

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT



Community
Development
Services

Zoning Ordinance Amendments
June 19, 2018

Applicant: City
of Idaho Falls

Attachments:

1. Proposed
Amendment
Language

Staff Recommendation: To recommend to the Mayor and City Council approval of the amendment language to the Zoning Ordinance.

Staff Comments: With all new codes there come minor adjustments as they are applied to real life situations. The following are proposed changes in the Zoning Ordinance.

1. Adding the PT overlay to Table 11-2-2 Allowed Uses in Commercial Zones. This change was made to consolidate where you would need to look for allowed uses for commercial zones. It also allowed the PT overlay uses to become in line with the uses of the other zones, prior they were defined differently.
2. Adding a definition of Vehicle Washing Facility and adding it to Table 11-2-2 Allowed Uses in Commercial Zones and Table 11-2-3 Allowed Uses in Industrial Zones. We have had a lot of interest in this use and realized that it wasn't clear where they were allowed by definition. Staff felt the best way to address this use was to create its own definition.
3. Removing Industry, Light as a permitted use in the LC zone. Staff felt that this was too intense of a use in the Limited Commercial Zone
4. Changing the title and definition of Warehouse, Wholesale. Includes making adjustment in the use tables. The use of the word wholesale was too restrictive in the multiple types of warehousing that might need to be included in this definition.
5. 11-2-6N. Deleting the restriction of a maximum footprint for an accessory dwelling unit. It is redundant as is addressed through square foot restrictions and parking requirements. This change will help to simplify the process for determining how large an accessory dwelling may be on a property.
6. 11-3-4A. Clarifying the way to calculate the average lot size for Subdivisions in the TN zone. Staff felt removing the common lot from the average lot size of a TN zoned subdivision will help to achieve the intent of the zone. Also, lots designated for storm water or landscaped lots do not get calculated into average lot size for other zones.

7. 11-3-4B. Including a rear setback for non-residential uses in the R3A zone. This setback was in the previous zoning ordinance and inadvertently removed with the updates. This change will reestablish the non-residential setback in the R3A zone.
8. 11-3-4D. Correction in Table 11-3-4: Prior RP and RP-A Accessory Building Setbacks. The side and rear setbacks of the RP-A zone need to be corrected to 5 feet for accessory buildings. The table had incorrect information from the previous ordinance for accessory structures in the RP-A zone. This change addresses the issue.
9. 11-3-4E6. Broadening the applicability of development standards for commercial uses in the TN zone to include all commercial uses. The intent of the development standards for commercial uses in the TN zone is to help protect the residential uses. Staff feels that it should apply to all uses and not only specific ones.
10. 11-5-1: PT Planned Transition Zone. These changes were to reduce duplication in standards and align defined uses in the PT zone with the uses for other zones. The PT zone was not adjusted from the previous zone to the new zone and these changes makes these adjustments.
 - a. Referencing uses to Table 11-2-2: Allowed uses in Commercial Zones.
 - b. Adjusting the performance standards to remove anything that is already required for all commercial or multi-unit residential.
11. Adjustments to the definitions of Industry, Heavy and Industry, Light. The definitions didn't address the need for industrial uses to distribute products and parts associated with industrial uses.

Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Religious Institution*	C	C	C	C	C	C	C	C
Residential Care Facility							P	P
Retail					P*			C
School*	C	C	C	C	C	C	C	C
Short Term Rental*	P	P	P	P	P	P	P	P
Transite Station								P

11-2-4: ALLOWED USES IN COMMERCIAL ZONES.

Table 11-2-2: Allowed Uses in Commercial Zones

P = permitted use. C = conditional use. A blank denotes a use that is not allowed in that zone.
 *Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

Proposed Land Use Classification	Commercial				
	PB	CC	LC	HC	PT
Accessory use*	P	P	P	P	P
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C	C	C	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking establishment		P		P	
Drive-through Establishment *	P*	P	P	P	P
Dwelling, accessory unit *		P	P	P	P
Dwelling, multi-unit*		P	P		P
Dwelling, two unit					P
Eating establishment		P	P		P
Eating Establishment, limited	P	P	P	P	P
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P
Equipment Sales, Rental and Services			P	P	
Food Processing, small scale				P	
Food store		P	P	P	P
Health Care and Social Services	P	P	P	P	P
Higher Education Center		P	P	P	P

Proposed Land Use Classification	PB	CC	LC	HC	PT
Home Occupation*	P	P	P	P	P
Hospital*	C	C	C	C	C
Industry, craftsman	P	P	P	P	
Industry, light		P	P-	P	
Information Technology	P	P	P	P	P
Laundry and Dry Cleaning		P			P
Live-Work*	C	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Park, and recreation facility*	P	P	P	P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		P	P		P
Public Service Facility*	C	C	C	C	C
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School*		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C	P	P	
Storage Facility, self-service				P	P
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle and Equipment Sales			P	P	
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility			C	P	P

11-2-5: ALLOWED USES IN INDUSTRIAL AND SPECIAL PURPOSE ZONES.

Table 11-2-3: Allowed Uses in Industrial Zones

P = permitted use. C = conditional use. A blank denotes a use that is not allowed in that zone.				
*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.				
Proposed Land Use Classification	Industrial		Special Purpose	
	LM	I&M	R&D	P
Accessory Use, Day Care*	P		P	
Accessory use, Fuel Station*	P	P	P	
Accessory use, Wholesale	P	P	P	
Accessory Use, Storage Yard*	P	P	P	
Accessory Use	P	P	P	
Airport	P			
Agriculture*	C	P		C
Agriculture Tourism	C	P		C
Amusement Center	P	P		
Amusement Center, Indoor Shooting Range*	P	P		
Amusement Center, Outdoor*	P	P		C
Adult Business*		P		
Animal Care Clinic*	P	P		
Animal Care Facility*	P	P		
Artist Studio	P	P		
Auction, Livestock		C		
Building Contactor Shop	P	P		
Building Material, Garden and Equipment	P	P		
Cemetery*				C
Club*	P	P		
Communication Facility	P	P	P	
Correctional Facility or Jail	C	P		
Day Care*	P	P	P	
Drinking Establishment	P	P		
Drive-through establishment*	P	P		
Dwelling, accessory unit*	P	P		
Eating establishment	P	P		
Eating Establishment, limited	P	P	P	
Equipment assembly and sales	P	P		
Financial Institution	P	P	P	
Food Processing, small scale processing with or without sales	P	P		
Food Products, Processing, with or without retail sales		P		
Food store	P	P		
Fuel Station, Super	P	P		

Proposed Land Use Classification	LM	I&M	R&D	P
Health Care and Social Services			P	
Higher Education Facilities	P		P	
Hospital*	C	C	C	
Industry, Craftsman	P	P		
Industry, Heavy	P	P		
Industry, Light	P	P		
Information Technology	P	P	P	
Laundry and Dry Cleaning	P	P		
Lodging Facility	P		C	
Medical Support Facilities	P		P	
Parking Facility	P	P	P	
Park and Recreation Facility*				P
Pawn Shop	P	P		
Personnel Service	P	P		
Professional Service	P	P	P	
Public Service Facility*	P	P	C	C
Public Service Facility, Limited	P	P	P	P
Public Service Use	P	P	P	P
Railroad Freight Terminal and Station		P		
Recreational Vehicle Park*				C
Research and Development Business	P	P	P	
Retail	P	P		
Storage Facility, self-service	P	P		
Storage Yard*	P	P		
Terminal Yard, Trucking and Bus		P		
Transit Station	P	P	P	
Vehicle and Equipment Sales	P	P		
Vehicle Body Shop	P	P		
Vehicle Sales	P	P		
Vehicle Washing Facility	P	P		
Warehouse, Wholesale	P	P		
Warehouse, Wholesale with flammable materials	P	P		

- (4) Night lighting on the site shall be directed away from other properties.
 - (5) Safe pedestrian and vehicle access and circulation on the site and between contiguous properties shall be demonstrated as follows:
 - (a) Access by the pedestrian customer shall be provided contiguous to the public right-of-way; and
 - (b) Vehicle stacking lanes shall have sufficient capacity to prevent obstruction of the public right-of-way by patrons. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking.
 - (6) In the PB Zone drive-throughs will not be allowed for eating establishments.
- (N) Dwelling, Accessory Unit.
- (1) The accessory dwelling unit may be configured as follows:
 - (a) As an integral portion of a principal dwelling unit on any floor or basement; or
 - (b) As an attached structure to the principal dwelling unit; or
 - (c) As a separate structure; or
 - (d) As an integral portion of any floor of a structure in an Industrial or Commercial Zone.
 - (2) The accessory dwelling unit shall comply with the following dimensional and design requirements:
 - ~~(a) The maximum footprint of an attached or separate structure that contains an accessory dwelling plus the area of required parking for the accessory dwelling shall not be larger than ten percent (10%) of the lot area.~~
 - (ba) The maximum size of the accessory dwelling is seven hundred and fifty (750) sq. ft., and not more than one (1) bedroom.
 - (b) The structure that contains an accessory dwelling shall meet all required dimensional standards for the zone
 - (c) The accessory dwelling structure shall be well-matched in height, bulk, and site location with the adjoining neighborhood.
 - (d) As an attached structure the accessory dwelling unit shall be designed together with the principal dwelling in such a way as to resemble that of a single-unit dwelling.
 - (e) As an attached or separate structure the accessory dwelling unit shall be designed with the same architectural design, style and appearance of the principal dwelling unit.
 - (f) If included as part of the primary structure, only one (1) entrance to the primary structure may be located on the front building elevation except for structures where multiple entrances already exist. If multiple entrances exist then the accessory dwelling may utilize an existing entrance on the front building elevation.
 - (g) The accessory dwelling unit shall have a separate entrance from the primary dwelling, meet the building code requirements for a separate unit, and be functionally separate from the primary dwelling.
 - (3) One (1) parking space shall be required for the accessory dwelling in addition to the existing minimum parking requirement for the principal dwelling unit. A driveway apron may be used for this requirement. Conversion of a garage into an accessory unit is not permitted unless required parking can be provided on the lot.

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 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	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			13,500*					
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 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 thirteen thousand five hundred square feet (13,500 ft²), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. This shall also not apply to conditional uses such as schools and religious institutions.
- (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 maximum~~ 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 11-3-2: 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') for single-story structures and a minimum of ten feet (10') for 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').
- (6) **In the R3A Zone, non-residential buildings shall have a rear setback of at least ten feet (10').**

(C) 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.

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

Table 11-3-3: 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 11-3-4D (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 11-3-4: Prior RP and RP-A Accessory Building Setbacks

	RP	RP-A
Setbacks – Minimum in ft.		
Front	30	30
Side	20	85*
Rear	25	255*
*See explanations, exceptions and qualifications that follow in Section 11-3-4D(1,3) of this Zoning Code.		

(E) 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~~ all non-residential 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 requirements ~~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

CHAPTER 5 OVERLAY ZONES REGULATIONS

- 11-5-1: PT Planned Transition Zone
11-5-2: Wireless Communications Towers and Antennas

11-5-1: PT PLANNED TRANSITION ZONE.

- (A) Purpose. The purpose of the PT Planned Transition Zones is designed to maintain land use compatibility and enhance the functioning of arterial streets by requiring conformity to performance standards as set forth in this Section.
- (B) Allowed Uses and Structures. ~~See Table 11-2-2: Allowed uses in Commercial Zones. Multi-unit residential and commercial uses except as noted below, and accessory structures and utilities.~~
- ~~(1) The Standard Land Use Coding Manual, 1977 Edition, shall be used when identifying uses that are not allowed in the PT zone. Uses not allowed include classifications 521 (Lumber and other building materials – retail), 5211 (Lumber yards – retail), 5212 (Building materials – retail), 5252 (Farm equipment – retail), 5511 (Motor vehicles [new and used cars] – retail), 5512 (Motor vehicles [used cars only] – retail), 5520 (Tires, batteries, and accessories – retail), 5591 (Marine craft and accessories – retail), 5592 (Aircraft and accessories – retail), 5599 (other retail trade – automotive, marine craft, aircraft, and accessories, NEC), 582 (Drinking places [alcoholic beverages]), 5820 (Drinking places [alcoholic beverages]), 598 (Fuel and ice – retail), 637 (Warehousing and storage services), 641 (Automobile repair and services), 662 (Special construction and trade services), 674 (Correctional Institutions), 675 (Military bases and reservations), 721 (Entertainment Assembly), 722 (Sports assembly), 731 (Fairgrounds and amusement parks), 739 (Other amusements, NEC).~~
- (C) General Requirements.
- (1) No use shall be made of any property within the PT Zone without prior application and approval as set forth in Chapter 6 Administration of this Code.
- (2) All development in the PT Zone shall comply with the requirements of this Code and the City of Idaho Falls Subdivision Ordinance, except where the performance standards established in this Section impose more stringent requirements, then the performance standards shall control.
- (D) Dimensional Standards.
- (1) Minimum Size. All development sites shall have a minimum size of at least thirty-thousand square feet (30,000 ft²). A waiver from the minimum lot size may be granted subject to the provisions for review set forth in Section 11-6-5H.
- (2) Maximum Lot Coverage. Maximum lot coverage shall be fifty percent (50%) for multi-unit residential uses and seventy percent (70%) for commercial uses.
- (3) Maximum Building Height. Maximum building height shall not be any higher than four feet (4') above the highest point of any building located on any property contiguous to the proposed use.
- (4) Exceptions to the dimensional standards may be approved as set forth in Chapter 6 Administration of this Code.

(E) Performance Standards.

- ~~(1) Access and Connections. All uses shall be designed to provide the following:~~
- ~~(a) Adequate access for emergency or public service vehicles and equipment.~~
 - ~~(b) Shared functional connections with adjoining uses, including shared access from the street, shared parking and service access, and shared pedestrian circulation between uses.~~
 - ~~(c) Sidewalks along streets and a safe and adequate system of pedestrian circulation within the property.~~
 - ~~(d) Safe vehicular and pedestrian safety access to and from the site.~~
- ~~(2) Traffic Generation. No uses shall generate traffic which:~~
- ~~(a) Decreases the level of service (LOS) one (1) level on the external street system, as defined in the most recent edition of the "Highway Capacity Manual," published by the Transportation Research Board.~~
 - ~~(b) Is more than the capacity of the public streets serving it or of its own proposed access points to those streets.~~
- ~~(3) Lighting.~~
- ~~(a) All sources of illumination shall be directed and, when necessary, shielded to avoid direct glare onto adjacent properties.~~
 - ~~(b) No commercial use shall cause a level of illumination exceeding one-half foot (0.5') candles on any part of a contiguous residential area.~~
- (41) Buffering. All uses shall be effectively buffered to screen adjoining streets or uses from sight, sound, micro climatic or other adverse impacts. Such buffers shall be installed in accordance with the standards set forth below:
- ~~(a) The effectiveness of a proposed buffer shall be evaluated based on its width, height, density, the nature of the materials selected, and plans for its maintenance. Use of fences or walls only as buffers is generally ineffective and should not be allowed except where needed for site security or where space is extremely limited.~~
 - (ba) Whenever practical, existing trees shall be saved and used in buffers or other landscaping on the site.
 - (cb) All commercial uses shall provide an effective buffer along arterial streets that includes street trees in a ten foot (10') wide planting strip, and an effective landscaping or shrubbery buffer between the sidewalk and parking lots and buildings.
 - (dc) Where high density residential uses border an arterial street, parking shall be used as part of a buffer that includes street trees in a ten foot (10') wide planting strip, the sidewalk, and an effective buffer between sidewalk and the parking area.
 - (ed) All uses shall provide a buffer along non-arterial streets, including street trees at forty foot (40') centers in an eight foot (8') wide planting strip between the sidewalk and parking lots or buildings. The buffer shall cause the non-arterial streets to appear residential in character, even when used for access to commercial uses.
 - ~~(f) All uses provide an effective buffer for adjoining residential uses along their side or rear property lines or the alley.~~

~~(g) All parking lots containing twenty-four (24) or more parking spaces shall have an effective buffer from the adjoining street, consisting of a berm, landscaping or a combination of both.~~

(he) Outdoor storage, loading, and service areas shall be screened from public streets or adjoining properties. Separate screening is not required where required buffers fulfill this standard.

(52) Hours of Operation. A commercial use within the PT Zone shall not be open to the public between the hours of 11:00 p.m. and 6:00 a.m.

11-5-2: WIRELESS COMMUNICATIONS TOWERS AND ANTENNAS.

(A) Purpose. The purpose of regulations for wireless communications towers and antennas is as follows:

- (1) Protect residential areas and land uses from potential adverse impacts of towers and antennas.
- (2) Encourage the location of towers in non-residential areas.
- (3) Minimize the total number of towers throughout the community.
- (4) Strongly encourage the joint use of new and existing tower sites as a primary location rather than construction of additional single-use towers.
- (5) Encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal.
- (6) Encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques.
- (7) Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.
- (8) Consider the public health and safety of communication towers.
- (9) Avoid potential damage to contiguous properties from tower failure through engineering and careful siting of tower structures.

(B) Applicability. The provisions of this Section shall apply to the siting, design, and maintenance of all towers and antennas in the City of Idaho Falls except for the following:

- (1) Amateur radio station operators and receive only antennas under seventy feet (70') in height; and owned and operated by a federally-licensed amateur radio station operator or used exclusively for receive only antennas.
- (2) Towers and antennas existing prior to September 14, 2000, that meet the requirements of State or Federal Law and comply with adopted City building and electrical codes.
- (3) Radio and TV towers and antennas that are accessory uses for radio and television stations where permitted in the Zone, unless modified for collocation as specified in this Section.

(C) Local, State or Federal Requirements.

- (1) All towers shall comply with current minimum standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas.

Higher Education Center	The use of a site for institutions of higher learning, post-high school, including colleges and technical training centers.
Home Occupation	An occupation or profession conducted entirely within a dwelling unit or an accessory building and carried on by persons residing on the premises and clearly incidental to a residential use.
Hospital	The use of a site primarily for the maintenance and operation of medical or surgical care of patients twenty four (24) hours a day. "Hospital" does not include clinic, convalescent, or boarding /rooming house, residential care facility or other types of cases necessitating forcible confinement of patients.
Household	One (1) or more individuals occupying a dwelling unit and living as a single household unit, and pursuant to IC §67-6531 any group residence in which eight (8) or fewer unrelated persons with disabilities or elderly persons reside and who are supervised at the group residence in connection with their disability or age related infirmity.
Household Pet	A dog, cat, fowl, reptile, fish, rodent or similar domestic animal weighing less than two hundred pounds (200 lbs.) at full maturity.
Improvement	Any alteration to the land or other physical constructions associated with building site developments.
Industry, Craftsman	The use of the site not exceeding one thousand five hundred square feet (1,500 ft ²) for small-scale, craftsman-operated production of materials, assembly of parts, or the blending of materials including wood, metal, plastics, canvas, fabrics, computer components, electronics, oils, and resins; the sale of works produced and instruction. "Craftsman-Industry" includes but is not limited to; artist studios, jewelry manufacturing, candle-making, furniture and re-finishing, machine shops, cabinet makers, sign shops, and frame shops.
Industry, Heavy	A use engaged in the basic processing and manufacturing of materials or products, predominately from extracted or raw materials or engaged in storage or manufacturing processes using flammable or explosive materials. Or storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions. This also includes the distribution of such products and parts.
Industry, Light	The use of a site for the manufacture, processing, fabrication, assembly, treatment, publishing, and/or packaging of finished products or parts, predominantly from previously prepared materials. This also includes the distribution of such products and parts.
In-Fill	Development designed to occupy vacant land that remains after the majority of development has occurred in an area.
Information Technology	The use of a site for processing data. The use includes, but is not limited to, internet and software; recording and broadcasting studios; data processing centers, internet providers and other information systems.
Laundry and Dry Cleaning	The use of a site for the pick-up and delivery of dry cleaning and laundry without the operation of a laundry or dry cleaning on site.
Live-Work Unit	The use of a site for commercial or small scale manufacturing activity and dwelling unit(s) located within, near or contiguous to the working space.
Lodging Facility	A building that is designed for or is occupied by guests for a stay of thirty (30) days or less. Physical features of a lodging facility generally include sleeping rooms, sanitary facilities, and a registration/lobby area for guests. Hotels, inns, and motels, as defined by this Zoning Code, are lodging facilities. Bed and breakfasts, recreation vehicle parks, and short term rentals, as defined by this Zoning Code, are not lodging facilities.

Vehicle Repair	The use of a site for the repair, rebuilding or reconditioning of motor vehicles.
Vehicle Sales, Rentals and Service	The use of a site for the sale or rental of new and used motor vehicles, manufactured homes, travel trailers, recreation vehicles, and incidental repairs and servicing. Trucks and/or farm implements are classified as Equipment Sales, Rental and Service.
Vehicle Washing Facility	A facility used to clean the exterior and/or interior of motor vehicles.
Warehouse, Wholesale	The use of a site for wholesale and distribution of manufactured products, supplies and equipment, excluding retail sales and storage .
Wholesale	Sale of goods for resale as distinguished from sale of goods to ultimate consumers.
Yard	<p>An open space on the same lot with a building unoccupied or unobstructed from the ground upward, except as otherwise provided in this Zoning Code.</p> <p>Front: A yard lying between the front lot line and the nearest foundation line of the main building and extending across the full width of the lot.</p> <p>Rear: A yard lying between the rear lot line and the nearest foundation line of the main building and extending across the full width of the lot. In the case of a corner lot where the building fronts on a side street, the rear yard may be established from the rear of the house to the side property line.</p> <p>Required: The open space around building as required by the Zoning Code.</p> <p>Side: An open space between the side of the main building and the side line of the lot and extending from the front yard to the rear yard.</p>
Zone	<p>A specifically delineated area within which uniform development regulations set out the uses, placement, spacing, and size of land and structures.</p> <p>Base: The underlying zone.</p> <p>Overlay: A Zone which is superimposed over a Base Zone and in which certain regulations and restrictions apply which supplement or which modify the regulations and restrictions applying in the underlying Base Zones.</p>