
Characteristics	Manufacturing activities that may include outdoor processes and that generate significant noise or air quality impacts (fumes, dust, odors).
Location Criteria	Located in areas where Industrial Zoning currently exists or where Mixed-Use and/or a state highway or a major arterial road can be located as a buffer between the Industrial designation and any other land use designations that allow residential uses.
Services Required	Requires adequate services as determined by relevant agencies, which include: <ul style="list-style-type: none"> • water and sewer services (IDeq, PHD, IDWR) • public safety services (Fire District, BCSO) • primary transportation systems such as state highways or paved major/minor arterial roads (ITD, BCHD)
Parcel Size	<ul style="list-style-type: none"> • Dependent on zone and services • Requires adequate space for buffering
Applicable Zone Districts	Industrial

Mixed-Use	
Uses	Retail, Wholesale, Offices, Limited Indoor Manufacturing, Storage, Etc.
Characteristics	Commercial and Light-Industrial where manufacturing occurs indoors and does not generate significant noise or air quality impacts (fumes, dust, odors) that are noticeable outdoors.
Location Criteria	<ul style="list-style-type: none"> • Located near primary transportation systems • Can be utilized as a buffer between Industrial and Residential uses
Services Required	Requires adequate services as determined by relevant agencies, which include: <ul style="list-style-type: none"> • water and sewer services (IDeq, PHD, IDWR) • public safety services (Fire District, BCSO) • primary transportation systems such as state highways or paved major/minor arterial roads (ITD, BCHD)
Parcel Size	<ul style="list-style-type: none"> • Dependent on zone and services • Requires adequate space for buffering
Applicable Zone Districts	Light-Industrial, Commercial

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Neighborhood Commercial	
Uses	Convenience Store, Vehicle Repair Shop, Restaurant, Etc.
Characteristics	Low-volume commercial serving the needs of rural communities without adversely affecting residential neighborhoods.
Location Criteria	<ul style="list-style-type: none"> • Located near primary transportation systems • Located near the community it is intended to serve
Services Required	Requires adequate services as determined by relevant agencies, which include: <ul style="list-style-type: none"> • water and sewer services (IDEQ, PHD, IDWR) • public safety services (Fire District, BCSO) • primary transportation systems such as state highways or paved major/minor arterial roads (ITD, BCHD)
Parcel Size	<ul style="list-style-type: none"> • Dependent on zone and services • Requires adequate space for buffering
Applicable Zone Districts	Commercial, Rural Service Center, Recreation

Recreational Community	
Uses	Housing, Recreation Related Commercial
Characteristics	Allows for urban densities in areas centered on recreational facilities for winter sports, water sports, golf, hiking, and similar activities.
Location Criteria	Primarily located near recreational areas
Services Required	Requires adequate services as determined by relevant agencies, which include: <ul style="list-style-type: none"> • water and sewer services (IDEQ, PHD, IDWR) • public safety services (Fire District, BCSO) • primary transportation systems such as state highways or major/minor collector roads (ITD, BCHD)
Parcel Size	Dependent on zone and services
Applicable Zone Districts	Alpine, Rural Service Center, Recreation

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Suburban Residential	
Uses	Residential; accessory and complimentary uses compatible with suburban residential communities.
Characteristics	Residential densities greater than 1 single-family dwelling per 5-acres, but less than urban densities.
Location Criteria	<ul style="list-style-type: none"> • Primarily located on the outskirts of incorporated cities or higher-density communities • Includes areas where urban services may not be available.
Services Required	Requires adequate services as determined by relevant agencies, which include: <ul style="list-style-type: none"> • water and sewer services (IDEQ, PHD, IDWR) • public safety services (Fire District, BCSO) • primary transportation systems such as state highways or paved major/minor arterial roads (ITD, BCHD)
Parcel Size	Dependent on zone and services
Applicable Zone Districts	Suburban

Rural Residential	
Uses	Residential, Small-Scale Agriculture, Forestry
Characteristics	<ul style="list-style-type: none"> • Residential densities of 1 single-family dwelling per 5-acres. • Low-impact recreation and commercial uses may be conditionally permitted if compatible with neighboring uses and wastewater treatment is feasible.
Location Criteria	<ul style="list-style-type: none"> • These areas are appropriate nearer to populated areas to optimize the cost-effectiveness of providing county services and infrastructure. • Urban services are typically not available. • Acceptable in areas with multiple access routes (or the future ability to create multiple access routes) that meet fire safety road standards and adequate water for fire suppression, as determined by the authority having jurisdiction. • These areas may also include agricultural protection areas per Idaho Code 67-97.
Services Required	Requires adequate services as determined by relevant agencies, which include: <ul style="list-style-type: none"> • soil and topography are conducive to individual or small-scale septic systems (IDEQ, PHD). • characterized by an existing road infrastructure adequate to serve this level of density (BCHD).
Parcel Size	Minimum 5-acres
Applicable Zone Districts	Rural 5

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Ag/Forest	
Uses	Agriculture, Forestry, Low-Density Residential
Characteristics	<ul style="list-style-type: none"> • To protect, preserve, and maintain areas that are rural in character and the integrity of forest/woodland areas and to avoid fragmentation of forests and farms. • These areas are suitable for agricultural and forestry pursuits, including livestock production, horticulture, floriculture, viticulture, and accessory uses for treating, storing, and processing agricultural products. • Non-agricultural uses should be limited to those compatible with forestry or agriculture. • Residential uses are generally limited to low densities to support these primary uses, reduce potential impacts on agriculture resources, natural resources, and exposure to property damage or loss of life, and maintain parcel sizes of 10-acres or greater.
Location Criteria	<ul style="list-style-type: none"> • May include hazardous areas and critical wildlife habitats. • Lower densities are maintained to reduce potential impacts on agriculture resources, natural resources, and exposure to property damage or loss of life. • These areas may include agricultural protection areas per Idaho Code 67-97.
Services Required	These areas are characterized by an existing road infrastructure adequate to serve this level of density or where large tracts of land may be devoted to ag/forest production.
Parcel Size	Minimum 10-acres
Applicable Zone Districts	Ag/Forest 10, Ag/Forest 20

Remote Forested Land	
Uses	Forestry, Agriculture, Low-Density Residential
Characteristics	<ul style="list-style-type: none"> • These lands are typically remote, held and managed by Federal/State agencies, or private entities. • These areas may include agricultural protection areas per Idaho Code 67-97. • Residential densities of 1 single-family dwelling per 40-acres.
Location Criteria	Encompasses remote areas of the county where residential uses are few and access roads are limited.
Services Required	None
Parcel Size	Minimum 40-acres
Applicable Zone Districts	Forestry