

Table 6.5 Small Scale Development and Minimum Lot Sizes For Areas All New Development

*All newly created lots must have a minimum frontage of 110 feet measured lot line to lot line

Commented [PA1]: To clear up public confusion
 Commented [PA2]: This was determined by Appendix B Table #5 Approach and drive way spacing of 100 feet.

Zoning Districts	Small-Scale Development Factor (Parcel: Acres)	Minimum Lot Size (Acres)
Airport	No New Residential Use is Permitted	
Area Of City Impact	Development Allowed Up To The Minimum Lot Size, Plat Required On All Splits	Basic Lot - 1 Acre Areas With Central Water Or Sewer – ½ Acre Areas With Central Water & Sewer – ¼ Acre Groundwater Vulnerability Areas – 2 ½ Acres Groundwater Vulnerability Areas With Central Sewer – 1 ½ Acres Groundwater Vulnerability Areas With Central Water & Sewer – 1 Acre
Lower Lemhi River Valley North Salmon Basin Salmon River Mountains South Salmon Basin South Salmon Corridor (Outside Elk Bend's Central Water & Sewer Areas)	2-40 Acres – 1 Split 41-80 Acres – 2 Splits 81-120 Acres – 3 Splits Over 120 Acres -4 Splits	Basic Lot - 1 Acre Areas With Central Water Or Sewer – ½ Acre Areas With Central Water & Sewer – ¼ Acre Groundwater Vulnerability Areas – 2 ½ Acres Groundwater Vulnerability Areas With Central Sewer – 1 ½ Acres Groundwater Vulnerability Areas With Central Water & Sewer – 1 Acre
North Fork Gibbonsville	10-15 Acres – 1 Split 16-25 Acres – 2 Splits 26-35 Acres – 3 Splits Over 35 Acres -4 Splits	
Upper Lemhi River Valley Pahsimeroi	**Development Allowed Up To The Minimum Lot Size, Plat Required On All Splits	Basic Lot - 1 Acre Areas With Central Water Or Sewer – ½ Acre Areas With Central Water & Sewer – ¼ Acre Groundwater Vulnerability Areas – 2 ½ Acres Groundwater Vulnerability Areas With Central Sewer – 1 ½ Acres Groundwater Vulnerability Areas With Central Water & Sewer – 1 Acre

**Upper Lemhi River Valley is allowed up to 4 splits per parcel, provided the parcel is not subdivided. sSplit(s) will return to the original parcel after a period of not less than 10 years. Transferring of splits is not allowed without permanently losing the allowable splits. All other rules and regulations within this ordinance will remain in effect.

Commented [L03]: Add period and capitalize S to start new sentence

8.1.1.7.3. one non-illuminated on-site directional sign of no more than four square feet.

8.1.1.7.4. For home occupations located outside a subdivision and on a lot five (5) acres or more;

8.1.1.7.4.1. one non-illuminated wall sign of no more than sixteen square feet and;

8.1.1.7.4.2. one non-illuminated on-site directional sign of no more than four square feet.

8.1.1.7.5. Home occupations can be, but are not limited to:

8.1.1.7.5.1. Accounting, Beauty Salon and Cabinetry

8.1.1.7.5.2. Bed and breakfast inn that occupies no more than 50% of the floor area of the residence may be permitted as a home occupation.

8.1.1.7.6. No Home Occupation shall be:

8.1.1.7.6.1. Junk Yard, Auto Salvage, Restaurant, Gravel Pit, Convenience Store

8.1.1.7.6.2. Any type of business that accumulates outdoor storage.

8.1.1.7.6.3. Transient lodgings, including hotels, motels, guest cabins, campgrounds, and recreational vehicle parks shall not be permitted as home occupations.

8.1.1.8. Home Occupations shall be limited to 20 A. D. T. (Average Daily Trips Traffic)

Commented [PA4]: (Traffic so it matches the definition) 11.2.8 Needs to have amount of days that it is figured (7day period, is what the average of road and bridge and the Idaho state department) Traffic Calculated on a 7 day period

8.1.1.9. No equipment or process will be used in such home occupation that creates noise, vibration glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference's in any radio or television receivers off the premises, or causes fluctuation in line voltage off the premises.

Commented [PA5]: Hard to regulate this

8.1.1.10. In home occupations located within subdivisions there will be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than allowed signs.

Commented [PA6]: This should be a subdivision issue and should not involve the Planning & zoning

DIVISION 2- SHORT TERM/VACATION RENTALS

8.2. Short Term/Vacation Rentals. Pursuant to Idaho Code 67-6539, the performance standards are designed to allow short term/vacation rentals associated with a dwelling, while protecting the integrity of residential neighborhoods in which short term rentals or vacation rentals operate. All short term/vacation rentals shall comply with all applicable standards of this code.

8.2.1. Short term/vacation rentals shall be limited to 1 (one) residential dwelling rental unit per parcel of ground

8.2.1.1. More than 1 (one) residential dwelling rental unit per parcel of ground shall be considered commercial and shall meet the applicable requirements of this code for commercial uses not considered a home occupation.

8.2.2. Landlords are encouraged to have regulations that would protect the residential characteristic of the neighborhood.

DIVISION 3 – RECREATIONAL VEHICLE LIVING QUARTERS & RECREATIONAL USE

Commented [L07]: Added to title to clarify use of tents, teepees and yurts

8.3. All recreational vehicles used for habitation, for any length of time, shall have an approved sewage management system or sewage management plan.

8.3.1. Sewage management system must comply with Eastern Idaho Public Health requirements

8.3.2. If occupied for more than six (6) months, recreational vehicle habitation will be considered full time occupancy and is subject to the additional requirements set forth below:

8.3.3. Must have an approved sewage management system

8.3.4. A physical address assigned by the Lemhi County E-911 coordinator for emergency purposes only. Address must be reassigned every six (6) months.

8.3.5. A plot plan demonstrating adherence to county setbacks from roads, rivers, streams, and property lines.

8.3.6. If required, an approved access permit issued by Lemhi County Road & Bridge Dept or Idaho Transportation Department.

8.3.7. Solid waste tax

8.3.8. If set in a floodplain, requirements for new construction must be met per C.5.2.1.5.3.

8.3.9. May not be set up in the Area of City Impact Zone

8.3.10. Tents, yurts and teepees may only be used for recreational purposes for up to 14 consecutive days.

Commented [L08]: To prevent living in tents, yurts and teepees

DIVISION 4- SALVAGE AND JUNKYARDS

8.4. Purpose. This section regulates the development of Salvage and Junkyards and provides additional performance standards to ensure compatibility with neighboring uses. Salvage and Junkyards must meet all applicable performance standards of this ordinance.

8.4.1. Salvage and Junk Yards. All new salvage and junk yards shall meet the conditions below immediately upon approval. Existing salvage and junk yards shall

the type of aircraft and specified approach visibility minimum associated with the end of the runway.

- 11.2.4.15. Structure.** Any object, including any mobile object, constructed or installed by man, including, without being limited to, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.
- 11.2.4.16. Transitional Surfaces.** These surfaces extend outward at ninety (90) degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each one (1) foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.
- 11.2.4.17. Tree.** Any object of natural plant growth.
- 11.2.4.18. Utility Runway.** A runway constructed for and intended to be used by propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.
- 11.2.4.19. Visual Runway.** A runway intended solely for the operation of aircraft using visual approach procedures.
- 11.2.4.20. Aircraft Landing Field:** A privately owned area of land that is used or intended for the landing and takeoff of aircraft, including the necessary accessory structures or facilities for storing and maintenance of aircraft. This use is only permitted through a special use process.
- 11.2.5. Area of City Impact.** A zoning district established by this ordinance, which includes the proposed area of city impact adopted in the comprehensive plan. Negotiation of an area of city impact is required by I.C. 67-6526 as amended.
- 11.2.6. Area of Concern.** Areas identified by Lemhi County where future planning and development must consider cumulative impacts and development thresholds to protect resource values.
- 11.2.7. Accessory.** A building that is located on the same lot or parcel or contiguous to that of a dwelling.
- 11.2.8. Average Daily Traffic – (ADT)** The average 24-hour volume, being the total volume of vehicles during a stated period divided by the number of days in that period. ~~Seven day period.~~
- 11.2.9. BOCC.** Refers to the Lemhi County Board of Commissioners.
- 11.2.10. Building.** Any structure except a fence. Includes liquid or gas storage tanks.
- 11.2.11. Building Bulk.** Building bulk may be measured and compared in terms of floor area ratio (the total square footage of all floors as a percent of lot size) or similar measures.
- 11.2.12. Building Height.** The vertical distance from mean natural grade to the highest point on a building. Building height excludes chimneys, vents, and antennae.
- 11.2.13. Buffer.** See CHAPTER 8- ADDITIONAL PERFORMANCE STANDARDS FOR SPECIFIC USES

Commented [PA9]: Add to clear up confusion

Additional Standards	
Maximum Building Height	35 feet
Density	1 residence per acre with a maximum of 2 dwellings per lot while still conforming with applicable sections in the Lemhi County Development Code
*Large Animals- such as but not limited to Cattle, Horse, Hogs & Pigs	2 animals allowed for the first acre, then a 1:1 ratio
*Small Animals- such as but not limited to Sheep & Goats	5 animals allowed for the first acre, then a 5:1 ratio

Residential (R-1) Table A.2						
Permitted Uses						
Single Family Dwellings	Manufactured Homes	Guest Cottage and Servant Quarters	Home Occupations	Child Care / Day Care 8 or fewer clients		
Special Uses						
Land division of more than the allowable amount as outlined in table 6.5	Child Care and/or Day Care facilities with more than 8 clients	Planned Development Units (PUD)	10 or more Bee Hives	Livestock Feeding Yard		
Re-Zone						
Industrial & Commercial Uses as defined in 11.2.15 & 11.2.34 in definitions						
Additional Standards						
This table shall not be construed to deny a property owner of any prior right they may have to develop on an existing platted lot.						
Maximum Building Height	35 Feet					
Density	New Land Development must have a minimum of one acre per residence 4 residence per acre while still conforming with applicable sections in the Lemhi County Development Code. Maximum of 2 residences on any one parcel of ground unless otherwise permitted by this code.					
Landscaping & Buffering	5%- AND the 5% must be maintained And must be completely visible from the public way					
Maximum Lot Coverage	35%					
Buffering	All buffering must be maintained AND must be completely visible from the public way and shall comply with Chapter 8. Buffering shall be between development and public way					
Landscaping	5% for all developments. Buildings or developments within 100 feet of any road 10%. Landscaping shall be between development and public way.					

Commented [PA10]: Add for existing lots in the Area of City Impact

Commented [PA11]: Clarifying for residents and the public

Residential (R-2) Table A.3

Permitted Uses

Apartment Houses	Cooperative Apartments	4- Family Dwelling	Multiple Dwellings	Multiple Family Dwelling Groups	Multiple Family Dwellings	Time Sharing Apartments
Daycare 8 or fewer clients	Child Care 8 or fewer clients	All Permitted Uses Listed in R-1				

Special Uses

Land division of more than the allowable amount as outlined in table 6.5	Child Care and/or Day Care facilities with more than 8 clients	Planned Development Units (PUD)	10 or more Bee Hives	Livestock Feeding Yard		
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Re-Zone

Industrial & Commercial Uses as defined in 11.2.15 & 11.2.34 of definitions

Additional Standards

"This table shall not be construed to deny a property owner of any prior right they may have to develop an existing platted lot."

Commented [PA12]: Add for existing lots in the Area of City Impact

Maximum Building Height	35 Feet
Density	New Land Development must have a minimum of one acre per residence 1 residence per acre while still conforming with applicable sections in the Lemhi County Development Code. Maximum of 2 residences on any one parcel of ground unless otherwise permitted by this code.
Landscaping & Buffering	5%- AND the 5% must be maintained And must be completely visible from the public way
Maximum Lot Coverage	35%
Buffering	All buffering must be maintained AND must be completely visible from the public way and shall comply with Chapter 8 Buffering shall be between development and public way
Landscaping	5% for all developments. Buildings or developments within 100 feet of any road 10%. Landscaping shall be between development and public way.

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