NOTICE OF AGENDA
PUBLIC MEETING/WORK SESSION
Twin Falls City Planning & Zoning Commission
Wednesday, April 1, 2015 12:00PM
Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Muñoz Christopher Reid Jolinda Tatum
Chairman **Vice-Chairman**

AREA OF IMPACT:

Ryan Higley Steve Woods

CITY COUNCIL LIAISON:

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. DISCUSSION ITEMS FROM THE COMMUNITY DEVELOPMENT STAFF AND/OR THE PLANNING & ZONING COMMISSION:

1. Review proposed code amendment items update
   - Title 10; Chapter 4; Zoning District Regulations

2. Identify upcoming P&Z agenda items.

III. GENERAL PUBLIC INPUT:

IV. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):

1. Public Hearing – Tuesday, **April 14, 2015 & April 28, 2015**
2. Work Session-**May 6, 2015**

V. ADJOURN MEETING:

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.

2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.

3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following**:
   - **A complete explanation and description of the request.**
   - **Why the request is being made.**
   - **Location of the Property.**
   - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

   The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
   - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**

5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
   - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
   - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
   - ***No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing* shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
   - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**

6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted**. Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.

7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed**. Legal or procedural questions may be directed to the City Attorney.

****** **Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.**

Use or Item	Definition
(A) Alley	A minor street providing secondary access at the back of a property otherwise abutting a street.
(B) Local	A street which has the primary purpose of providing access to abutting properties.
(C) Collector	A street designated for the purpose of carrying traffic from local streets to other collector streets and/or arterial streets.
(D) Arterial	A street designated for the purpose of carrying fast and/or heavy traffic.
(E) Loop	A local street with both terminal points on the same street of origin.
(F) Cul-De-Sac	A street connected to another street at one end only as provided with a turnaround space at its terminus.
(G) Frontage	A local street parallel to and adjacent to an arterial street to provide access to abutting properties.
(H) Partial	A dedicated right of way providing only a portion of the required street width, usually along the edge of a subdivision or tract of land.
(I) Stub Street	A street which terminates without provisions for a turnaround area.
(J) Half Street	A street comprised of one-half (1/2) of the width required to conform with a standard city street section.
(K) Private	A street that is not accepted for public use or maintenance which provides vehicular and pedestrian access.
100-YEAR FLOOD	The highest level of flooding that, on the average, is likely to occur once every one hundred (100) years (i.e., that has a 1 percent chance of occurring each year). (Ord. 2045, 7-6-1982)
ACCESS EASEMENT	An easement across one or more adjacent properties to allow vehicular access to an otherwise inaccessible area at any time. (Ord. 2012, 7-6-1981)
ACCESSORY BUILDING, ATTACHED	An accessory building that is attached to or within ten feet (10') of a dwelling. (Ord. 2124, 10-15-1984)

Use or Item	Definition
ACCESSORY BUILDING, DETACHED	An accessory building which is located a minimum of ten feet (10') from a dwelling. The footprint of the building shall be used to determine the maximum permitted size of a detached accessory building. (Ord. 2741, 11-4-2002)
Accessory buildings (less than 1000 square feet), personal swimming pools and other accessory uses	
Accessory buildings (less than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages that are built at the same time the home is built	
Accessory buildings (less than 1,500 square feet), personal swimming pools and other accessory uses	
Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages built at the same time the home is built	
ACCESSORY USE OR STRUCTURE	A use or structure that is incidental and subordinate to the principal allowed use of a property and located on the same lot as the principal allowed use.
Acupuncture facilities approved by South Central District Health Department or other State regulatory agency	
Acupuncture Facility	
Administrative or Professional Office	
Administrative/Professional Office	
ADMINISTRATOR1	A person who is legally vested with the right of administration of this ordinance. (Ord. 2012, 7-6-1981)
Advertising	
Agricultural Accessory Building	
Agricultural Accessory Building	
Agricultural equipment sales and service	
AGRICULTURAL LAND	Land used for the raising of plant crops and animals on pasture, but excluding feedlots and dairies. (Ord. 2275, 7-17-1989)
Agricultural product processing	
Agricultural Product Processing	
Airport and related facilities	
Airport Supplemental Use	

Use or Item	Definition
Airport supplemental uses- Supplemental uses shall be allowed on Joslin Field, Magic Valley Regional Airport in conjunction with the use of the airport as recommended by the Airport Advisory Commission and approved by the City Council and County Commissioners	
Airport/Heliport	
Alcohol Sales – On Premise Consumption	
Alcoholic beverage service when consumed on premises where sold	
Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property	
Alcoholic beverages when consumed on the premises where sold if located three hundred feet (300') or more from residential property	
Alcoholic beverages, when consumed on premises where sold	
ALLEY	See definition of Street.
Ambulance Service	
Amusement Park	
Amusement parks	
Animal Farm	
Animal hospital - large animal	
Animal hospital - small animal	
ANIMAL, SMALL AND LARGE	An animal shall be considered small if it is a domestic pet normally kept in a house and weighs less than one hundred fifty (150) pounds at maturity. All other animals shall be classed as large animals.
Antique shop	
Antique Shop and Used Furniture	
Any facility with drive through service in the Canyon Rim Overlay Zoning District adjacent to Rock Creek Canyon	
Any facility with drive-through service	
APARTMENT HOTEL	A building or portion thereof designed for or containing both individual guestrooms or suites of rooms and dwelling units.
Apparel and accessories	
Apparel and related items	
Apparel repair and alteration	
Appliance repair	
APPLIANCE REPAIR	The repair of a household or office device operated by gas or electrical current.

Use or Item	Definition
APPROVED	Unless otherwise indicated, shall mean by the council. All approvals delegated herein to administrative personnel of the city are subject to review and final determination by the council. (Ord. 2012, 7-6-1981)
ARCHITECTURAL PROJECTION	Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building but shall not include signs. Examples of such projections are cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, etc. For carports or canopies the architectural projection shall be measured from the support posts unless said posts are located more than three feet (3') from the outer edge of the carport or canopy roof. In such case a maximum of three feet (3') shall be considered the architectural projection. (Ord. 2124, 10-15-1984)
AREA OF IMPACT	The area surrounding the city as established by mutual agreement with the county in conformance with state law. (Ord. 2012, 7-6-1981)
AREA OF SPECIAL FLOOD HAZARD	The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. (Ord. 2045, 7-6-1982)
Art galleries and frame shops	
Artisan's Workshop	
Assembly – Nonhazardous	
Assisted Care or Living Facility	
Athletic areas	
Athletic Stadium or Field, Private	
Athletic Stadium or Field, Public	
Athletic Stadium/Arena/Field – Private	
Athletic Stadium/Arena/Field – Public	
Auctions and/or public sales	
Auditoriums	
Auto Parts Sales – Inside	
Auto Parts Sales – Outside	
Auto Parts Sales, Inside	
Auto Parts Sales, Outside	
Automobile and recreational vehicle rental / storage yard	

Use or Item	Definition
AUTOMOBILE AND RECREATIONAL VEHICLE RENTAL/S	Parking and/or storage of new and/or used automobiles and recreation vehicles, which may or may not be capable of immediate operation under their own power. (Ord. 2741, 11-4-2002)
Automobile and truck sales and /or rentals	
Automobile and truck service and/or repair	
Automobile impound facility	
AUTOMOBILE IMPOUND FACILITY	A facility that provides temporary outdoor storage for three (3) or more vehicles that are to be claimed by titleholders or their agents, provided that no vehicle shall be stored at said facility for more than forty five (45) days and must remain mechanically operable and licensed at all times, or a parcel of land or a building that is used for the storage of wrecked motor vehicles usually awaiting insurance adjustment or transport to a repair shop and where motor vehicles are kept for a period of time not exceeding fourteen (14) days. (Ord. 2773, 12-15-2003)
Automobile Paid Parking Lot/Garage	
Automobile Parking Lot/Garage	
Automobile parts store	
Automobile Repair	
Automobile Repair, Major	
Automobile Repair, Minor	
Automobile Sales	
Automobile Sales, Used	
Automobile Sales/Leasing, New	
Automobile Service	
Automobile Storage	
AUTOMOBILE WRECKING	The dismantling or wrecking of two (2) or more used motor vehicles, mobile homes or trailers. (Ord. 2012, 7-6-1981)
AUTOMOBILE WRECKING YARD AND JUNKYARD	Any area where automobile wrecking is carried out and/or accumulation of parts thereof, are stored in the open; or any land, building or structure used for the wrecking or storing of such motor vehicles or property containing any dismantled, abandoned, nonoperating, junked, damaged or destroyed household goods and equipment, motor vehicles, machinery or miscellaneous property. (Ord. 2773, 12-15-2003)

Use or Item	Definition
Automobile Wrecking/Salvage Yard	
AUTOMOBILE, MOBILE HOME, TRAVEL TRAILER AND F/	The repair of automobiles, mobile homes, travel trailers and farm implements.
AUTOMOBILE, MOBILE HOME, TRAVEL TRAILER AND F/	An open area, other than a street used for the display, sale or rental of new or used automobiles, mobile homes, travel trailers, or farm implements but not including repair work except minor incidental repair of same to be displayed, sold or rented on the premises.
Automobile/Truck/Recreational Vehicle Sales – Temporary	
Bakery	
Bank, Savings and Loan, or Credit Union	
Bank/Savings & Loan/Credit Union	
Bar	
BASE FLOOD	The flood having a one percent (1%) chance of being equaled or exceeded in any given year. (Ord. 2045, 7-6-1982)
BASEMENT	A portion of living space in a dwelling unit all or at least one-half (1/2) of its height below the average level of the adjoining ground. (Ord. 2012, 7-6-1981)
Beauty and barber shops	
Beauty Salon/Barber Shop	
Bed & Breakfast Facility	
Bed and breakfast facilities	
Bed and breakfast facilities	
Bed and Breakfast Inn	
BEST MANAGEMENT PRACTICES (BMPs)	Those methods, or practices to prevent or reduce water pollution and include, but are not limited to, structural and nonstructural controls, and operation and maintenance procedures. BMPs can be applied before, during, and after pollution producing activities to reduce or eliminate the introduction of pollutants into receiving waters. (Ord. 2481, 5-1-1995)
BICYCLEWAY	A public way designed for the use of nonmotorized vehicles.
BLOCK	A group of lots, tracts or parcels within well defined boundaries, usually streets. (Ord. 2012, 7-6-1981)
Body Art Studio	
Bookstore	
Botanical Gardens and Arboretums	

Use or Item	Definition
BUILDING	Any structure having a roof supported by columns or by walls and intended or used for shelter, housing or enclosure of persons, animals, plants, chattels, or property of any kind. (Ord. 2124, 10-15-1984)
Building care contracting offices	
BUILDING LINE	See definition of Line, Building. (Ord. 2012, 7-6-1981)
Building Material and Hardware Sales – Major	
Building Material and Hardware Sales – Minor	
Building Material and Hardware Sales, Major	
Building Material and Hardware Sales, Minor	
Building materials	
BUILDING OFFICIAL	The building official or other city employee appointed by the building official. (Ord. 2957, 12-8-2008)
Bus facilities including pick-up shelters	
Bus Fleet Storage Yard	
Bus Stop	
Bus Stop, including shelter	
Bus Terminal	
Business associations	
BUSINESS PARK	A development approved through the ZDA process that contains a number of separate manufacturing, commercial, office and supporting uses and open space. (Ord. 3082, 12-8-2014)
Business park PUD only	
Business Service	
Cabinet/Upholstery Shop	
Call Center	
CALL CENTER	An operational center set up to utilize telecommunication and computer technologies to automate various high volume inbound and/or outbound telephone activities and services. (Ord. 2710, 12-3-2001)
Campground or Recreational Vehicle Park	
Campground/Recreational Vehicle Park	
CANYON RIM	The point below which the final slope toward Rock Creek or the Snake River exceeds thirty percent (30%) for a distance of ten (10) or more feet. The "final slope", as the term is used herein, excludes minor breaks in the canyon wall which have a slope of less than thirty percent (30%) but are

Use or Item	Definition
CANYON RIM SETBACK	The shortest distance between the canyon rim and the exterior wall of any building for which a canyon rim setback is required. (Ord. 2466, 2-6-1995)
Car Wash	
Car wash facilities	
Car Wash, Self-Serve	
Caretaker/Guard Residence	
Caretaker's/Guard's Residence	
CARPORT, ATTACHED	Having all or part of one wall common to the dwelling or to a covered porch attached to the dwelling or located within ten feet (10') of a dwelling.
CARPORT, DETACHED	A roofed structure of which all sides and ends are not enclosed and which is located a minimum of ten feet (10') from a dwelling. (Ord. 2124, 10-15-1984)
CASHIER'S BOOTH	A building not exceeding sixty (60) square feet which is used solely for the receipt of money from automotive and petroleum products and which contains no items for sale. (Ord. 2072, 7-5-1983)
Cemeteries	
CEMETERY	Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery for which perpetual care and maintenance is provided. (Ord. 2012, 7-6-1981)
Cemetery or Mausoleum	
CHANGE OF USE	A change of use from one of the following categories to another
Chemicals and chemical products (H-1 and H-7(2)) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c & (B)9a of this section	
CITY	The city of Twin Falls.
CITY MANAGER	The city manager or other city employee appointed by the city manager. (Ord. 2957, 12-8-2008)
City, county, highway district - open storage yards	

Use or Item	Definition
City, county, highway district - shops	
Civic, social and fraternal organizations	
Civic/Convention Center	
Civic/Convention/Exhibition/Reception Center	
Clinic	
College, University, Trade, or Private Boarding School	
COLLOCATION	The use of a single support system on the ground by more than one carrier or several support systems on an existing building or structure by more than one carrier. (Ord. 2678, 1-16-2001)
Commercial Amusement, Indoor	
Commercial Amusement, Outdoor	
Commercial Antenna	
Commercial Antenna, Stealth	
Commercial daycare facilities and preschools	
Commercial greenhouses	
Commercial Painting	
Commercial painting	
COMMERCIAL USE	A structure or area intended for the selling, bartering or swapping of any merchandise, commodities, objects or services.
COMMISSION	The city of Twin Falls planning and zoning commission2.
COMMON AREA	Lands or real estate intended for the common use of a group of persons all of whom have an undivided common interest in the real estate.
COMMON AREA (CONDOMINIUM)	The separate interest in a condominium.
COMMON AREA, LIMITED	A common area within a condominium ownership that is restricted in use to include only a part of the group of persons who have a common interest in a condominium project.
COMMON WALL	A wall located upon or at the division line between adjoining premises and use, intended to be used or available to be used by both owners of such premises in the construction or maintenance of improvements on their respective properties.
COMMON, INTEREST IN	Every interest created in favor of several persons in their own right is an interest in common, unless acquired by them in partnership, for partnership purposes or unless declared in its creation to be a joint interest or unless acquired as community property.

Use or Item	Definition
Community Center	
Community Garden	
COMPREHENSIVE PLAN	The overall guiding document for all development within the legal jurisdiction of the city.
CONCESSION	A building or structure having less than three hundred (300) square feet of area that is used for the sale of food, beverages and/or souvenirs.
Concrete products	
Concrete/Asphalt Batching Plant – Permanent	
Concrete/Asphalt Batching Plant, Permanent	
CONDOMINIUM OWNERSHIP	An estate consisting of
CONDOMINIUM PLAT	The drawing of a division of real property into individual interests in common together with a separate interest in the real property for the purpose of establishing condominium ownership together with the declaration that is filed according to law with the county recorder. (Ord. 2012, 7-6-1981)
Construction trade offices	
Construction yards	
Consumer credit collection offices	
Contractor's Shop and/or Storage Yard	
Copy center - self service	
COTTAGE BUSINESS	A small, individually owned business or concern that functions without altering the residential character of the neighborhood and which does not create any negative impacts on the public health, safety, and general welfare of the adjacent property owners. (Ord. 2657, 6-19-2000)
Cottage businesses	
COUNCIL	The city of Twin Falls city council.
COUNTY	Twin Falls County, Idaho and its governing board.
COVENANT	A written promise or pledge. (Ord. 2012, 7-6-1981)
Craft shop	
Craft shop, in conjunction with retail business	

Use or Item	Definition
CULTURAL ACTIVITIES	Activities, programs, displays or performances, presented for the enjoyment, education or other benefit of the general public, involving art, music, literature, live theater, craft shows, history or humanities. (Ord. 2851, 3-6-2006)
Dairy	
Dairy –	
Dairy Product Processing	
Dance Hall	
Dance Hall/ Dance Club	
Day Care – Commercial	
Day Care – In Home	
Day Care – Incidental	
Day Care Center, Adult	
Day Care Center, Child	
Day Care Center, Incidental	
Day Care Center, In-Home	
Day care services	
DAYCARE SERVICE	Services offered by persons who are paid to supervise or care for six (6) or more persons including the resident children, but excluding those businesses or religious institutions which provide incidental daycare service for patrons or attendees while parents are on the premises. (Ord. 2850, 2-21-2006)
DEDICATION	The setting apart of land or interest in land for use by the public by ordinance, resolution or entry in the official minutes as by the recording of a plat. Dedicated land becomes public land upon the acceptance by the local governing authority. (Ord. 2012, 7-6-1981)
Detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings	
Detached accessory buildings (more than 1,500 square feet) i.e., garages and other accessory buildings	
DETENTION FACILITY	Those methods or devices that temporarily collect and hold the stormwater runoff and release the water at a metered rate over time. (Ord. 2481, 5-1-1995)

Use or Item	Definition
DEVELOPED	A developed property is a property for which a certificate of occupancy has been issued to occupy a building on the property. (Ord. 2957, 12-8-2008)
DEVELOPER	The owner, or his legally authorized agent, of lands that are being platted or mapped. (Ord. 2012, 7-6-1981)
DEVELOPMENT	Lands within the boundaries of an area that is platted or mapped in accordance with this title that are intended to be improved by the construction or addition of buildings or other structures; by mining, dredging, filling, grading, paving, excavation or drilling. (Ord. 2045, 7-6-1982)
Doctors offices	
Dog grooming and/or kennels	
DORMITORY	A rooming house or residence hall occupied by students.
DRIVE-IN ESTABLISHMENT	A commercial establishment, excluding gasoline service stations, in which business is conducted while the customers are vehicle occupants. (Ord. 2012, 7-6-1981)
Drug and alcohol treatment centers	
Drug/Alcohol Treatment Center	
Dry Cleaning, Major	
Dry Cleaning, Minor	
Duplicating and stenographic offices	
DWELLING	A building or portion thereof designed exclusively for residential occupancy, including manufactured homes, but not including hotels, boarding and lodging houses, trailers, camp cars or trailer houses. (Ord. 2110, 7-16-1984)
DWELLING UNIT	Space within the dwelling designed to accommodate all normal cooking, sleeping and sanitation needs of the residents.
Dwelling, Accessory	
DWELLING, MULTIPLE	A building or portion thereof, designed for three (3) or more households living independently of each other and including apartment hotels.
Dwelling, Multiple Family (5 or more units)	
DWELLING, ONE HOUSEHOLD	A detached building containing one dwelling unit.
Dwelling, Single Family Attached	

Use or Item	Definition
Dwelling, Single Family Attached (Zero Lot Line)	
Dwelling, Single Family Detached	
Dwelling, Studio	
Dwelling, Townhome	
Dwelling, Triplex & Fourplex	
Dwelling, Two Family (Duplex)	
DWELLING, TWO HOUSEHOLD	A building designed exclusively for occupancy for two (2) households living independently of each other including duplexes, semidetached houses and separately owned shared wall dwellings.
Dwellings - attached single household dwellings on lots fronting on an arterial or collector street	
Dwellings - detached single household	
Dwellings - duplex	
Dwellings - multiple household (5 units or more)	
Dwellings - triplex and fourplex	
EASEMENT	A right of use for a stated purpose, falling short of ownership, granted by a property owner to the public or to another person and restricting the property owner's use of the property by prohibiting the construction of any permanent building or structure over the easement and by prohibiting any other stated restriction of use.
Eating places	
Electric Power Generating Plant	
Employment agency	
ENGINEER	A professional engineer registered in the state of Idaho.
Equestrian facilities and/or riding stables	
EQUESTRIANWAY	A public way designed to be used for horseback riding. (Ord. 2012, 7-6-1981)
Equipment and Machinery Sales and Rental – Major	
Equipment and Machinery Sales and Rental – Minor	
Equipment and Machinery Sales and Rental, Major	
Equipment and Machinery Sales and Rental, Minor	
Equipment rental	

Use or Item	Definition
Exhibition halls	
Exposition and recreational vehicle shows	
Fabric and pattern shop	
FACADE MOUNTED	Directly attached or affixed to the elevation of a building, tank, or other structure. (Ord. 2678, 1-16-2001)
Fairgrounds	
Fairgrounds/Exhibition Area	
FARM	An area twenty (20) acres or more in the area of impact which is being used for the purpose of producing food, fiber, seed stock, fodder or oil producing crops. (Ord. 2012, 7-6-1981)
Farm and garden supplies	
Farm, Ranch, or Orchard	
Farm/Ranch/Orchard – Commercial	
Farmer's Market, Outdoors	
Farmer's Market	
Farmer's Market , Indoors	
Farmer's markets, flea markets	
Farms – animals on pasture	
Farms - Fish	
Farms – plants and trees	
Feed Store	
FEEDLOTS AND DAIRIES	A parcel or parcels of land under the same ownership or management with more than five (5) animals per acre or a total of fifty (50) animals, whichever is less. (Ord. 2275, 7-17-1989)
Finance and investment offices	
FINISH FLOOR	Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "finish floor".
Fire stations and police stations	
Fire/Police Station	
Fish Farm	
Fish, Meat, & Poultry Processing	
Flea Market – Inside	
Flea Market – Outside	
Flea Market, Inside	
Flea Market, Outside	

Use or Item	Definition
FLOOD INSURANCE RATE MAP	The official map on which the federal insurance administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
FLOOD INSURANCE STUDY	The official report provided by the federal insurance administration that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood. (Ord. 2012, 7-6-1981)
FLOOD OR FLOOD WATERS	A temporary overflow of water on lands not normally covered by water. (Ord. 2045, 7-6-1982)
FLOOD PLAIN	The relatively flat areas or lowlands adjoining the channel of a watercourse, or areas where drainage is or may be restricted by manmade structures which have been or may be covered partially or wholly by flood water, but shall compose an area not less than that area confined by the 50-year flood and shall not exceed that area confined by the 100-year flood. (Ord. 2012, 7-6-1981)
FLOOD PLAIN REGULATIONS	The codes, ordinances and other regulations relating to the use of land and construction within the channel and flood plain areas, including zoning ordinances, subdivision regulations, building codes, housing codes, setback requirements, open area regulations and similar methods of control affecting the use and development of the areas.
FLOODPROOFING	Any combination of structural and nonstructural additions, changes or adjustments to properties and structures which reduce or eliminate flood damage to lands, water and sanitary facilities, structures and contents of buildings.
FLOODWAY	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1'). (Ord. 2045, 7-6-1982)
Florist shop	
Food products	
Food, drugs, etc.	
Fortune Teller/Psychic	

Use or Item	Definition
Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority	
FREESTANDING TOWER	A tower not physically attached to a building or structure. A tower is attached to the ground by a foundation. (Ord. 2678, 1-16-2001)
Freight transfer points	
Freight Transfer Station	
FRONT	The front of a building shall be the wall so designated by the building official which best conforms to the intent of this title. The front property line shall be the lot line most nearly parallel to the front of a building. In designating the front of a building, the building official shall base his decision on the location of the door which provides the principal access into the building and/or the location of the traffic way which provides the principal access to the property. The decision of the building official may be appealed to the city council for interpretation of the intent of this title and final determination of the designated front.
FRONTAGE, ENTIRE	All the property fronting on one side of a street between intersecting streets, or between a street and right of way, waterway, end of dead end street or city boundary, measured along the street line. An intersecting street shall determine only the boundary of the frontage on the side of the street which it intersects.
Fuel sales (bulk)	
Fuel Sales/Charging Station	
Funeral chapels	
Furniture and fixtures	
Furniture repair/upholstery	
Furniture Restoration	
Furniture, Home Furnishings and Appliance Store	
GARAGE, ATTACHED	A garage having all or part of one wall common to the dwelling or to a covered porch attached to the dwelling.
GARAGE, DETACHED	A garage which is completely surrounded by open space.

Use or Item	Definition
GARAGE, PRIVATE	A building or a portion of a building in which only motor vehicles used by the tenants of the building on the premises are stored or kept.
Gas Pumps	
Gasoline service stations	
General Manufacturing/Industrial – Hazardous	
General Manufacturing/Industrial – Nonhazardous	
General Manufacturing/Industrial Use Complying with Performance Standards	
General merchandise	
Go-Cart Track Indoor	
Go-Cart Track Outdoor	
Go-cart tracks	
Golf Course/Country Club	
Golf courses and country clubs	
Golf driving ranges	
GOVERNING AUTHORITY	The city council of the city of Twin Falls, Idaho. (Ord. 2110, 7-16-1984)
Government Office Building	
Government Open Storage Yard	
Government open storage yards	
Government Repair/Storage Shop	
Government shops	
GOVERNMENTAL FACILITIES	Facilities operated or occupied by a governmental agency for the benefit of the general population. (Ord. 2379, 6-15-1992)
Governmental office buildings	
Grain & Seed Processing	
Gun clubs	
Gunsmith	
Gymnastics/Dance Studio	
H-1 AND H-7(2) FACILITIES	Facilities for storage, handling, use or sale of hazardous and highly flammable or explosive materials other than flammable liquids as defined by the edition of the uniform building code most recently adopted by the city council. (Ord. 2620, 8-2-1999)
H-1 and H-7(2) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c and (B)9a of this section	
Handcrafted Furniture	
Hardware store	
Health Club /Fitness Center	

Use or Item	Definition
Health Club or Exercise Gym	
Health/Fitness Center	
HEIGHT	The vertical distance measured from the highest point of the top of the curb or future curb adjacent to the subject property. (Ord. 2124, 10-15-1984)
Helistop	
HIGHWAY	A street designated as a highway by an appropriate state or federal agency.
HILLSIDE SUBDIVISION	Any subdivision or portion thereof having an average slope of ten percent (10%) or more.
Historic Site/Monument	
HISTORIC SITES	Sites established by the city, county, state or federal government as historic monuments that should be preserved. (Ord. 2110, 7-16-1984)
Historic sites and monuments	
Hobby and toy store	
Home decor, excluding appliances	
Home furnishings and equipment	
Home Occupation	
HOME OCCUPATION	A service, excluding daycare, offered by the resident of a household unit or the sale of items handcrafted on the premises by the resident of a household unit providing the service, sale or handcrafting is performed only by the resident therein and providing the area used in performing the home occupation does not exceed four hundred (400) square feet in area and providing there is no exterior indication of the home occupation. Services which generate no traffic to the premises or which use no vehicles which would not normally be found incidental to a residential use shall be exempt from this definition. In the C-1, M-1 and M-2 zones, only existing on site residences may be used for home occupations. (Ord. 2741, 11-4-2002)
Home occupations	
Homebuilder Marketing Center	
Horticultural services	
HORTICULTURAL SERVICES	Services which support horticultural activities such as quality control laboratories and soil and chemistry testing. (Ord. 2550, 6-2-1997)

Use or Item	Definition
HOSPITAL	An institution providing health services, primarily for inpatient and medical or surgical care of sick or injured, including outpatient departments, training facilities, central service facilities and staff offices. Hospitals are assumed to be for humans unless otherwise indicated.
Hospitals	
Hospitals and Clinics	
HOTEL	Any building containing six (6) or more rooms intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests. (Ord. 2110, 7-16-1984; amd. Ord. 2227, 12-21-1987)
Hotel or Motel	
Hotel/Motel	
HOUSEHOLD	An individual or two (2) or more individuals related by blood, marriage, legal adoption or guardianship, together with any servants, not to exceed ten (10) persons, or a group of four (4) or less persons who are unrelated and reside together for more than thirty (30) days. (Ord. 2710, 12-3-2001)
Household Appliance Service and Repair	
Household Appliance Service/Repair	
HOUSEHOLD BUILDING	A single building containing one or more household units.
Household Care Facility	
HOUSEHOLD UNIT	A room or group of rooms within a building containing cooking and bathroom facilities intended for use and occupancy by one family.
Household units existing at the time this Title was adopted	
Household units in same building as an allowed use and occupied by the owner or an employee of the allowed use	
Household units in upper floors of commercial or professional buildings	
Hydroponic Farm	
Ice cream store	
ILLUMINATED SIGN	A sign in which a source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs.

Use or Item	Definition
Import store	
IMPROVEMENT	Any alteration to the land or other physical constructions associated with subdivision and building site developments. (Ord. 2110, 7-16-1984; amd. Ord. 2227, 12-21-1987)
IN HOME DAYCARE SERVICE	Daycare service in a home in which the provider lives full time and is the main on site caregiver of the service. (Ord. 2850, 2-21-2006)
In home daycare services	
Indoor Gun Range	
Indoor recreation facility	
INDOOR RECREATIONAL FACILITY	A building in which recreational activities such as ice or roller skating, bowling, dancing, card games, swimming, tennis, video games, billiards, bingo and other similar activities take place. (Ord. 2550, 6-2-1997)
Inside commercial painting (spray booth) (§10-7-18)	
Insurance and related business	
Insurance Office	
Intensive agricultural units of five (acres) or more without residential facilities	
Jails, detention centers, work release centers	
Jails/Detention Centers	
Judicial facilities	
Judicial Facility	
Kennel, Indoor	
Kennel, Outdoor	
Labor unions and organizations	
Landfill	
Large Equipment Rental	
Large implement and heavy equipment sales and/or rentals	
LARGE SCALE DEVELOPMENT	A subdivision which consists of sixty (60) or more lots or dwelling units or which contains forty (40) acres or more. (Ord. 2140, 3-18-1985)
LATTICE TOWER	A support structure that consists of a network of crossed metal braces, forming a tower that is usually triangular or square in cross section. Roof mounted towers not exceeding two feet (2') in width in any cross section and not exceeding fifty feet (50') in height shall not be considered lattice towers. (Ord. 2700, 7-16-2001)
Laundering and dry cleaning	

Use or Item	Definition
Laundering and Dry Cleaning, Major	
Laundering and Dry Cleaning, Minor	
Laundromats	
LESSEE	A person holding a legally enforceable lease.
Libraries	
Libraries, museums and art galleries	
Library	
Limited Assembly and Manufacturing Use Complying with Performance Standards	
LINE, BUILDING	One of four (4) perpendicular lines established by the building official for the purpose of measuring setbacks. The lines shall be established parallel to the predominate building walls and shall pass through the most exterior point on the building walls, excluding architectural features not intended for occupancy.
LINE, PROPERTY	The legal boundary of a parcel of real property.
Livestock Sales	
LOADING SPACE	An off street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.
Locksmith/Security System Company	
LOT	Unless otherwise defined, a parcel of land with sufficient size to meet the minimum requirements of this title for use, dimensional standards and off street parking and which is owned by a single person with a separate interest or a group of persons with a separate interest together with an interest in common in the real property.
LOT AREA	The total area of a lot measured on a horizontal plane within the boundary lines exclusive of public and private roads, and easements of access to other property.
LOT, CONDOMINIUM	For the purposes of a condominium, a lot shall be the farthest exterior boundary of the real property upon which the project is situated.
LOT, CORNER	A lot situated at the intersection of two (2) or more streets.

Use or Item	Definition
LOT, DEPTH	The horizontal distance between the front and rear lot lines, measured along the median between the two (2) side lot lines.
LOT, INTERIOR	A lot other than a corner lot.
LOT, PLATTED	A lot or individual parcel shown on a plat.
LOT, REVERSED CORNER	A corner lot, the side street line of which is substantially a continuation of the front lot line of the lot to its rear.
Lumber, plumbing and/or electrical supply stores	
Machine Shop	
MAINTENANCE EASEMENT	An easement granted for the purpose of providing access for repair and maintenance of the appurtenant property in zero lot line subdivisions.
MANAGEMENT BODY	A person or group of persons created in accordance with this title to manage a development and maintain all common areas.
MANAGEMENT BODY (CONDOMINIUM)	Any person or persons managing a project, and includes the condominium owners acting themselves, a corporation or association of which the owners are members or stockholders, a body of governors or directors elected by the owners, or a management agent selected by the owners, corporation or association, or by the board, or named in the declaration. (Ord. 2110, 7-16-1984)
MANUFACTURED HOME	A structure built since June 15, 1976, that bears the seal of HUD indicating it has met the mobile home construction and safety standards of the United States department of housing and urban development (HUD standards) and is used as a permanent dwelling. Manufactured homes shall comply with the following development standards
Manufactured/mobile homes sales and/or rentals	

Use or Item	Definition
MANUFACTURING USE	The fabricating or assembling of materials into finished or partially finished products by hand or by the use of machinery, but excluding home occupations, activities creating products in which the process does not yield any vapor, liquid or solid waste materials, and crafts made in conjunction with retail business which may include, but not be limited to, ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
MARQUEE	A permanent roofed structure supported by the main building and projecting over a public way. (Ord. 2012, 7-6-1981)
Massage Therapy Facility	
MASTER DEVELOPMENT PLAN	A plan showing a carrier's expected network of wireless communication facilities within the city and its area of impact. (Ord. 2678, 1-16-2001)
Medical Office	
Metal products	
Mineral Extraction	
Miniature golf courses	
Mini-Warehouse/Public Storage	
Miscellaneous Hazardous Industrial Uses	
Miscellaneous products	
Mobile and/or Manufactured Home	
MOBILE HOME	A structure of over four hundred (400) square feet in interior area that is transportable in one or more sections, built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities; not to include recreational vehicles or travel trailers. (Ord. 2045, 7-6-1982)
MOBILE HOME PARK	Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating two (2) or more mobile homes for dwelling purposes. (Ord. 2347, 9-3-1991)
MOBILE HOME, TEMPORARY	A nonself-propelled vehicle of less than four hundred (400) square feet interior area designed, constructed or intended for temporary residential use.

Use or Item	Definition
Mobile homes, if accessory to and located on the same property of an allowed use and occupied by the owner or an employee of the allowed use.	
Mobile/Manufactured Home	
Mobile/manufactured home sales and/or rentals in the Rock Creek CRO between Martin Street and 2750 East	
Model Home	
MONUMENT	Any permanent marker either of concrete, galvanized iron pipe, or iron steel rods, used to identify any tract, parcel, lot or street lines, as specified in section 50-1303 Idaho Code.
Mortuary/Funeral Parlor	
Motels and transient hotels	
Motorcycle Sales	
Motorcycle Sales/Service	
Moving Truck or Trailer Rental	
Moving Truck/Trailer Rental	
MULTIPLE OCCUPANCY BUILDING	A building containing more than two (2) businesses or households. (Ord. 2012, 7-6-1981)
Municipal Uses Owned or Operated by the City of Twin Falls	
Museum/Art Gallery	
Museum/Gallery/Planetarium/Aquarium	
Music store	
NONCONFORMING BUILDING	A building or structure not conforming to the provisions of this title but which was lawfully existing or under construction at the time of the adoption of this title.
NONCONFORMING USE	A use not conforming to the provisions of this title but which was lawfully existing at the time of adoption of this title. (Ord. 2140, 3-18-1985)
NONRESIDENTIAL USE	Any structure, activity, or use not included in the definition of "residential use" contained in this section. A home builder model home, temporary sales trailer, and an apartment leasing office are included in this definition. (Ord. 2957, 12-8-2008)

Use or Item	Definition
Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of the building shall also require a Special Use Permit	
Nursery – Major	
Nursery – Minor	
Nursery, Major	
Nursery, Minor	
Nursing homes and rest homes	
Nursing/Rest Home	
OFF PREMISES SIGN	A sign mounted on property other than that occupied by the use being advertised by said sign. This definition shall exclude signs located within an approved ZDA advertising a nonresidential use or nonresidential uses located within that ZDA and approved as part of a master sign plan through the ZDA process. (Ord. 3082, 12-8-2014)
Office and Storage Area for Public/Private Utility	
Office/Warehouse/Distribution Center	
ON PREMISES SIGN	A sign mounted on property that is occupied by the use being advertised by said sign. (Ord. 2957, 12-8-2008)
Open parking lot or garage for automobiles	
Open parking lot or garage for trucks and buses	
Open parking lot or garage for trucks and equipment	
Open space	
OPEN SPACE	An area retaining a natural ground cover free of any buildings, structures, streets or parking areas.
ORIGINAL PARCEL OF LAND	A lot or tract as recorded on any plat or record on file in the office of the county recorder, or an unplatted contiguous parcel of land held in one ownership and of record at the effective date hereof. In cases of "unrecorded matters of fact", the commission shall use its best judgment to determine a fair designation.
ORPHANAGE	A rooming house or residence hall occupied by orphaned children.
Outdoor, public and commercial ice and roller skating facilities	

Use or Item	Definition
Outdoor, public and commercial swimming pools	
Outdoor, public and commercial tennis courts	
Outside commercial painting (§10-7-18)	
OWNER	Any person or group of persons having legal title to real property which is subject to this title.
Packaging/Bottling	
Packing and crating	
Paper products	
Park Concession Stand	
Park concessions	
Park or Playground	
Park/Playground/Open Space	
Parking Lot/Garage – Automobile	
Parking Lot/Garage – Truck/Tractor/Recreational Vehicle	
PARKING SPACE, AUTOMOBILE	An enclosed or unenclosed surfaced area of not less than twenty feet by nine feet (20' x 9') in size, together with access and maneuvering space sufficient to permit a standard automobile to be parked within the surfaced area, permanently reserved for the temporary parking or storage of one automobile. The total space shall be not less than two hundred seventy (270) square feet.
PATIO, COVERED	See definition of Carport, Attached.
Pawn Shop	
Pawnshop	
PEDESTRIANWAY	A public way designed to be used as a walkway for pedestrians.
PERFORMANCE BOND	An amount of money or other negotiable security paid by the subdivider or his surety to the city clerk which guarantees that the subdivider will perform all actions required by the governing body regarding an approved plat, and provides that if the subdivider defaults and fails to comply with the provisions of an approved plat, the subdivider or his surety will pay damages up to the limit of the bond, or the surety will itself complete the requirements of the approved plat.
PERMANENT	Not less than six (6) months.

Use or Item	Definition
Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.	
PERSON	Any individual or any corporation, joint venture, limited partnership, partnership, firm, association, trustee or other similar entity or organization.
Pet Grooming and/or Indoor Kennel	
Pet Grooming and/or Outdoor Kennel	
Pet shop	
Petroleum Products	
Pharmacy/Medical Supply Sales/Rental	
Photography studios	
Physical Therapy Clinic	
Physical Therapy Facility	
PICK UP SHELTER	A structure used only by persons waiting for public transportation.
Pig Farm	
Planetariums and aquariums	
Plastic products	
PLAT	The drawings, certifications, descriptions and approvals of a division or proposed division of real property into two (2) or more lots, blocks, parcels, sites, plots, units, common areas, limited common areas or other descriptive designations of real property for the purpose of offering for sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions to any person having a separate interest or an individual interest in common together with a separate interest in any or all of the real property. All as set forth by Idaho Code.
PORCH	A covered entrance to a building. (Ord. 2012, 7-6-1981)
Portable Building Sales	
Portable/Temporary Building with Retail Sales	
Poultry Farm	
PREMISES	A parcel of land or contiguous parcels of land with their appurtenances and buildings which are under one ownership or control. (Ord. 2124, 10-15-1984)
Print Shop – Major	
Print Shop – Minor	
Print Shop, Major	

Use or Item	Definition
Print Shop, Minor	
PRIVATE	Belonging to an individual or group of persons and not for the public or open to the public.
Private parks and playgrounds without crowd attracting facilities	
Private Recreation Center	
Private Street Development	
Private Utility, Other Than Listed	
PRIVATE WAY	Any right of way or easement dedicated or platted across real property owned by the person dedicating or platting the private way and intended for the general or special use of a person or persons rather than the general public. (Ord. 2012, 7-6-1981)
Professional and scientific products	
Professional organizations	
Professional services	
PROFESSIONAL SERVICES	Services offered by persons engaged in the legal, engineering, architectural, design, planning, accounting, banking, auditing, and related professions. (Ord. 2550, 6-2-1997)
PROHIBITED SIGN	Any sign listed in section 10-9-10 of this title, signs that do not comply with this or other applicable ordinances, and signs that are otherwise prohibited. (Ord. 2957, 12-8-2008)
PROJECT	A development.
PROJECT (CONDOMINIUM)	The entirety of the property divided or to be divided into condominiums.
PROPERTY (CONDOMINIUM)	The land described in the declaration recorded, together with any building, improvement or structure thereon, and every easement or right appurtenant thereto, and all personal property intended for use in connection therewith or for the use, benefit or enjoyment of the condominium owners.
Prosthetics - sales, service and construction	
Prosthetics – Sales/Service/Construction	
PUBLIC	Owned by federal, state or local government or subdivisions thereof. (Ord. 2012, 7-6-1981)
Public parks and playgrounds with crowd attracting facilities	
Public parks and playgrounds without crowd attracting facilities	
PUBLIC VIEW	A view from any public or city right of way or access easement. (Ord. 2957, 12-8-2008)

Use or Item	Definition
PUBLIC WAY	Any right of way or easement dedicated or platted across real property owned by the person dedicating or platting the public way and intended for the general or special use of the public; or any right of way or easement legally obtained by the city through the use thereof providing such public way has not been vacated by the city council.
Publishing and printing business	
R.V. and Camping Parks	
Race Track Indoor	
Race Track Outdoor	
Racetracks	
Radio and television stations	
Radio and television stations with wireless communications facilities	
Radio and television stations without transmission and receiving towers	
Radio/Television Station	
Railroad Building and Equipment Yard	
Railroad buildings, equipment and yards	
Real estate and related business	
REAL PROPERTY	Real estate consisting of
REAR	The rear of a building and rear property line shall be the wall and lot line most nearly parallel to the front wall and lot line. (Ord. 2012, 7-6-1981)
RECREATIONAL VEHICLE AND CAMPING PARK	Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating recreational vehicles, travel trailers or tents for dwelling purposes for a period not to exceed six (6) months. (Ord. 2550, 6-2-1997)
Recreational Vehicle Sales and Service, New/Used	
Recreational Vehicle/Truck Parking Lot or Garage	
Recycling Center	
Recycling Collection Point	
Recycling Plant	
Rehabilitation Care Facility	
Rehabilitation services	
Religious facilities	

Use or Item	Definition
RELIGIOUS FACILITIES	A building intended for the worship of a God and its related facilities such as meeting halls, a household unit for persons employed in the building, and schools for religious teachings.
Religious Facility	
RELIGIOUS QUARTERS	A rooming house or residence hall occupied by persons employed by a single religious organization.
REPRODUCIBLE DRAWING	A permanent drawing prepared in black india ink or an archival photographic image process conforming to the standards established by the American National Standards Institute on a polyester material four-thousandths of an inch (0.004") thick with a matte finish.
Research & Development Center	
Research and Development Center	
RESERVE STRIP	A strip of land between a partial street and adjacent property, which is reserved or held in public ownership for future street extension or widening.
RESIDENCE HALL	A building without cooking facilities where one or more rooms without cooking facilities are occupied by separate households for more than thirty (30) days without board.
Residence Hall, Residence Hotel, or Rooming House	
Residence halls, residence hotels, rooming houses	
Residential Accessory Building	
RESIDENTIAL HOTEL	A residence hall or rooming house having one or more rooms occupied by separate households where more than seventy five percent (75%) of the households reside for more than thirty (30) days. (Ord. 2012, 7-6-1981)
RESIDENTIAL USE	Any detached single-family, attached single-family, duplex, townhome, condominium, multi-family, agricultural, or other structure, activity, or use occupied or operated primarily to provide the cooking, sleeping, and sanitary needs of an individual or family. (Ord. 2957, 12-8-2008)
Residential ZDA, not to exceed SUI density	
Restaurant or Cafeteria	
Restaurant or similar eating establishments	

Use or Item	Definition
Restaurant/Cafeteria	
Retail Stores and Shops	
RETENTION FACILITY	Those methods or devices that collect and hold the stormwater runoff for dissipation through infiltration and/or evaporation. (Ord. 2481, 5-1-1995)
RETIREMENT HOME	A rooming house or residence hall occupied by retired persons.
RIGHT OF WAY	A strip of land dedicated or reserved for use as a public way, which normally includes streets, sidewalks and other public utilities or service areas.
ROOF PROJECTIONS	Chimneys, smokestacks, church spires, flagpoles, radio and television antennas or towers, masts, cooling towers, elevator shafts and other similar projections.
ROOMING HOUSE	A building with common cooking facilities having one or more rooms without cooking facilities occupied by separate households for more than thirty (30) days with or without board.
Rubber products	
Salvage Yard	
SANATORIUM	A private hospital, whether or not such facility is operated for profit.
Sand and Gravel Yards	
SCHOOL	Any place primarily used for teaching.
School District Bus Yard	
School, Private or Parochial	
School, Public	
Schools - private academic	
Schools - private vocational and/or academic	
Schools - private, single purpose	
Schools - public	
Seamstress	
SERVICE BUILDING	A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.
SERVICE ROAD	A dedicated minor way which is used for vehicular access to back or side of residential property otherwise abutting on a street.

Use or Item	Definition
SERVICE STATION	A building or portion thereof and land used for supplying fuel, oil and minor accessories for motor vehicles at retail direct to the customer and for making minor emergency repairs. (Ord. 2012, 7-6-1981)
SETBACK	The distance from a property line, centerline, canyon rim, right of way, or structure within which a building is prohibited. (Ord. 2620, 8-2-1999)
Sewage Treatment Plant/Pumping Station	
Sewage treatment plants	
Shelter Home	
SHELTER HOME	Building or facility however named, operated on either a profit or nonprofit basis for the purpose of providing a home with necessary supervision for three (3) or more persons not related to the owner and who are unable to care for themselves.
Shelter homes	
SIDE	The side of a building and side property line shall be the wall and lot line most nearly perpendicular to the front wall and lot line. (Ord. 2012, 7-6-1981)
SIGN	Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. This definition includes the signs defined herein. (Ord. 2957, 12-8-2008)
Small Engine Repair Shop	
Solar Panel	
SPECIAL USE PERMIT	A permit granted by the commission for a permanent use that is otherwise prohibited but may be allowed under specific provisions when not in conflict with a comprehensive plan.
Sporting goods store	
Sporting vehicle and motorcycle service and/or repair	

Use or Item	Definition
SPORTING VEHICLES	Travel and tent trailers not over eight feet (8') wide or thirty two feet (32') long and capable of being towed with safety behind a passenger vehicle, campers designed to be mounted on a pickup truck, boats and accessories, recreational type snow machines required to be licensed under the laws of the state of Idaho and having a maximum seating capacity for three (3) persons and motorcycles and related items designed to be used off the highway system.
Sporting vehicles and motorcycles - sales and/or rentals	
Sports arena	
Stable – Commercial	
Stable, Commercial	
STANDARD SPECIFICATIONS	The specifications as specified in this title or as officially adopted by the city council.
STATE	State of Idaho. (Ord. 2012, 7-6-1981)
State Certified Homes or Facilities	
Storage or Wholesale Warehouse	
Storage unit rentals	
Storage/Wholesale Warehouse	
STORMWATER	Stormwater runoff, snowmelt, and surface runoff and drainage. (Ord. 2481, 5-1-1995)
STREET	A right of way which provides access to adjacent properties, the dedication of which has been officially accepted. The term "street" also includes the terms highway, thoroughfare, parkway, road, avenue, boulevard, land, place and other such terms.
STREET GRADE	The officially established grade of the street upon which a lot fronts. If there is no officially established grade, the existing grade of the street shall be taken as the street grade.
STRUCTURAL ALTERATIONS	Any change which would tend to prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders. (Ord. 2012, 7-6-1981)

Use or Item	Definition
STRUCTURES	Anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences and billboards, but exclude utility poles and streetlights. (Ord. 2999, 1-24-2011)
SUBDISTRICTS, BASIC AND SECONDARY	A zoning designation that provides flexibility for the development of a homogeneous unit without compromising the health, safety or general welfare of the community.
SUBDIVIDER	The individual, firm, corporation, partnership, association, syndicate, trust or other legal entity that executes the application and initiates proceedings for the subdivision of land in accordance with the provisions of this title. The subdivider need not be the owner of the property; however, he shall be an agent of the owner or have sufficient property rights in the property to represent the owner. (Ord. 2012, 7-6-1981)
SUBDIVISION	The result of an act of dividing an original lot, tract or parcel of land into two (2) or more parts for the purpose of transfer of ownership or development; which shall also include the dedication of public streets and other rights of way and the addition to, or creation of, a cemetery. However, this title shall not apply to any of the following
SURVEYOR	A land surveyor or professional engineer registered in the state of Idaho.
Tattoo parlors or dermagraphic studios approved by the South Central District Health Department or other state regulatory agency	
Taxi Fleet Facility	
Taxicab office	
Taxidermist	
Taxidermy studio	
Telegraph centers and telegraph stations	
Telemarketing call center	
Telephone Exchange	
Telephone exchange stations	

Use or Item	Definition
Temporary automobile, truck and recreational vehicle sales permitted with staff approval, provided that there shall be state approval, no parking or display of vehicles in landscaped areas, and no sight obstructions	
Testing laboratories	
Textile products	
THEATER, OUTDOOR DRIVE-IN	An open lot or part thereof, with its appurtenant facilities, devoted primarily to the showing of moving pictures or theatrical productions, on a paid admission basis, to patrons seated in automobiles or on outdoor seats.
Theater/Auditorium – Indoor	
Theater/Auditorium – Outdoor	
Theaters - indoor	
Theaters - outdoor	
Ticket and arrangement facilities	
Tire shops	
TOTAL STRUCTURE (CONDOMINIUM)	The structure within which is contained all of the units of the condominium.
TOURIST COURT	A group of attached or detached buildings containing individual sleeping or living units designed for, or used temporarily by, automobile tourists or transients, with parking spaces conveniently located to each unit and including auto courts, motels or motor lodges.
Tourist information center	
TOWNHOUSE	A single-family dwelling with party walls and no side yards between abutting dwellings.
TRAFFICWAY	A public way or a private way whose primary use is for movement of motorized vehicles.
TRAILER, CAMP CAR OR TRAILER HOUSE	Any unit used for living or for sleeping purposes which is equipped with wheels or similar device used for the purpose of transporting said unit from place to place, whether by motor power or other means, and such vehicles that are used as aforesaid that have had the wheels or equipment removed.
Trailer/Mobile Home Display and Sales	
TRANSIENT LODGING	A rooming house or residence hall having one or more rooms occupied by separate families where less than seventy five percent (75%) of the families reside for more than thirty (30) days. (Ord. 2012, 7-6-1981)

Use or Item	Definition
Transit Center	
Transmission and receiving towers over thirty-five feet (35') tall, provided that they are located near other tall structures.	
Truck Sales, Heavy Trucks	
Truck Stop	
Truck Terminal	
Truck/Tractor/Bus Repair	
Truck/Tractor/Recreational Vehicle Repair	
Truck/Tractor/Recreational Vehicle Sales	
Trucking Facilities	
UNATTENDED VEHICLE	A vehicle parked for more than twenty four (24) hours in one location. (Ord. 2045, 7-6-1982)
Underground and aboveground transmission lines	
UNDEVELOPED	An undeveloped property is a property for which a certificate of occupancy has not been issued to occupy a building on the property. (Ord. 2957, 12-8-2008)
UNIT	A separate interest in real property in a condominium or townhouse ownership.
UNPLATTED AREA	Any area that has not been subdivided according to law.
USE	An activity or purpose for which land or premises or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased. (Ord. 2012, 7-6-1981)
Uses by the City of Twin Falls- on real property owned and/or operated by the City of Twin Falls (§10-7-19B)	
Utility Distribution/Transmission Facility	
Utility Distribution/Transmission Line	
Utility owned buildings and structures less than twenty five (25') square feet in area and less than three (3') feet aboveground	
Utility owned buildings and structures more than twenty five (25') square feet in area or more than three (3') feet aboveground	
UTILITY POLE	A telephone, power, light, cable television, or flag pole. Light poles shall include street, stadium and security light poles. (Ord. 2678, 1-16-2001)
VARIANCE	A modification of the requirements of this title. (Ord. 2012, 7-6-1981)

Use or Item	Definition
VEHICLE	Any device in, upon, or by which any person or personal property is or may be transported. (Ord. 2957, 12-8-2008)
Veterinary Clinic – Indoor Boarding	
Veterinary Clinic – Outdoor Boarding	
VICINITY MAP	A drawing which sets forth by dimensions or other descriptive means the relationship of a proposed development to other nearby developments, trafficways or other landmarks within the general area in order to better locate and orient the area in question.
WALL	The full width or length of a building, including recessed windows or doors. (Ord. 2012, 7-6-1981)
Warehouse/Distribution Center	
Water Treatment Plant	
Water Treatment Plant/Pumping Station	
Water treatment plants	
Wedding Chapels and/or reception halls	
Welfare and charitable facilities	
Wholesale distribution and warehousing, excluding H-1 and H-7(2) facilities	
Wholesale distribution and warehousing, excluding H-1 facilities	
Windmill	
Wireless Communication Facility – Co-Location on Nonresidential Bldg	
Wireless Communication Facility - Freestanding	
WIRELESS COMMUNICATIONS FACILITY	A facility that transmits and/or receives electromagnetic signals, including antennas, microwave dishes, parabolic antennas, directional antennas and other types of equipment for the transmission or reception of such signals, towers or similar structures supporting the equipment, equipment buildings, shelters, cabinets, and other facilities. (Ord. 2773, 12-15-2003)
Wrecking yards, automobile salvage yards and junkyards, but prohibited within canyons, within two hundred feet (200') of canyon rims and on land with slopes greater than fifteen percent (15%) grade	

Use or Item	Definition
YARD	An open space on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title. (Ord. 2012, 7-6-1981)
YARD, FRONT	A yard extending between side lot lines across the front of a lot and from the front lot line to the nearest part of a building, excluding architectural projections. Any street frontage is considered a front yard. (Ord. 2620, 8-2-1999)
YARD, REAR	A yard extending between side lot lines across the rear of the lot and from the rear lot line to the rear of the principal building, excluding architectural projections.
YARD, SIDE	A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards, excluding architectural projections.
ZERO LOT LINE	A line created by the placement of a building line upon a side lot line or the creation of a side lot line which bisects a common wall. (Ord. 2012, 7-6-1981)
ZIP LINE	An aerial trail system providing recreation and education activity that preserves and protects the natural environment and habitat by enabling people to traverse terrain by means of cable and trolley. (Ord. 2997, 12-13-2010)
Zip lines operated by outfitters and guides licensed by the Idaho outfitters and guides licensing board	
ZONING DEVELOPMENT AGREEMENT	A written commitment by a property owner or developer concerning the use or development of a subject parcel. A zoning development agreement may be required as a condition of rezoning and/or development of a subject parcel when a property is located adjacent to major arterial or collector streets and/or where a variety of uses may be desired in a preplanned environment with more flexible standards than normally apply to the use of land in a standard zoning district. (Ord. 3082, 12-8-2014)
Zoos	

Use or Item	Definition
(A) Alley	A minor street providing secondary access at the back of a property otherwise abutting a street.
(B) Local	A street which has the primary purpose of providing access to abutting properties.
(C) Collector	A street designated for the purpose of carrying traffic from local streets to other collector streets and/or arterial streets.
(D) Arterial	A street designated for the purpose of carrying fast and/or heavy traffic.
(E) Loop	A local street with both terminal points on the same street of origin.
(F) Cul-De-Sac	A street connected to another street at one end only as provided with a turnaround space at its terminus.
(G) Frontage	A local street parallel to and adjacent to an arterial street to provide access to abutting properties.
(H) Partial	A dedicated right of way providing only a portion of the required street width, usually along the edge of a subdivision or tract of land.
(I) Stub Street	A street which terminates without provisions for a turnaround area.
(J) Half Street	A street comprised of one-half (1/2) of the width required to conform with a standard city street section.
(K) Private	A street that is not accepted for public use or maintenance which provides vehicular and pedestrian access.
100-YEAR FLOOD	The highest level of flooding that, on the average, is likely to occur once every one hundred (100) years (i.e., that has a 1 percent chance of occurring each year). (Ord. 2045, 7-6-1982)
ACCESS EASEMENT	An easement across one or more adjacent properties to allow vehicular access to an otherwise inaccessible area at any time. (Ord. 2012, 7-6-1981)
ACCESSORY BUILDING, ATTACHED	An accessory building that is attached to or within ten feet (10') of a dwelling. (Ord. 2124, 10-15-1984)
ACCESSORY BUILDING, DETACHED	An accessory building which is located a minimum of ten feet (10') from a dwelling. The footprint of the building shall be used to determine the maximum permitted size of a detached accessory building. (Ord. 2741, 11-4-2002)
Accessory buildings (less than 1000 square feet), personal swimming pools and other accessory uses	
Accessory buildings (less than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages that are built at the same time the home is built	
Accessory buildings (less than 1,500 square feet), personal swimming pools and other accessory uses	

Use or Item	Definition
Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages built at the same time the home is built	
ACCESSORY USE OR STRUCTURE	A use or structure that is incidental and subordinate to the principal allowed use of a property and located on the same lot as the principal allowed use.
Acupuncture facilities approved by South Central District Health Department or other State regulatory agency	
Acupuncture Facility	
Administrative or Professional Office	
Administrative/Professional Office	
ADMINISTRATOR1	A person who is legally vested with the right of administration of this ordinance. (Ord. 2012, 7-6-1981)
Advertising	
Agricultural Accessory Building	
Agricultural Accessory Building	
Agricultural equipment sales and service	
AGRICULTURAL LAND	Land used for the raising of plant crops and animals on pasture, but excluding feedlots and dairies. (Ord. 2275, 7-17-1989)
Agricultural product processing	
Agricultural Product Processing	
Airport and related facilities	
Airport Supplemental Use	
Airport supplemental uses- Supplemental uses shall be allowed on Joslin Field, Magic Valley Regional Airport in conjunction with the use of the airport as recommended by the Airport Advisory Commission and approved by the City Council and County Commissioners	
Airport/Heliport	
Alcohol Sales – On Premise Consumption	
Alcoholic beverage service when consumed on premises where sold	
Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property	
Alcoholic beverages when consumed on the premises where sold if located three hundred feet (300') or more from residential property	
Alcoholic beverages, when consumed on premises where sold	
ALLEY	See definition of Street.

Use or Item	Definition
Ambulance Service	
Amusement Park	
Amusement parks	
Animal Farm	
Animal hospital - large animal	
Animal hospital - small animal	
ANIMAL, SMALL AND LARGE	An animal shall be considered small if it is a domestic pet normally kept in a house and weighs less than one hundred fifty (150) pounds at maturity. All other animals shall be classed as large animals.
Antique shop	
Antique Shop and Used Furniture	
Any facility with drive through service in the Canyon Rim Overlay Zoning District adjacent to Rock Creek Canyon	
Any facility with drive-through service	
APARTMENT HOTEL	A building or portion thereof designed for or containing both individual guestrooms or suites of rooms and dwelling units.
Apparel and accessories	
Apparel and related items	
Apparel repair and alteration	
Appliance repair	
APPLIANCE REPAIR	The repair of a household or office device operated by gas or electrical current.
APPROVED	Unless otherwise indicated, shall mean by the council. All approvals delegated herein to administrative personnel of the city are subject to review and final determination by the council. (Ord. 2012, 7-6-1981)
ARCHITECTURAL PROJECTION	Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building but shall not include signs. Examples of such projections are cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, etc. For carports or canopies the architectural projection shall be measured from the support posts unless said posts are located more than three feet (3') from the outer edge of the carport or canopy roof. In such case a maximum of three feet (3') shall be considered the architectural projection. (Ord. 2124, 10-15-1984)
AREA OF IMPACT	The area surrounding the city as established by mutual agreement with the county in conformance with state law. (Ord. 2012, 7-6-1981)

Use or Item	Definition
AREA OF SPECIAL FLOOD HAZARD	The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. (Ord. 2045, 7-6-1982)
Art galleries and frame shops	
Artisan's Workshop	
Assembly – Nonhazardous	
Assisted Care or Living Facility	
Athletic areas	
Athletic Stadium or Field, Private	
Athletic Stadium or Field, Public	
Athletic Stadium/Arena/Field – Private	
Athletic Stadium/Arena/Field – Public	
Auctions and/or public sales	
Auditoriums	
Auto Parts Sales – Inside	
Auto Parts Sales – Outside	
Auto Parts Sales, Inside	
Auto Parts Sales, Outside	
Automobile and recreational vehicle rental / storage yard	
AUTOMOBILE AND RECREATIONAL VEHICLE RENTAL/S	Parking and/or storage of new and/or used automobiles and recreation vehicles, which may or may not be capable of immediate operation under their own power. (Ord. 2741, 11-4-2002)
Automobile and truck sales and /or rentals	
Automobile and truck service and/or repair	
Automobile impound facility	
AUTOMOBILE IMPOUND FACILITY	A facility that provides temporary outdoor storage for three (3) or more vehicles that are to be claimed by titleholders or their agents, provided that no vehicle shall be stored at said facility for more than forty five (45) days and must remain mechanically operable and licensed at all times, or a parcel of land or a building that is used for the storage of wrecked motor vehicles usually awaiting insurance adjustment or transport to a repair shop and where motor vehicles are kept for a period of time not exceeding fourteen (14) days. (Ord. 2773, 12-15-2003)
Automobile Paid Parking Lot/Garage	
Automobile Parking Lot/Garage	
Automobile parts store	
Automobile Repair	
Automobile Repair, Major	
Automobile Repair, Minor	
Automobile Sales	
Automobile Sales, Used	

Use or Item	Definition
Automobile Sales/Leasing, New	
Automobile Service	
Automobile Storage	
AUTOMOBILE WRECKING	The dismantling or wrecking of two (2) or more used motor vehicles, mobile homes or trailers. (Ord. 2012, 7-6-1981)
AUTOMOBILE WRECKING YARD AND JUNKYARD	Any area where automobile wrecking is carried out and/or accumulation of parts thereof, are stored in the open; or any land, building or structure used for the wrecking or storing of such motor vehicles or property containing any dismantled, abandoned, nonoperating, junked, damaged or destroyed household goods and equipment, motor vehicles, machinery or miscellaneous property. (Ord. 2773, 12-15-2003)
Automobile Wrecking/Salvage Yard	
AUTOMOBILE, MOBILE HOME, TRAVEL TRAILER AND F/	The repair of automobiles, mobile homes, travel trailers and farm implements.
AUTOMOBILE, MOBILE HOME, TRAVEL TRAILER AND F/	An open area, other than a street used for the display, sale or rental of new or used automobiles, mobile homes, travel trailers, or farm implements but not including repair work except minor incidental repair of same to be displayed, sold or rented on the premises.
Automobile/Truck/Recreational Vehicle Sales – Temporary	
Bakery	
Bank, Savings and Loan, or Credit Union	
Bank/Savings & Loan/Credit Union	
Bar	
BASE FLOOD	The flood having a one percent (1%) chance of being equaled or exceeded in any given year. (Ord. 2045, 7-6-1982)
BASEMENT	A portion of living space in a dwelling unit all or at least one-half (1/2) of its height below the average level of the adjoining ground. (Ord. 2012, 7-6-1981)
Beauty and barber shops	
Beauty Salon/Barber Shop	
Bed & Breakfast Facility	
Bed and breakfast facilities	
Bed and breakfast facilities	
Bed and Breakfast Inn	
BEST MANAGEMENT PRACTICES (BMPs)	Those methods, or practices to prevent or reduce water pollution and include, but are not limited to, structural and nonstructural controls, and operation and maintenance procedures. BMPs can be applied before, during, and after pollution producing activities to reduce or eliminate the introduction of pollutants into receiving waters. (Ord. 2481, 5-1-1995)
BICYCLEWAY	A public way designed for the use of nonmotorized vehicles.

Use or Item	Definition
BLOCK	A group of lots, tracts or parcels within well defined boundaries, usually streets. (Ord. 2012, 7-6-1981)
Body Art Studio	
Bookstore	
Botanical Gardens and Arboretums	
BUILDING	Any structure having a roof supported by columns or by walls and intended or used for shelter, housing or enclosure of persons, animals, plants, chattels, or property of any kind. (Ord. 2124, 10-15-1984)
Building care contracting offices	
BUILDING LINE	See definition of Line, Building. (Ord. 2012, 7-6-1981)
Building Material and Hardware Sales – Major	
Building Material and Hardware Sales – Minor	
Building Material and Hardware Sales, Major	
Building Material and Hardware Sales, Minor	
Building materials	
BUILDING OFFICIAL	The building official or other city employee appointed by the building official. (Ord. 2957, 12-8-2008)
Bus facilities including pick-up shelters	
Bus Fleet Storage Yard	
Bus Stop	
Bus Stop, including shelter	
Bus Terminal	
Business associations	
BUSINESS PARK	A development approved through the ZDA process that contains a number of separate manufacturing, commercial, office and supporting uses and open space. (Ord. 3082, 12-8-2014)
Business park PUD only	
Business Service	
Cabinet/Upholstery Shop	
Call Center	
CALL CENTER	An operational center set up to utilize telecommunication and computer technologies to automate various high volume inbound and/or outbound telephone activities and services. (Ord. 2710, 12-3-2001)
Campground or Recreational Vehicle Park	
Campground/Recreational Vehicle Park	
CANYON RIM	The point below which the final slope toward Rock Creek or the Snake River exceeds thirty percent (30%) for a distance of ten (10) or more feet. The "final slope", as the term is used herein, excludes minor breaks in the canyon wall which have a slope of less than thirty percent (30%) but are

Use or Item	Definition
CANYON RIM SETBACK	The shortest distance between the canyon rim and the exterior wall of any building for which a canyon rim setback is required. (Ord. 2466, 2-6-1995)
Car Wash	
Car wash facilities	
Car Wash, Self-Serve	
Caretaker/Guard Residence	
Caretaker's/Guard's Residence	
CARPORT, ATTACHED	Having all or part of one wall common to the dwelling or to a covered porch attached to the dwelling or located within ten feet (10') of a dwelling.
CARPORT, DETACHED	A roofed structure of which all sides and ends are not enclosed and which is located a minimum of ten feet (10') from a dwelling. (Ord. 2124, 10-15-1984)
CASHIER'S BOOTH	A building not exceeding sixty (60) square feet which is used solely for the receipt of money from automotive and petroleum products and which contains no items for sale. (Ord. 2072, 7-5-1983)
Cemeteries	
CEMETERY	Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery for which perpetual care and maintenance is provided. (Ord. 2012, 7-6-1981)
Cemetery or Mausoleum	
CHANGE OF USE	A change of use from one of the following categories to another
Chemicals and chemical products (H-1 and H-7(2)) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c & (B)9a of this section	
CITY	The city of Twin Falls.
CITY MANAGER	The city manager or other city employee appointed by the city manager. (Ord. 2957, 12-8-2008)
City, county, highway district - open storage yards	
City, county, highway district - shops	
Civic, social and fraternal organizations	
Civic/Convention Center	
Civic/Convention/Exhibition/Reception Center	
Clinic	
College, University, Trade, or Private Boarding School	

Use or Item	Definition
COLLOCATION	The use of a single support system on the ground by more than one carrier or several support systems on an existing building or structure by more than one carrier. (Ord. 2678, 1-16-2001)
Commercial Amusement, Indoor	
Commercial Amusement, Outdoor	
Commercial Antenna	
Commercial Antenna, Stealth	
Commercial daycare facilities and preschools	
Commercial greenhouses	
Commercial Painting	
Commercial painting	
COMMERCIAL USE	A structure or area intended for the selling, bartering or swapping of any merchandise, commodities, objects or services.
COMMISSION	The city of Twin Falls planning and zoning commission2.
COMMON AREA	Lands or real estate intended for the common use of a group of persons all of whom have an undivided common interest in the real estate.
COMMON AREA (CONDOMINIUM)	The separate interest in a condominium.
COMMON AREA, LIMITED	A common area within a condominium ownership that is restricted in use to include only a part of the group of persons who have a common interest in a condominium project.
COMMON WALL	A wall located upon or at the division line between adjoining premises and use, intended to be used or available to be used by both owners of such premises in the construction or maintenance of improvements on their respective properties.
COMMON, INTEREST IN	Every interest created in favor of several persons in their own right is an interest in common, unless acquired by them in partnership, for partnership purposes or unless declared in its creation to be a joint interest or unless acquired as community property.
Community Center	
Community Garden	
COMPREHENSIVE PLAN	The overall guiding document for all development within the legal jurisdiction of the city.
CONCESSION	A building or structure having less than three hundred (300) square feet of area that is used for the sale of food, beverages and/or souvenirs.
Concrete products	
Concrete/Asphalt Batching Plant – Permanent	
Concrete/Asphalt Batching Plant, Permanent	
CONDOMINIUM OWNERSHIP	An estate consisting of

Use or Item	Definition
CONDOMINIUM PLAT	The drawing of a division of real property into individual interests in common together with a separate interest in the real property for the purpose of establishing condominium ownership together with the declaration that is filed according to law with the county recorder. (Ord. 2012, 7-6-1981)
Construction trade offices	
Construction yards	
Consumer credit collection offices	
Contractor's Shop and/or Storage Yard	
Copy center - self service	
COTTAGE BUSINESS	A small, individually owned business or concern that functions without altering the residential character of the neighborhood and which does not create any negative impacts on the public health, safety, and general welfare of the adjacent property owners. (Ord. 2657, 6-19-2000)
Cottage businesses	
COUNCIL	The city of Twin Falls city council.
COUNTY	Twin Falls County, Idaho and its governing board.
COVENANT	A written promise or pledge. (Ord. 2012, 7-6-1981)
Craft shop	
Craft shop, in conjunction with retail business	
CULTURAL ACTIVITIES	Activities, programs, displays or performances, presented for the enjoyment, education or other benefit of the general public, involving art, music, literature, live theater, craft shows, history or humanities. (Ord. 2851, 3-6-2006)
Dairy	
Dairy –	
Dairy Product Processing	
Dance Hall	
Dance Hall/ Dance Club	
Day Care – Commercial	
Day Care – In Home	
Day Care – Incidental	
Day Care Center, Adult	
Day Care Center, Child	
Day Care Center, Incidental	
Day Care Center, In-Home	
Day care services	
DAYCARE SERVICE	Services offered by persons who are paid to supervise or care for six (6) or more persons including the resident children, but excluding those businesses or religious institutions which provide incidental daycare service for patrons or attendees while parents are on the premises. (Ord. 2850, 2-21-2006)

Use or Item	Definition
DEDICATION	The setting apart of land or interest in land for use by the public by ordinance, resolution or entry in the official minutes as by the recording of a plat. Dedicated land becomes public land upon the acceptance by the local governing authority. (Ord. 2012, 7-6-1981)
Detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings	
Detached accessory buildings (more than 1,500 square feet) i.e., garages and other accessory buildings	
DETENTION FACILITY	Those methods or devices that temporarily collect and hold the stormwater runoff and release the water at a metered rate over time. (Ord. 2481, 5-1-1995)
DEVELOPED	A developed property is a property for which a certificate of occupancy has been issued to occupy a building on the property. (Ord. 2957, 12-8-2008)
DEVELOPER	The owner, or his legally authorized agent, of lands that are being platted or mapped. (Ord. 2012, 7-6-1981)
DEVELOPMENT	Lands within the boundaries of an area that is platted or mapped in accordance with this title that are intended to be improved by the construction or addition of buildings or other structures; by mining, dredging, filling, grading, paving, excavation or drilling. (Ord. 2045, 7-6-1982)
Doctors offices	
Dog grooming and/or kennels	
DORMITORY	A rooming house or residence hall occupied by students.
DRIVE-IN ESTABLISHMENT	A commercial establishment, excluding gasoline service stations, in which business is conducted while the customers are vehicle occupants. (Ord. 2012, 7-6-1981)
Drug and alcohol treatment centers	
Drug/Alcohol Treatment Center	
Dry Cleaning, Major	
Dry Cleaning, Minor	
Duplicating and stenographic offices	
DWELLING	A building or portion thereof designed exclusively for residential occupancy, including manufactured homes, but not including hotels, boarding and lodging houses, trailers, camp cars or trailer houses. (Ord. 2110, 7-16-1984)
DWELLING UNIT	Space within the dwelling designed to accommodate all normal cooking, sleeping and sanitation needs of the residents.
Dwelling, Accessory	

Use or Item	Definition
DWELLING, MULTIPLE	A building or portion thereof, designed for three (3) or more households living independently of each other and including apartment hotels.
Dwelling, Multiple Family (5 or more units)	
DWELLING, ONE HOUSEHOLD	A detached building containing one dwelling unit.
Dwelling, Single Family Attached	
Dwelling, Single Family Attached (Zero Lot Line)	
Dwelling, Single Family Detached	
Dwelling, Studio	
Dwelling, Townhome	
Dwelling, Triplex & Fourplex	
Dwelling, Two Family (Duplex)	
DWELLING, TWO HOUSEHOLD	A building designed exclusively for occupancy for two (2) households living independently of each other including duplexes, semidetached houses and separately owned shared wall dwellings.
Dwellings - attached single household dwellings on lots fronting on an arterial or collector street	
Dwellings - detached single household	
Dwellings - duplex	
Dwellings - multiple household (5 units or more)	
Dwellings - triplex and fourplex	
EASEMENT	A right of use for a stated purpose, falling short of ownership, granted by a property owner to the public or to another person and restricting the property owner's use of the property by prohibiting the construction of any permanent building or structure over the easement and by prohibiting any other stated restriction of use.
Eating places	
Electric Power Generating Plant	
Employment agency	
ENGINEER	A professional engineer registered in the state of Idaho.
Equestrian facilities and/or riding stables	
EQUESTRIANWAY	A public way designed to be used for horseback riding. (Ord. 2012, 7-6-1981)
Equipment and Machinery Sales and Rental – Major	
Equipment and Machinery Sales and Rental – Minor	
Equipment and Machinery Sales and Rental, Major	
Equipment and Machinery Sales and Rental, Minor	
Equipment rental	
Exhibition halls	
Exposition and recreational vehicle shows	
Fabric and pattern shop	
FACADE MOUNTED	Directly attached or affixed to the elevation of a building, tank, or other structure. (Ord. 2678, 1-16-2001)

Use or Item	Definition
Fairgrounds	
Fairgrounds/Exhibition Area	
FARM	An area twenty (20) acres or more in the area of impact which is being used for the purpose of producing food, fiber, seed stock, fodder or oil producing crops. (Ord. 2012, 7-6-1981)
Farm and garden supplies	
Farm, Ranch, or Orchard	
Farm/Ranch/Orchard – Commercial	
Farmer's Market, Outdoors	
Farmer's Market	
Farmer's Market , Indoors	
Farmer's markets, flea markets	
Farms – animals on pasture	
Farms - Fish	
Farms – plants and trees	
Feed Store	
FEEDLOTS AND DAIRIES	A parcel or parcels of land under the same ownership or management with more than five (5) animals per acre or a total of fifty (50) animals, whichever is less. (Ord. 2275, 7-17-1989)
Finance and investment offices	
FINISH FLOOR	Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "finish floor".
Fire stations and police stations	
Fire/Police Station	
Fish Farm	
Fish, Meat, & Poultry Processing	
Flea Market – Inside	
Flea Market – Outside	
Flea Market, Inside	
Flea Market, Outside	
FLOOD INSURANCE RATE MAP	The official map on which the federal insurance administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
FLOOD INSURANCE STUDY	The official report provided by the federal insurance administration that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood. (Ord. 2012, 7-6-1981)
FLOOD OR FLOOD WATERS	A temporary overflow of water on lands not normally covered by water. (Ord. 2045, 7-6-1982)

Use or Item	Definition
FLOOD PLAIN	The relatively flat areas or lowlands adjoining the channel of a watercourse, or areas where drainage is or may be restricted by manmade structures which have been or may be covered partially or wholly by flood water, but shall compose an area not less than that area confined by the 50-year flood and shall not exceed that area confined by the 100-year flood. (Ord. 2012, 7-6-1981)
FLOOD PLAIN REGULATIONS	The codes, ordinances and other regulations relating to the use of land and construction within the channel and flood plain areas, including zoning ordinances, subdivision regulations, building codes, housing codes, setback requirements, open area regulations and similar methods of control affecting the use and development of the areas.
FLOODPROOFING	Any combination of structural and nonstructural additions, changes or adjustments to properties and structures which reduce or eliminate flood damage to lands, water and sanitary facilities, structures and contents of buildings.
FLOODWAY	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1'). (Ord. 2045, 7-6-1982)
Florist shop	
Food products	
Food, drugs, etc.	
Fortune Teller/Psychic	
Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority	
FREESTANDING TOWER	A tower not physically attached to a building or structure. A tower is attached to the ground by a foundation. (Ord. 2678, 1-16-2001)
Freight transfer points	
Freight Transfer Station	
FRONT	The front of a building shall be the wall so designated by the building official which best conforms to the intent of this title. The front property line shall be the lot line most nearly parallel to the front of a building. In designating the front of a building, the building official shall base his decision on the location of the door which provides the principal access into the building and/or the location of the traffic way which provides the principal access to the property. The decision of the building official may be appealed to the city council for interpretation of the intent of this title and final determination of the designated front.

Use or Item	Definition
FRONTAGE, ENTIRE	All the property fronting on one side of a street between intersecting streets, or between a street and right of way, waterway, end of dead end street or city boundary, measured along the street line. An intersecting street shall determine only the boundary of the frontage on the side of the street which it intersects.
Fuel sales (bulk)	
Fuel Sales/Charging Station	
Funeral chapels	
Furniture and fixtures	
Furniture repair/upholstery	
Furniture Restoration	
Furniture, Home Furnishings and Appliance Store	
GARAGE, ATTACHED	A garage having all or part of one wall common to the dwelling or to a covered porch attached to the dwelling.
GARAGE, DETACHED	A garage which is completely surrounded by open space.
GARAGE, PRIVATE	A building or a portion of a building in which only motor vehicles used by the tenants of the building on the premises are stored or kept.
Gas Pumps	
Gasoline service stations	
General Manufacturing/Industrial – Hazardous	
General Manufacturing/Industrial – Nonhazardous	
General Manufacturing/Industrial Use Complying with Performance Standards	
General merchandise	
Go-Cart Track Indoor	
Go-Cart Track Outdoor	
Go-cart tracks	
Golf Course/Country Club	
Golf courses and country clubs	
Golf driving ranges	
GOVERNING AUTHORITY	The city council of the city of Twin Falls, Idaho. (Ord. 2110, 7-16-1984)
Government Office Building	
Government Open Storage Yard	
Government open storage yards	
Government Repair/Storage Shop	
Government shops	
GOVERNMENTAL FACILITIES	Facilities operated or occupied by a governmental agency for the benefit of the general population. (Ord. 2379, 6-15-1992)
Governmental office buildings	
Grain & Seed Processing	
Gun clubs	
Gunsmith	

Use or Item	Definition
Gymnastics/Dance Studio	
H-1 AND H-7(2) FACILITIES	Facilities for storage, handling, use or sale of hazardous and highly flammable or explosive materials other than flammable liquids as defined by the edition of the uniform building code most recently adopted by the city council. (Ord. 2620, 8-2-1999)
H-1 and H-7(2) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c and (B)9a of this section	
Handcrafted Furniture	
Hardware store	
Health Club /Fitness Center	
Health Club or Exercise Gym	
Health/Fitness Center	
HEIGHT	The vertical distance measured from the highest point of the top of the curb or future curb adjacent to the subject property. (Ord. 2124, 10-15-1984)
Helistop	
HIGHWAY	A street designated as a highway by an appropriate state or federal agency.
HILLSIDE SUBDIVISION	Any subdivision or portion thereof having an average slope of ten percent (10%) or more.
Historic Site/Monument	
HISTORIC SITES	Sites established by the city, county, state or federal government as historic monuments that should be preserved. (Ord. 2110, 7-16-1984)
Historic sites and monuments	
Hobby and toy store	
Home decor, excluding appliances	
Home furnishings and equipment	
Home Occupation	
HOME OCCUPATION	A service, excluding daycare, offered by the resident of a household unit or the sale of items handcrafted on the premises by the resident of a household unit providing the service, sale or handcrafting is performed only by the resident therein and providing the area used in performing the home occupation does not exceed four hundred (400) square feet in area and providing there is no exterior indication of the home occupation. Services which generate no traffic to the premises or which use no vehicles which would not normally be found incidental to a residential use shall be exempt from this definition. In the C-1, M-1 and M-2 zones, only existing on site residences may be used for home occupations. (Ord. 2741, 11-4-2002)

Use or Item	Definition
Home occupations	
Homebuilder Marketing Center	
Horticultural services	
HORTICULTURAL SERVICES	Services which support horticultural activities such as quality control laboratories and soil and chemistry testing. (Ord. 2550, 6-2-1997)
HOSPITAL	An institution providing health services, primarily for inpatient and medical or surgical care of sick or injured, including outpatient departments, training facilities, central service facilities and staff offices. Hospitals are assumed to be for humans unless otherwise indicated.
Hospitals	
Hospitals and Clinics	
HOTEL	Any building containing six (6) or more rooms intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests. (Ord. 2110, 7-16-1984; amd. Ord. 2227, 12-21-1987)
Hotel or Motel	
Hotel/Motel	
HOUSEHOLD	An individual or two (2) or more individuals related by blood, marriage, legal adoption or guardianship, together with any servants, not to exceed ten (10) persons, or a group of four (4) or less persons who are unrelated and reside together for more than thirty (30) days. (Ord. 2710, 12-3-2001)
Household Appliance Service and Repair	
Household Appliance Service/Repair	
HOUSEHOLD BUILDING	A single building containing one or more household units.
Household Care Facility	
HOUSEHOLD UNIT	A room or group of rooms within a building containing cooking and bathroom facilities intended for use and occupancy by one family.
Household units existing at the time this Title was adopted	
Household units in same building as an allowed use and occupied by the owner or an employee of the allowed use	
Household units in upper floors of commercial or professional buildings	
Hydroponic Farm	
Ice cream store	
ILLUMINATED SIGN	A sign in which a source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs.
Import store	

Use or Item	Definition
IMPROVEMENT	Any alteration to the land or other physical constructions associated with subdivision and building site developments. (Ord. 2110, 7-16-1984; amd. Ord. 2227, 12-21-1987)
IN HOME DAYCARE SERVICE	Daycare service in a home in which the provider lives full time and is the main on site caregiver of the service. (Ord. 2850, 2-21-2006)
In home daycare services	
Indoor Gun Range	
Indoor recreation facility	
INDOOR RECREATIONAL FACILITY	A building in which recreational activities such as ice or roller skating, bowling, dancing, card games, swimming, tennis, video games, billiards, bingo and other similar activities take place. (Ord. 2550, 6-2-1997)
Inside commercial painting (spray booth) (§10-7-18)	
Insurance and related business	
Insurance Office	
Intensive agricultural units of five (acres) or more without residential facilities	
Jails, detention centers, work release centers	
Jails/Detention Centers	
Judicial facilities	
Judicial Facility	
Kennel, Indoor	
Kennel, Outdoor	
Labor unions and organizations	
Landfill	
Large Equipment Rental	
Large implement and heavy equipment sales and/or rentals	
LARGE SCALE DEVELOPMENT	A subdivision which consists of sixty (60) or more lots or dwelling units or which contains forty (40) acres or more. (Ord. 2140, 3-18-1985)
LATTICE TOWER	A support structure that consists of a network of crossed metal braces, forming a tower that is usually triangular or square in cross section. Roof mounted towers not exceeding two feet (2') in width in any cross section and not exceeding fifty feet (50') in height shall not be considered lattice towers. (Ord. 2700, 7-16-2001)
Laundering and dry cleaning	
Laundering and Dry Cleaning, Major	
Laundering and Dry Cleaning, Minor	
Laundromats	
LESSEE	A person holding a legally enforceable lease.
Libraries	
Libraries, museums and art galleries	

Use or Item	Definition
Library	
Limited Assembly and Manufacturing Use Complying with Performance Standards	
LINE, BUILDING	One of four (4) perpendicular lines established by the building official for the purpose of measuring setbacks. The lines shall be established parallel to the predominate building walls and shall pass through the most exterior point on the building walls, excluding architectural features not intended for occupancy.
LINE, PROPERTY	The legal boundary of a parcel of real property.
Livestock Sales	
LOADING SPACE	An off street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.
Locksmith/Security System Company	
LOT	Unless otherwise defined, a parcel of land with sufficient size to meet the minimum requirements of this title for use, dimensional standards and off street parking and which is owned by a single person with a separate interest or a group of persons with a separate interest together with an interest in common in the real property.
LOT AREA	The total area of a lot measured on a horizontal plane within the boundary lines exclusive of public and private roads, and easements of access to other property.
LOT, CONDOMINIUM	For the purposes of a condominium, a lot shall be the farthest exterior boundary of the real property upon which the project is situated.
LOT, CORNER	A lot situated at the intersection of two (2) or more streets.
LOT, DEPTH	The horizontal distance between the front and rear lot lines, measured along the median between the two (2) side lot lines.
LOT, INTERIOR	A lot other than a corner lot.
LOT, PLATTED	A lot or individual parcel shown on a plat.
LOT, REVERSED CORNER	A corner lot, the side street line of which is substantially a continuation of the front lot line of the lot to its rear.
Lumber, plumbing and/or electrical supply stores	
Machine Shop	
MAINTENANCE EASEMENT	An easement granted for the purpose of providing access for repair and maintenance of the appurtenant property in zero lot line subdivisions.
MANAGEMENT BODY	A person or group of persons created in accordance with this title to manage a development and maintain all common areas.

Use or Item	Definition
MANAGEMENT BODY (CONDOMINIUM)	Any person or persons managing a project, and includes the condominium owners acting themselves, a corporation or association of which the owners are members or stockholders, a body of governors or directors elected by the owners, or a management agent selected by the owners, corporation or association, or by the board, or named in the declaration. (Ord. 2110, 7-16-1984)
MANUFACTURED HOME	A structure built since June 15, 1976, that bears the seal of HUD indicating it has met the mobile home construction and safety standards of the United States department of housing and urban development (HUD standards) and is used as a permanent dwelling. Manufactured homes shall comply with the following development standards
Manufactured/mobile homes sales and/or rentals	
MANUFACTURING USE	The fabricating or assembling of materials into finished or partially finished products by hand or by the use of machinery, but excluding home occupations, activities creating products in which the process does not yield any vapor, liquid or solid waste materials, and crafts made in conjunction with retail business which may include, but not be limited to, ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
MARQUEE	A permanent roofed structure supported by the main building and projecting over a public way. (Ord. 2012, 7-6-1981)
Massage Therapy Facility	
MASTER DEVELOPMENT PLAN	A plan showing a carrier's expected network of wireless communication facilities within the city and its area of impact. (Ord. 2678, 1-16-2001)
Medical Office	
Metal products	
Mineral Extraction	
Miniature golf courses	
Mini-Warehouse/Public Storage	
Miscellaneous Hazardous Industrial Uses	
Miscellaneous products	
Mobile and/or Manufactured Home	
MOBILE HOME	A structure of over four hundred (400) square feet in interior area that is transportable in one or more sections, built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities; not to include recreational vehicles or travel trailers. (Ord. 2045, 7-6-1982)

Use or Item	Definition
MOBILE HOME PARK	Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating two (2) or more mobile homes for dwelling purposes. (Ord. 2347, 9-3-1991)
MOBILE HOME, TEMPORARY	A nonself-propelled vehicle of less than four hundred (400) square feet interior area designed, constructed or intended for temporary residential use.
Mobile homes, if accessory to and located on the same property of an allowed use and occupied by the owner or an employee of the allowed use.	
Mobile/Manufactured Home	
Mobile/manufactured home sales and/or rentals in the Rock Creek CRO between Martin Street and 2750 East	
Model Home	
MONUMENT	Any permanent marker either of concrete, galvanized iron pipe, or iron steel rods, used to identify any tract, parcel, lot or street lines, as specified in section 50-1303 Idaho Code.
Mortuary/Funeral Parlor	
Motels and transient hotels	
Motorcycle Sales	
Motorcycle Sales/Service	
Moving Truck or Trailer Rental	
Moving Truck/Trailer Rental	
MULTIPLE OCCUPANCY BUILDING	A building containing more than two (2) businesses or households. (Ord. 2012, 7-6-1981)
Municipal Uses Owned or Operated by the City of Twin Falls	
Museum/Art Gallery	
Museum/Gallery/Planetarium/Aquarium	
Music store	
NONCONFORMING BUILDING	A building or structure not conforming to the provisions of this title but which was lawfully existing or under construction at the time of the adoption of this title.
NONCONFORMING USE	A use not conforming to the provisions of this title but which was lawfully existing at the time of adoption of this title. (Ord. 2140, 3-18-1985)
NONRESIDENTIAL USE	Any structure, activity, or use not included in the definition of "residential use" contained in this section. A home builder model home, temporary sales trailer, and an apartment leasing office are included in this definition. (Ord. 2957, 12-8-2008)

Use or Item	Definition
Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of the building shall also require a Special Use Permit	
Nursery – Major	
Nursery – Minor	
Nursery, Major	
Nursery, Minor	
Nursing homes and rest homes	
Nursing/Rest Home	
OFF PREMISES SIGN	A sign mounted on property other than that occupied by the use being advertised by said sign. This definition shall exclude signs located within an approved ZDA advertising a nonresidential use or nonresidential uses located within that ZDA and approved as part of a master sign plan through the ZDA process. (Ord. 3082, 12-8-2014)
Office and Storage Area for Public/Private Utility	
Office/Warehouse/Distribution Center	
ON PREMISES SIGN	A sign mounted on property that is occupied by the use being advertised by said sign. (Ord. 2957, 12-8-2008)
Open parking lot or garage for automobiles	
Open parking lot or garage for trucks and buses	
Open parking lot or garage for trucks and equipment	
Open space	
OPEN SPACE	An area retaining a natural ground cover free of any buildings, structures, streets or parking areas.
ORIGINAL PARCEL OF LAND	A lot or tract as recorded on any plat or record on file in the office of the county recorder, or an unplatted contiguous parcel of land held in one ownership and of record at the effective date hereof. In cases of "unrecorded matters of fact", the commission shall use its best judgment to determine a fair designation.
ORPHANAGE	A rooming house or residence hall occupied by orphaned children.
Outdoor, public and commercial ice and roller skating facilities	
Outdoor, public and commercial swimming pools	
Outdoor, public and commercial tennis courts	
Outside commercial painting (§10-7-18)	
OWNER	Any person or group of persons having legal title to real property which is subject to this title.
Packaging/Bottling	
Packing and crating	
Paper products	

Use or Item	Definition
Park Concession Stand	
Park concessions	
Park or Playground	
Park/Playground/Open Space	
Parking Lot/Garage – Automobile	
Parking Lot/Garage – Truck/Tractor/Recreational Vehicle	
PARKING SPACE, AUTOMOBILE	An enclosed or unenclosed surfaced area of not less than twenty feet by nine feet (20' x 9') in size, together with access and maneuvering space sufficient to permit a standard automobile to be parked within the surfaced area, permanently reserved for the temporary parking or storage of one automobile. The total space shall be not less than two hundred seventy (270) square feet.
PATIO, COVERED	See definition of Carport, Attached.
Pawn Shop	
Pawnshop	
PEDESTRIANWAY	A public way designed to be used as a walkway for pedestrians.
PERFORMANCE BOND	An amount of money or other negotiable security paid by the subdivider or his surety to the city clerk which guarantees that the subdivider will perform all actions required by the governing body regarding an approved plat, and provides that if the subdivider defaults and fails to comply with the provisions of an approved plat, the subdivider or his surety will pay damages up to the limit of the bond, or the surety will itself complete the requirements of the approved plat.
PERMANENT	Not less than six (6) months.
Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.	
PERSON	Any individual or any corporation, joint venture, limited partnership, partnership, firm, association, trustee or other similar entity or organization.
Pet Grooming and/or Indoor Kennel	
Pet Grooming and/or Outdoor Kennel	
Pet shop	
Petroleum Products	
Pharmacy/Medical Supply Sales/Rental	
Photography studios	
Physical Therapy Clinic	
Physical Therapy Facility	
PICK UP SHELTER	A structure used only by persons waiting for public transportation.
Pig Farm	

Use or Item	Definition
Planetariums and aquariums	
Plastic products	
PLAT	The drawings, certifications, descriptions and approvals of a division or proposed division of real property into two (2) or more lots, blocks, parcels, sites, plots, units, common areas, limited common areas or other descriptive designations of real property for the purpose of offering for sale, lease or development, either on the installment plan or upon any and all other plans, terms and conditions to any person having a separate interest or an individual interest in common together with a separate interest in any or all of the real property. All as set forth by Idaho Code.
PORCH	A covered entrance to a building. (Ord. 2012, 7-6-1981)
Portable Building Sales	
Portable/Temporary Building with Retail Sales	
Poultry Farm	
PREMISES	A parcel of land or contiguous parcels of land with their appurtenances and buildings which are under one ownership or control. (Ord. 2124, 10-15-1984)
Print Shop – Major	
Print Shop – Minor	
Print Shop, Major	
Print Shop, Minor	
PRIVATE	Belonging to an individual or group of persons and not for the public or open to the public.
Private parks and playgrounds without crowd attracting facilities	
Private Recreation Center	
Private Street Development	
Private Utility, Other Than Listed	
PRIVATE WAY	Any right of way or easement dedicated or platted across real property owned by the person dedicating or platting the private way and intended for the general or special use of a person or persons rather than the general public. (Ord. 2012, 7-6-1981)
Professional and scientific products	
Professional organizations	
Professional services	
PROFESSIONAL SERVICES	Services offered by persons engaged in the legal, engineering, architectural, design, planning, accounting, banking, auditing, and related professions. (Ord. 2550, 6-2-1997)
PROHIBITED SIGN	Any sign listed in section 10-9-10 of this title, signs that do not comply with this or other applicable ordinances, and signs that are otherwise prohibited. (Ord. 2957, 12-8-2008)
PROJECT	A development.

Use or Item	Definition
PROJECT (CONDOMINIUM)	The entirety of the property divided or to be divided into condominiums.
PROPERTY (CONDOMINIUM)	The land described in the declaration recorded, together with any building, improvement or structure thereon, and every easement or right appurtenant thereto, and all personal property intended for use in connection therewith or for the use, benefit or enjoyment of the condominium owners.
Prosthetics - sales, service and construction	
Prosthetics – Sales/Service/Construction	
PUBLIC	Owned by federal, state or local government or subdivisions thereof. (Ord. 2012, 7-6-1981)
Public parks and playgrounds with crowd attracting facilities	
Public parks and playgrounds without crowd attracting facilities	
PUBLIC VIEW	A view from any public or city right of way or access easement. (Ord. 2957, 12-8-2008)
PUBLIC WAY	Any right of way or easement dedicated or platted across real property owned by the person dedicating or platting the public way and intended for the general or special use of the public; or any right of way or easement legally obtained by the city through the use thereof providing such public way has not been vacated by the city council.
Publishing and printing business	
R.V. and Camping Parks	
Race Track Indoor	
Race Track Outdoor	
Racetracks	
Radio and television stations	
Radio and television stations with wireless communications facilities	
Radio and television stations without transmission and receiving towers	
Radio/Television Station	
Railroad Building and Equipment Yard	
Railroad buildings, equipment and yards	
Real estate and related business	
REAL PROPERTY	Real estate consisting of
REAR	The rear of a building and rear property line shall be the wall and lot line most nearly parallel to the front wall and lot line. (Ord. 2012, 7-6-1981)

Use or Item	Definition
RECREATIONAL VEHICLE AND CAMPING PARK	Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating recreational vehicles, travel trailers or tents for dwelling purposes for a period not to exceed six (6) months. (Ord. 2550, 6-2-1997)
Recreational Vehicle Sales and Service, New/Used	
Recreational Vehicle/Truck Parking Lot or Garage	
Recycling Center	
Recycling Collection Point	
Recycling Plant	
Rehabilitation Care Facility	
Rehabilitation services	
Religious facilities	
RELIGIOUS FACILITIES	A building intended for the worship of a God and its related facilities such as meeting halls, a household unit for persons employed in the building, and schools for religious teachings.
Religious Facility	
RELIGIOUS QUARTERS	A rooming house or residence hall occupied by persons employed by a single religious organization.
REPRODUCIBLE DRAWING	A permanent drawing prepared in black india ink or an archival photographic image process conforming to the standards established by the American National Standards Institute on a polyester material four-thousandths of an inch (0.004") thick with a matte finish.
Research & Development Center	
Research and Development Center	
RESERVE STRIP	A strip of land between a partial street and adjacent property, which is reserved or held in public ownership for future street extension or widening.
RESIDENCE HALL	A building without cooking facilities where one or more rooms without cooking facilities are occupied by separate households for more than thirty (30) days without board.
Residence Hall, Residence Hotel, or Rooming House	
Residence halls, residence hotels, rooming houses	
Residential Accessory Building	
RESIDENTIAL HOTEL	A residence hall or rooming house having one or more rooms occupied by separate households where more than seventy five percent (75%) of the households reside for more than thirty (30) days. (Ord. 2012, 7-6-1981)
RESIDENTIAL USE	Any detached single-family, attached single-family, duplex, townhome, condominium, multi-family, agricultural, or other structure, activity, or use occupied or operated primarily to provide the cooking, sleeping, and sanitary needs of an individual or family. (Ord. 2957, 12-8-2008)
Residential ZDA, not to exceed SUI density	

Use or Item	Definition
Restaurant or Cafeteria	
Restaurant or similar eating establishments	
Restaurant/Cafeteria	
Retail Stores and Shops	
RETENTION FACILITY	Those methods or devices that collect and hold the stormwater runoff for dissipation through infiltration and/or evaporation. (Ord. 2481, 5-1-1995)
RETIREMENT HOME	A rooming house or residence hall occupied by retired persons.
RIGHT OF WAY	A strip of land dedicated or reserved for use as a public way, which normally includes streets, sidewalks and other public utilities or service areas.
ROOF PROJECTIONS	Chimneys, smokestacks, church spires, flagpoles, radio and television antennas or towers, masts, cooling towers, elevator shafts and other similar projections.
ROOMING HOUSE	A building with common cooking facilities having one or more rooms without cooking facilities occupied by separate households for more than thirty (30) days with or without board.
Rubber products	
Salvage Yard	
SANATORIUM	A private hospital, whether or not such facility is operated for profit.
Sand and Gravel Yards	
SCHOOL	Any place primarily used for teaching.
School District Bus Yard	
School, Private or Parochial	
School, Public	
Schools - private academic	
Schools - private vocational and/or academic	
Schools - private, single purpose	
Schools - public	
Seamstress	
SERVICE BUILDING	A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.
SERVICE ROAD	A dedicated minor way which is used for vehicular access to back or side of residential property otherwise abutting on a street.
SERVICE STATION	A building or portion thereof and land used for supplying fuel, oil and minor accessories for motor vehicles at retail direct to the customer and for making minor emergency repairs. (Ord. 2012, 7-6-1981)
SETBACK	The distance from a property line, centerline, canyon rim, right of way, or structure within which a building is prohibited. (Ord. 2620, 8-2-1999)

Use or Item	Definition
Sewage Treatment Plant/Pumping Station	
Sewage treatment plants	
Shelter Home	
SHELTER HOME	Building or facility however named, operated on either a profit or nonprofit basis for the purpose of providing a home with necessary supervision for three (3) or more persons not related to the owner and who are unable to care for themselves.
Shelter homes	
SIDE	The side of a building and side property line shall be the wall and lot line most nearly perpendicular to the front wall and lot line. (Ord. 2012, 7-6-1981)
SIGN	Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. This definition includes the signs defined herein. (Ord. 2957, 12-8-2008)
Small Engine Repair Shop	
Solar Panel	
SPECIAL USE PERMIT	A permit granted by the commission for a permanent use that is otherwise prohibited but may be allowed under specific provisions when not in conflict with a comprehensive plan.
Sporting goods store	
Sporting vehicle and motorcycle service and/or repair	
SPORTING VEHICLES	Travel and tent trailers not over eight feet (8') wide or thirty two feet (32') long and capable of being towed with safety behind a passenger vehicle, campers designed to be mounted on a pickup truck, boats and accessories, recreational type snow machines required to be licensed under the laws of the state of Idaho and having a maximum seating capacity for three (3) persons and motorcycles and related items designed to be used off the highway system.
Sporting vehicles and motorcycles - sales and/or rentals	
Sports arena	
Stable – Commercial	
Stable, Commercial	
STANDARD SPECIFICATIONS	The specifications as specified in this title or as officially adopted by the city council.
STATE	State of Idaho. (Ord. 2012, 7-6-1981)
State Certified Homes or Facilities	
Storage or Wholesale Warehouse	
Storage unit rentals	

Use or Item	Definition
Storage/Wholesale Warehouse	
STORMWATER	Stormwater runoff, snowmelt, and surface runoff and drainage. (Ord. 2481, 5-1-1995)
STREET	A right of way which provides access to adjacent properties, the dedication of which has been officially accepted. The term "street" also includes the terms highway, thoroughfare, parkway, road, avenue, boulevard, land, place and other such terms.
STREET GRADE	The officially established grade of the street upon which a lot fronts. If there is no officially established grade, the existing grade of the street shall be taken as the street grade.
STRUCTURAL ALTERATIONS	Any change which would tend to prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders. (Ord. 2012, 7-6-1981)
STRUCTURES	Anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences and billboards, but exclude utility poles and streetlights. (Ord. 2999, 1-24-2011)
SUBDISTRICTS, BASIC AND SECONDARY	A zoning designation that provides flexibility for the development of a homogeneous unit without compromising the health, safety or general welfare of the community.
SUBDIVIDER	The individual, firm, corporation, partnership, association, syndicate, trust or other legal entity that executes the application and initiates proceedings for the subdivision of land in accordance with the provisions of this title. The subdivider need not be the owner of the property; however, he shall be an agent of the owner or have sufficient property rights in the property to represent the owner. (Ord. 2012, 7-6-1981)
SUBDIVISION	The result of an act of dividing an original lot, tract or parcel of land into two (2) or more parts for the purpose of transfer of ownership or development; which shall also include the dedication of public streets and other rights of way and the addition to, or creation of, a cemetery. However, this title shall not apply to any of the following
SURVEYOR	A land surveyor or professional engineer registered in the state of Idaho.
Tattoo parlors or dermagraphic studios approved by the South Central District Health Department or other state regulatory agency	
Taxi Fleet Facility	
Taxicab office	
Taxidermist	

Use or Item	Definition
Taxidermy studio	
Telegraph centers and telegraph stations	
Telemarketing call center	
Telephone Exchange	
Telephone exchange stations	
Temporary automobile, truck and recreational vehicle sales permitted with staff approval, provided that there shall be state approval, no parking or display of vehicles in landscaped areas, and no sight obstructions	
Testing laboratories	
Textile products	
THEATER, OUTDOOR DRIVE-IN	An open lot or part thereof, with its appurtenant facilities, devoted primarily to the showing of moving pictures or theatrical productions, on a paid admission basis, to patrons seated in automobiles or on outdoor seats.
Theater/Auditorium – Indoor	
Theater/Auditorium – Outdoor	
Theaters - indoor	
Theaters - outdoor	
Ticket and arrangement facilities	
Tire shops	
TOTAL STRUCTURE (CONDOMINIUM)	The structure within which is contained all of the units of the condominium.
TOURIST COURT	A group of attached or detached buildings containing individual sleeping or living units designed for, or used temporarily by, automobile tourists or transients, with parking spaces conveniently located to each unit and including auto courts, motels or motor lodges.
Tourist information center	
TOWNHOUSE	A single-family dwelling with party walls and no side yards between abutting dwellings.
TRAFFICWAY	A public way or a private way whose primary use is for movement of motorized vehicles.
TRAILER, CAMP CAR OR TRAILER HOUSE	Any unit used for living or for sleeping purposes which is equipped with wheels or similar device used for the purpose of transporting said unit from place to place, whether by motor power or other means, and such vehicles that are used as aforesaid that have had the wheels or equipment removed.
Trailer/Mobile Home Display and Sales	
TRANSIENT LODGING	A rooming house or residence hall having one or more rooms occupied by separate families where less than seventy five percent (75%) of the families reside for more than thirty (30) days. (Ord. 2012, 7-6-1981)
Transit Center	

Use or Item	Definition
Transmission and receiving towers over thirty-five feet (35') tall, provided that they are located near other tall structures.	
Truck Sales, Heavy Trucks	
Truck Stop	
Truck Terminal	
Truck/Tractor/Bus Repair	
Truck/Tractor/Recreational Vehicle Repair	
Truck/Tractor/Recreational Vehicle Sales	
Trucking Facilities	
UNATTENDED VEHICLE	A vehicle parked for more than twenty four (24) hours in one location. (Ord. 2045, 7-6-1982)
Underground and aboveground transmission lines	
UNDEVELOPED	An undeveloped property is a property for which a certificate of occupancy has not been issued to occupy a building on the property. (Ord. 2957, 12-8-2008)
UNIT	A separate interest in real property in a condominium or townhouse ownership.
UNPLATTED AREA	Any area that has not been subdivided according to law.
USE	An activity or purpose for which land or premises or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased. (Ord. 2012, 7-6-1981)
Uses by the City of Twin Falls- on real property owned and/or operated by the City of Twin Falls (§10-7-19B)	
Utility Distribution/Transmission Facility	
Utility Distribution/Transmission Line	
Utility owned buildings and structures less than twenty five (25') square feet in area and less than three (3') feet aboveground	
Utility owned buildings and structures more than twenty five (25') square feet in area or more than three (3') feet aboveground	
UTILITY POLE	A telephone, power, light, cable television, or flag pole. Light poles shall include street, stadium and security light poles. (Ord. 2678, 1-16-2001)
VARIANCE	A modification of the requirements of this title. (Ord. 2012, 7-6-1981)
VEHICLE	Any device in, upon, or by which any person or personal property is or may be transported. (Ord. 2957, 12-8-2008)
Veterinary Clinic – Indoor Boarding	
Veterinary Clinic – Outdoor Boarding	

Use or Item	Definition
VICINITY MAP	A drawing which sets forth by dimensions or other descriptive means the relationship of a proposed development to other nearby developments, trafficways or other landmarks within the general area in order to better locate and orient the area in question.
WALL	The full width or length of a building, including recessed windows or doors. (Ord. 2012, 7-6-1981)
Warehouse/Distribution Center	
Water Treatment Plant	
Water Treatment Plant/Pumping Station	
Water treatment plants	
Wedding Chapels and/or reception halls	
Welfare and charitable facilities	
Wholesale distribution and warehousing, excluding H-1 and H-7(2) facilities	
Wholesale distribution and warehousing, excluding H-1 facilities	
Windmill	
Wireless Communication Facility – Co-Location on Nonresidential Bldg	
Wireless Communication Facility - Freestanding	
WIRELESS COMMUNICATIONS FACILITY	A facility that transmits and/or receives electromagnetic signals, including antennas, microwave dishes, parabolic antennas, directional antennas and other types of equipment for the transmission or reception of such signals, towers or similar structures supporting the equipment, equipment buildings, shelters, cabinets, and other facilities. (Ord. 2773, 12-15-2003)
Wrecking yards, automobile salvage yards and junkyards, but prohibited within canyons, within two hundred feet (200') of canyon rims and on land with slopes greater than fifteen percent (15%) grade	
YARD	An open space on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title. (Ord. 2012, 7-6-1981)
YARD, FRONT	A yard extending between side lot lines across the front of a lot and from the front lot line to the nearest part of a building, excluding architectural projections. Any street frontage is considered a front yard. (Ord. 2620, 8-2-1999)
YARD, REAR	A yard extending between side lot lines across the rear of the lot and from the rear lot line to the rear of the principal building, excluding architectural projections.

Use or Item	Definition
YARD, SIDE	A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards, excluding architectural projections.
ZERO LOT LINE	A line created by the placement of a building line upon a side lot line or the creation of a side lot line which bisects a common wall. (Ord. 2012, 7-6-1981)
ZIP LINE	An aerial trail system providing recreation and education activity that preserves and protects the natural environment and habitat by enabling people to traverse terrain by means of cable and trolley. (Ord. 2997, 12-13-2010)
Zip lines operated by outfitters and guides licensed by the Idaho outfitters and guides licensing board	
ZONING DEVELOPMENT AGREEMENT	A written commitment by a property owner or developer concerning the use or development of a subject parcel. A zoning development agreement may be required as a condition of rezoning and/or development of a subject parcel when a property is located adjacent to major arterial or collector streets and/or where a variety of uses may be desired in a preplanned environment with more flexible standards than normally apply to the use of land in a standard zoning district. (Ord. 3082, 12-8-2014)
Zoos	

Land Use	AG	SUI	R-1 VAR	R-2	R-4	R-6	CB	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO – 1	PRO-2	CRO	NCO	RB
1. AGRICULTURAL AND *AGRICULTURAL PROCESSING*																					
Farms – animals on pasture	P	P							P	P	P	P									
Farms - Fish	S								S	P	S	S									
Farms – plants and trees	P	P							P	P	P	P									
Intensive agricultural units of five (acres) or more without residential facilities	P	P							P	P	P	P									
Dairy Product Processing									S	P											
Fish, Meat, & Poultry Processing									S	P											
Grain & Seed Processing									S	P											
Livestock Sales										P											
Agricultural Accessory Building																					
Agricultural product processing																					
Animal Farm																					
Community Garden																					
Dairy																					
Farm, Ranch, or Orchard																					
Hydroponic Farm																					
Pig Farm																					
Poultry Farm																					
~~2. AGRICULTURAL PROCESSING~~																					
~~*Dairy Product Processing*~~									~~S~~	~~P~~											
~~*Fish, Meat, & Poultry Processing*~~									~~S~~	~~P~~											
~~*Grain & Seed Processing*~~									~~S~~	~~P~~											
~~*Livestock Sales*~~										~~P~~											
~~*3. COMMUNICATIONS AND UTILITIES*~~																					
~~*Radio and television stations without transmission and receiving towers*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~								~~P~~
~~*Radio and television stations with wireless communications facilities*~~								~~S~~	~~S~~	~~S~~											
~~*Transmission and receiving towers over thirty five feet (35') tall, provided that they are located near other tall structures.*~~											~~S~~										
~~*Telegraph centers and telegraph stations*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~								
~~*Telephone exchange stations*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~								
~~*Underground and aboveground transmission lines*~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~	~~P~~

~~*Utility owned buildings and structures less than twenty five (25') square feet in area and less than three (3') feet aboveground*~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~	~~P~~
~~*Utility owned buildings and structures more than twenty five (25') square feet in area or more than three (3') feet aboveground*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~			~~S~~	~~S~~	~~S~~
4. CULTURAL, *PARKS, PUBLIC ASSEMBLY AND SPORTS* FACILITIES	AG	SUI	R-1 VAR	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
Botanical gardens and arboretums	S	S	S	S	S	S	P	P	P	P	S	P	P	P	S	S			P	S	P
~~*Cemeteries*~~	~~S~~							~~S~~	~~P~~	~~P~~	~~S~~	~~S~~		~~S~~							
~~*Historic sites and monuments*~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~	~~S~~	~~P~~	~~P~~	~~P~~	~~S~~	~~S~~			~~P~~	~~S~~	~~P~~
~~*Libraries, museums and art galleries*~~			~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~	~~S~~	~~S~~			~~P~~	~~S~~	~~P~~
Planetariums and aquariums			S	S	S	S	P	P	P	P			P	P	S	S			P	S	
Zoos	S	S					S	S	S	S	S			S	S	S					
Amusement parks							S	S	S	S											
Open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Park concessions	S	S	S	S	S	S	P	P	P	P	S	S	P	P	S	S			S	S	
Private parks and playgrounds without crowd attracting facilities	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P				P	P
Public parks and playgrounds without crowd attracting facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Public parks and playgrounds with crowd attracting facilities	S	S	S	S	S	S	S	P	P	P	S	S		S	S	S				S	
Auditoriums	S	S	S	S	S	S	P	P	P	P			P	P	S	S			S	S	
Exhibition halls							S	S	P	P			P	S					S		
Exposition and recreational vehicle shows													S								
Fairgrounds								S	P	P				S							
Farmer's markets, flea markets													S								
~~*Funeral chapels*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~					~~P~~		~~P~~
~~*Religious facilities*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~			~~S~~	~~P~~	~~S~~	~~S~~			~~P~~	~~S~~	~~P~~
~~*Schools - private vocational and/or academic*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~		~~S~~				~~S~~	~~P~~
~~*Schools - private academic*~~				~~S~~	~~S~~	~~S~~															
~~*Schools - private, single purpose*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~						~~S~~	~~P~~
~~*Schools - public*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~S~~	~~S~~			~~P~~	~~P~~	~~S~~	~~S~~				~~S~~	~~P~~
Sports arena							S	S	P	P		S	S	S							
Theaters - indoor							P	P	S	S			P	P						S	
Theaters - outdoor							S	S	S	S				S							
Wedding Chapels and/or reception halls																					
~~*Athletic areas*~~	~~S~~						~~S~~	~~P~~	~~P~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~		~~S~~			~~S~~		
Equestrian facilities and/or riding stables	S										S										
~~*Go-cart tracks*~~								~~S~~	~~S~~	~~P~~											
Golf courses and country clubs	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S			S		
Golf driving ranges	S				S		S	S	S	S	S	S		S	S	S			S		
Gun clubs										S		S									

Indoor recreation facility							S	S	S	S			S	S						S	S
Miniature golf courses	S						S	P	P	P	S		S	S	S	S			S	S	
Outdoor, public and commercial ice and roller skating facilities	S	S	S	S	S	S	S	P	P	S	S		S	S	S	S			S	S	
Outdoor, public and commercial swimming pools	S	S	S	S	S	S	S	P	P	S	S		S	S	S	S			S	S	
Outdoor, public and commercial tennis courts	S	S	S	S	S	S	S	P	P	S	S		S	S	S	S			S	S	
Racetracks										P		S									
Zip lines operated by outfitters and guides licensed by the Idaho outfitters and guides licensing board											S										
Athletic Stadium or Field, Private																					
Athletic Stadium or Field, Public																					
Civic/Convention Center																					
Exposition and recreational vehicle shows																					
Go-Cart Track Indoor																					
Go-Cart Track Outdoor																					
Race Track Indoor																					
Race Track Outdoor																					
Health Club or Exercise Gym																					
Museum/Art Gallery																					
Park or Playground																					
Private Recreation Center																					
~~5. GOVERNMENT FACILITIES~~																					
~~*City, county, highway district - open storage yards*~~									~~S~~	~~P~~											
~~*City, county, highway district - shops*~~									~~P~~	~~P~~											
~~*Fire stations and police stations*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~	~~S~~	~~P~~	~~S~~	~~S~~				~~S~~	~~S~~
~~*Governmental office buildings*~~						~~S~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~						~~S~~	~~P~~
~~*Jails, detention centers, work release centers*~~							~~S~~	~~S~~	~~S~~	~~P~~											
~~*Judicial facilities*~~						~~S~~	~~P~~	~~P~~	~~P~~	~~P~~				~~P~~							
~~*Sewage treatment plants*~~										~~S~~	~~S~~										
~~*Water treatment plants*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~S~~	~~P~~	~~S~~	~~S~~	~~S~~	~~S~~				~~S~~	~~S~~
~~*Uses by the City of Twin Falls- on real property owned and/or operated by the City of Twin Falls (§10-7-19B)*~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
5. ~~Governmental Facilities~~ EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL LAND USES	AG	SUI	R-1 VAR	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
Schools - private vocational and/or academic							P	P	P	P			P	P		S				S	P
Schools - private academic				S	S	S															
Schools - private, single purpose							P	P	P	P			P	P						S	P
Schools - public	S	S	S	S	S	S	P	P	S	S			P	P	S	S				S	P

Cemeteries	*S*							*S*	*P*	*P*	*S*	*S*		*S*							
Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority							*S*	*P*	*P*	*P*			*P*	*S*					*P*		*P*
Funeral chapels							*P*	*P*	*P*	*P*			*P*	*P*					*P*		*P*
Religious facilities	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*P*	*P*	*P*			*S*	*P*	*S*	*S*			*P*	*S*	*P*
~~*City, county, highway district - open storage yards*~~								~~*S*~~	~~*S*~~	~~*P*~~											
~~*City, county, highway district - shops*~~									~~*P*~~	~~*P*~~											
Fire stations and police stations	*S*	*S*	*S*	*S*	*S*	*S*	*P*	*P*	*P*	*P*		*P*	*S*	*P*	*S*	*S*				*S*	*S*
Libraries			*S*	*S*	*S*	*S*	*P*	*P*	*P*	*P*			*P*	*P*	*S*	*S*			*P*	*S*	*P*
Governmental office buildings						*S*	*P*	*P*	*P*	*P*		*P*	*P*	*P*						*S*	*P*
Historic sites and monuments	*P*	*S*	*S*	*S*	*S*	*S*	*P*	*P*	*P*	*P*	*S*	*P*	*P*	*P*	*S*	*S*			*P*	*S*	*P*
Jails, detention centers, work release centers							*S*	*S*	*S*	*P*											
Judicial facilities						*S*	*P*	*P*	*P*	*P*				*P*							
Sewage treatment plants										*S*	*S*										
Tourist information center							*P*	*P*	*P*	*P*	*S*		*P*	*P*							*P*
Water treatment plants	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*P*	*P*	*S*	*P*	*S*	*S*	*S*	*S*				*S*	*S*
Welfare and charitable facilities							*S*	*P*	*P*	*P*			*P*	*S*					*P*	*S*	*S*
~~*Uses by the City of Twin Falls - on real property owned and/or operated by the City of Twin Falls (§10-7-19B)*~~	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
Cemetery or Mausoleum																					
College, University, Trade, or Private Boarding School																					
Community Center																					
Government open storage yards								S	S	P											
Government shops								S	P	P											
Mortuary/Funeral Parlor																					
Municipal Uses Owned or Operated by the City of Twin Falls	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6. MANUFACTURING, INDUSTRIAL AND *WAREHOUSE* LAND USES	AG	SUI	R-1	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
Business park PUD only								P													
Apparel and related items									S	P			S								
Building materials									S	P											
Chemicals and chemical products (H-1 and H-7(2)) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c & (B)9a of this section										S											
Concrete products									S	P											
Construction yards									*S*	*P*											
Food products									S	P											
Furniture and fixtures									S	P			S								
Handcrafted furniture							S	S	S	P			S								S
Metal products									S	P											
Miscellaneous products									S	P			S								
Paper products									S	P			S								

Petroleum products									S	P											
Plastic products									S	P			S								
Professional and scientific products									S	P			S								
Recycling center									S	S											
Rubber products									S	P			S								
Sand and gravel yards									S	P											
Textile products									S	P			S								
Wrecking yards, automobile salvage yards and junkyards, but prohibited within canyons, within two hundred feet (200') of canyon rims and on land with slopes greater than fifteen percent (15%) grade										S											
H-1 and H-7(2) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c and (B)9a of this section										*S*											
Wholesale distribution and warehousing, excluding H-1 facilities							*S*	*S*	*P*					*S*							
Wholesale distribution and warehousing, excluding H-1 and H-7(2) facilities										*P*											
Commercial Painting																					
Concrete/Asphalt Batching Plant, Permanent																					
General Manufacturing/Industrial Use Complying with Performance Standards																					
Large Equipment Rental																					
Limited Assembly and Manufacturing Use Complying with Performance Standards																					
Machine Shop																					
Mineral Extraction																					
Mini-Warehouse/Public Storage																					
Miscellaneous Hazardous Industrial Uses																					
Office/Warehouse/Distribution Center																					
Petroleum products																					
Recycling Center																					
Recycling Collection Point																					
Recycling Plant																					
Sand and gravel yards																					
Storage or Wholesale Warehouse																					
7. MEDICAL FACILITIES	AG	SUI	R-1 VAR	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
Acupuncture facilities approved by South Central District Health Department or other State regulatory agency							P	P	P	P			P	P							P
Ambulance service						S	P	P	P	P											S
Animal hospital - small animal							S	S	P	P			S	S							S
Animal hospital - large animal								S	S	P											
Doctors offices							P	P	P	P			P	P		S	S	S		S	P
Drug and alcohol treatment centers							P	P	P	P			P	S		S					P

Hospitals and clinics							P	P	S	S			P	P		S				S	
Prosthetics - sales, service and construction							S	S	P	P			P	S							S
Rehabilitation services							P	P	P	P			P	P		S				S	P
Assisted Care or Living Facility																					
Hospitals																					
Clinic																					
Physical Therapy Clinic																					
~~8. MISCELLANEOUS~~																					
~~*Any facility with drive-through service*~~																					
~~*Any facility with drive through service in the Canyon Rim Overlay Zoning District adjacent to Rock Creek Canyon*~~																					
~~*Construction yards*~~																					
~~*Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of the building shall also require a Special Use Permit*~~																					
~~*Outside commercial painting (§10-7-18)*~~																					
~~*Inside commercial painting (spray booth) (§10-7-18)*~~																					
9. MOTOR VEHICLE RELATED LAND USES	AG	SUI	R-1	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
Any facility with drive-through service							~~*S*~~	~~*S*~~	~~*S*~~	~~*S*~~		~~*S*~~	~~*S*~~	~~*S*~~		~~*S*~~				~~*S*~~	~~*S*~~
Any facility with drive through service in the Canyon Rim Overlay Zoning District adjacent to Rock Creek Canyon																			*S*		
~~*Automobile and recreational vehicle rental / storage yard*~~								~~*S*~~	~~*S*~~	~~*S*~~											
~~*Automobile and truck sales and /or rentals*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~				~~*S*~~							
~~*Automobile and truck service and/or repair*~~							~~*S*~~	~~*S*~~	~~*S*~~	~~*S*~~			~~*S*~~								
Automobile impound facility										*S*											
~~*Automobile parts store*~~							~~*P*~~	~~*P*~~	~~*P*~~	~~*P*~~			~~*P*~~	~~*P*~~							~~*P*~~
~~*Car wash facilities*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~				~~*S*~~						~~*S*~~	
Fuel sales (bulk)							*S*	*S*	*P*	*P*				*S*							
Gasoline service stations							*S*	*S*	*P*	*P*				*S*						*S*	
~~*Sporting vehicles and motorcycles - sales and/or rentals*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~			~~*S*~~	~~*S*~~							
~~*Sporting vehicle and motorcycle service and/or repair*~~							~~*S*~~	~~*S*~~	~~*S*~~	~~*P*~~			~~*S*~~								
Temporary automobile, truck and recreational vehicle sales permitted with staff approval, provided that there shall be state approval, no parking or display of vehicles in landscaped areas, and no sight obstructions								*P*													
Tire shops							*S*	*S*	*P*	*P*				*S*							
Truck stop									*P*	*P*											
Trucking Facilities							*S*	*S*	*P*	*P*				*S*							

Wrecking yards, automobile salvage yards and junkyards, but prohibited within canyons, within two hundred feet (200') of canyon rims and on land with slopes greater than fifteen percent (15%) grade										S											
Commercial painting																					
Auto Parts Sales, Inside																					
Auto Parts Sales, Outside																					
Automobile Parking Lot/Garage																					
Automobile Paid Parking Lot/Garage																					
Automobile Repair, Major																					
Automobile Repair, Minor																					
Automobile Sales/Leasing, New																					
Automobile Sales, Used																					
Automobile Storage																					
Car Wash																					
Car Wash, Self-Serve																					
Motorcycle Sales/Service																					
Recreational Vehicle/Truck Parking Lot or Garage																					
Recreational Vehicle Sales and Service, New/Used																					
Salvage Yard																					
Truck/Tractor/Bus Repair																					
Truck Sales, Heavy Trucks																					
Truck Terminal																					
~~*10. PUBLIC ASSEMBLY*~~																					
~~*Auditoriums*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~	~~S~~	~~S~~			~~S~~	~~S~~	
~~*Exhibition halls*~~							~~S~~	~~S~~	~~P~~	~~P~~			~~P~~	~~S~~					~~S~~		
~~*Exposition and recreational vehicle shows*~~													~~S~~								
~~*Fairgrounds*~~								~~S~~	~~P~~	~~P~~				~~S~~							
~~*Farmer's markets, flea markets*~~													~~S~~								
~~*Funeral chapels*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~					~~P~~		~~P~~
~~*Religious facilities*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~P~~			~~S~~	~~P~~	~~S~~	~~S~~			~~P~~	~~S~~	~~P~~
~~*Schools - private vocational and/or academic*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~		~~S~~				~~S~~	~~P~~
~~*Schools - private academic*~~				~~S~~	~~S~~	~~S~~															
~~*Schools - private, single purpose*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~						~~S~~	~~P~~
~~*Schools - public*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~	~~S~~	~~S~~			~~P~~	~~P~~	~~S~~	~~S~~				~~S~~	~~P~~
~~*Sports arena*~~							~~S~~	~~S~~	~~P~~	~~P~~		~~S~~	~~S~~	~~S~~							
~~*Theaters - indoor*~~							~~P~~	~~P~~	~~S~~	~~S~~			~~P~~	~~P~~						~~S~~	
~~*Theaters - outdoor*~~							~~S~~	~~S~~	~~S~~	~~S~~				~~S~~							
~~*Wedding chapels and/or reception halls*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~							~~P~~
11. RESIDENTIAL	AG	SUI	R-1 VAR	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
~~Accessory buildings (less than 1,500 square feet), personal swimming pools and other accessory uses~~	~~P~~	~~P~~										~~P~~									

~~Detached accessory buildings (more than 1,500 square feet) i.e., garages and other accessory buildings~~	~~S~~	~~S~~										~~S~~									
~~Accessory buildings (less than 1000 square feet), personal swimming pools and other accessory uses~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~S~~			~~P~~	~~P~~	~~P~~					~~P~~
~~Accessory buildings (less than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages that are built at the same time the home is built~~											~~S~~			~~P~~	~~P~~	~~P~~					~~P~~
~~Detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings~~			~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~						~~S~~	~~S~~	~~S~~					~~S~~
~~Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages built at the same time the home is built~~														~~S~~	~~S~~	~~S~~					~~S~~
~~*Bed and breakfast facilities*~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~P~~	~~P~~					~~P~~	~~P~~	~~S~~	~~S~~		~~S~~			~~P~~
Dwellings - attached single household dwellings on lots fronting on an arterial or collector street		S	P	P	P	P								P	P	P					
Dwellings - detached single household	P	P	P	P	P	P						P			P	P					
Dwellings - duplex				P	P	P								P	P	P					
Dwellings - triplex and fourplex					S	P								P	P	P					
Dwellings - multiple household (5 units or more)						P	P	P						P	P	P					
Home occupations	S	S	S	S	S	S	P	P	P	P		S		P	S	S					P
Household units existing at the time this Title was adopted							P	P	P	P	P	P									P
Household units in same building as an allowed use and occupied by the owner or an employee of the allowed use							P	P	P	P			P	P			S	S			P
Household units in upper floors of commercial or professional buildings							P	P					P	P		P		S		P	P
Mobile homes, if accessory to and located on the same property of an allowed use and occupied by the owner or an employee of the allowed use.									S	S											
Motels and transient hotels							P	S					S	S					S		
~~*Nursing homes and rest homes*~~						~~S~~	~~P~~	~~P~~					~~S~~	~~P~~	~~S~~	~~S~~			~~P~~		~~S~~
~~*R.V. and camping parks*~~								~~S~~	~~S~~					~~S~~							
Residence halls, residence hotels, rooming houses						S	P	P	S				S	P	S	S			S		
~~Residential ZDA, not to exceed SUI density~~		~~S~~									~~S~~										
Shelter homes						S	S	S	S				S	S							S
Caretaker's/Guard's Residence																					
Dwelling, Accessory																					
Dwelling, Multiple Family (5 or more units)																					

Dwelling, Single Family Attached (Zero Lot Line)																				
Dwelling, Single Family Detached																				
Dwelling, Studio																				
Dwelling, Townhome																				
Dwelling, Triplex & Fourplex																				
Dwelling, Two Family (Duplex)																				
Homebuilder Marketing Center																				
Mobile and/or Manufactured Home																				
Model Home																				
Private Street Development																				
Residential Accessory Building																				
12. RETAIL TRADE LAND USES	AG	SUI	R-1 VAR	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
Agricultural equipment sales and service							S														
Alcoholic beverages, when consumed on premises where sold							P		S	S		P	S	S					S	S	
Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property								S													S
Alcoholic beverages when consumed on the premises where sold if located three hundred feet (300') or more from residential property								P													P
Antique shop																		S			P
Apparel and accessories							P	P	P	P			P	P					P	S	P
~~*Art galleries and*~~ frame shops																		S			P
~~*Automobile and recreational vehicle rental / storage yard*~~								~~*S*~~	~~*S*~~	~~*S*~~											
~~*Automobile and truck sales and /or rentals*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~				~~*S*~~							
~~*Automobile parts store*~~							~~*P*~~	~~*P*~~	~~*P*~~	~~*P*~~			~~*P*~~	~~*P*~~							~~*P*~~
Bakery							P	P	P	P			P	P					P	P	P
Bookstore							P	P	P	P			P	P				S	P	P	P
~~*Car wash facilities*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~				~~*S*~~						~~*S*~~	
Commercial greenhouses							S	P	P	P				P						S	
Cottage businesses																		S			P
Craft shop																		S			
Craft shop, in conjunction with retail business							P	P	P	P			P	P					P	P	P
~~Eating places~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~					~~P~~	~~P~~	~~P~~
~~*Equipment rental*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~			~~*S*~~	~~*S*~~							
Fabric and pattern shop																		S			P
Farm and garden supplies							P	P	P	P			P	P						S	
Florist shop							P	P	P	P			P	P				S	P	P	P
Food, drugs, etc.							P	P	P	P			P	P						P	P
~~*Fuel sales (bulk)*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~				~~*S*~~							
~~*Gasoline service stations*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~				~~*S*~~						~~*S*~~	
General merchandise							P	P	P	P			P	P						P	P

Hardware store							P	P	P	P			P	P						P	P
Hobby and toy store							P	P	P	P			P	P				S	P	P	P
Home decor, excluding appliances																		S			
Home furnishings and equipment							P	P	P	P			P	P							P
Ice cream store							P	P	P	P			P	P					P	P	P
Import store							P	P	P	P			P	P					P	P	P
~~Large implement and heavy equipment sales and/or rentals~~								~~S~~	~~P~~	~~P~~											
Laundering and dry cleaning							P	P	P	P			P	P						P	P
Laundromats							P	P	P	P			P	P						P	P
Lumber, plumbing and/or electrical supply stores							S	P	P	P			S	S							
Manufactured/mobile homes sales and/or rentals							S	S	S	P				S							
Mobile/manufactured home sales and/or rentals in the Rock Creek CRO between Martin Street and 2750 East																			S		
Music store							P	P	P	P			P	P					P	P	P
Pawnshop							P	P	P	P			P	P							
Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.							S	S	P	P			S	S					S		S
Pet shop							P	P	P	P			P	P					S	P	P
Sporting goods store							P	P	P	P			P	P						P	P
~~*Sporting vehicles and motorcycles - sales and/or rentals*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~			~~*S*~~	~~*S*~~							
Storage unit rentals							S	S	P	P			S	S							
Taxidermy studio							P	P	P	P			P	P					P	S	P
~~*Temporary automobile, truck and recreational vehicle sales permitted with staff approval, provided that there shall be state approval, no parking or display of vehicles in landscaped areas, and no sight obstructions*~~								~~*P*~~													
~~*Tire shops*~~							~~*S*~~	~~*S*~~	~~*P*~~	~~*P*~~				~~*S*~~							
~~*Truck stop*~~									~~*P*~~	~~*P*~~											
Antique Shop and Used Furniture																					
Building Material and Hardware Sales, Major																					
Building Material and Hardware Sales, Minor																					
Equipment and Machinery Sales and Rental, Major																					
Equipment and Machinery Sales and Rental, Minor																					
Farmer's Market , Indoors																					
Farmer's Market, Outdoors																					
Feed Store																					
Flea Market, Inside																					
Flea Market, Outside																					
Furniture, Home Furnishings and Appliance Store																					
Gas Pumps																					
Laundering and Dry Cleaning, Major																					

Laundering and Dry Cleaning, Minor																					
Nursery, Major																					
Nursery, Minor																					
Portable/Temporary Building with Retail Sales																					
Retail Stores and Shops																					
Restaurant or similar eating establishments																					
Trailer/Mobile Home Display and Sales																					
13. SERVICE, OFFICE AND PROFESSIONAL LAND USES	AG	SUI	R-1	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
Advertising							P	P	P	P			P	P					P	S	P
Apparel repair and alteration							P	P	P	P			P	P					P	S	P
Appliance repair							S	S	P	P			P	P							
Auctions and/or public sales								S	S	S			S								
~~*Automobile and truck service and/or repair*~~							~~S~~	~~S~~	~~S~~	~~S~~			~~S~~								
~~*Automobile impound facility*~~										~~S~~											
Beauty and barber shops							P	P	P	P			P	P			S	S	P	P	P
Building care contracting offices							P	P	P	P			P	P					P		P
Business associations							P	P	P	P			P	P					P		P
~~*Civic, social and fraternal organizations*~~							~~S~~	~~P~~	~~P~~	~~P~~			~~P~~	~~S~~					~~P~~		~~P~~
Commercial daycare facilities and preschools																	S	S			S
Construction trade offices							P	P	P	P			P	P					P		P
~~*Construction yards*~~									~~S~~	~~P~~											
Consumer credit collection offices							P	P	P	P			P	P			S	S	P		P
Copy center - self service							P	P	P	P			P	P						P	P
Day care services							P	P	S	S			P	P		S			P	P	S
Dog grooming and/or kennels							S	P	P	P				S						S	S
Duplicating and stenographic offices							P	P	P	P			P	P					P	P	P
Employment agency							P	P	P	P			P	P			S	S		S	S
Finance and investment offices							P	P	P	P			P	P		S	S	S	P	S	P
Furniture repair/upholstery							S	S	S	P											
Horticultural services							P	P	P	P			P	P							P
In home daycare services	S	S	S	S	S	S	P	P	S	S			P	P	S	S			P	P	P
Insurance and related business							P	P	P	P			P	P		S	S	S	P	S	P
~~*Labor unions and organizations*~~							~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~					~~P~~		~~P~~
Photography studios							P	P	P	P			P	P			S	S	P	P	P
Professional organizations							P	P	P	P			P	P					P	S	P
Professional services							P	P	P	P			P	P		S	S	S	P	S	P
~~Publishing and printing business~~							~~S~~	~~S~~	~~P~~	~~P~~			~~P~~	~~S~~							~~S~~
Real estate and related business							P	P	P	P			P	P		S	S	S	P	S	P
Seamstress																		S			P
~~*Sporting vehicle and motorcycle service and/or repair*~~							~~S~~	~~S~~	~~S~~	~~P~~			~~S~~								
Tattoo parlors or dermagraphic studios approved by the South Central District Health Department or other state regulatory agency							S	S	S	S										S	
Testing laboratories							S	S	P	P			P								S
~~*Tourist information center*~~							~~P~~	~~P~~	~~P~~	~~P~~	~~S~~		~~P~~	~~P~~							~~P~~
~~*Welfare and charitable facilities*~~							~~S~~	~~P~~	~~P~~	~~P~~			~~P~~	~~S~~					~~P~~	~~S~~	~~S~~

Administrative or Professional Office																						
Alcoholic beverage service when consumed on premises where sold																						
Artisan's Workshop																						
Bank, Savings and Loan, or Credit Union																						
Beauty Salon/Barber Shop																						
Bed and breakfast facilities																						
Bed and Breakfast Inn																						
Body Art Studio																						
Business Service																						
Cabinet/Upholstery Shop																						
Campground or Recreational Vehicle Park																						
Commercial Amusement, Indoor																						
Commercial Amusement, Outdoor																						
Contractor's Shop and/or Storage Yard																						
Dance Hall/ Dance Club																						
Day Care Center, Adult																						
Day Care Center, Child																						
Day Care Center, Incidental																						
Day Care Center, In-Home																						
Dry Cleaning, Major																						
Dry Cleaning, Minor																						
Fairgrounds/Exhibition Area																						
Fortune Teller/Psychic																						
Furniture Restoration																						
Gunsmith																						
Gymnastics/Dance Studio																						
Health Club /Fitness Center																						
Hotel or Motel																						
Household Appliance Service and Repair																						
Indoor Gun Range																						
Insurance Office																						
Kennel, Indoor																						
Kennel, Outdoor																						
Laundromat																						
Locksmith/Security System Company																						
Moving Truck or Trailer Rental																						
Print Shop, Major																						
Print Shop, Minor																						
Research and Development Center																						
Restaurant or Cafeteria																						
Small Engine Repair Shop																						
Stable, Commercial																						
Taxidermist																						
Telemarketing call center																						
~~14. SPORTS FACILITIES~~																						
~~Athletic areas~~																						
~~Equestrian facilities and/or riding stables~~																						
~~Go-cart tracks~~																						
~~Golf courses and country clubs~~																						

~~Golf driving ranges~~																					
~~Gun clubs~~																					
~~Indoor recreation facility~~																					
~~Miniature golf courses~~																					
~~Outdoor, public and commercial ice and roller skating facilities~~																					
~~Outdoor, public and commercial tennis courts~~																					
~~Racetracks~~																					
~~Zip lines operated by outfitters and guides licensed by the Idaho outfitters and guides licensing board~~																					
15. TRANSPORTATION, *COMMUNICATIONS AND UTILITIES*	AG	SUI	R-1	R-2	R-4	R-6	C-B	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	Pro-2	CRO	NCO	RB
Airport and related facilities												S									
Airport supplemental uses- Supplemental uses shall be allowed on Joslin Field, Magic Valley Regional Airport in conjunction with the use of the airport as recommended by the Airport Advisory Commission and approved by the City Council and County Commissioners												P									
Bus facilities including pick-up shelters	S	S	S	S	S	S	P	P	P	P			P	P					P	S	
Freight transfer points							S	S	P	P			S	S							
Open parking lot or garage for automobiles							S	P	P	P			P	S							
Open parking lot or garage for trucks and buses							S	S	P	P			S	S							
Open parking lot or garage for trucks and equipment									P	P											
Packing and crating							S	S	P	P			S	S							
Railroad buildings, equipment and yards									S	P											
Taxicab office							P	P	P	P			P	P					S	S	
Ticket and arrangement facilities							P	P	P	P			P	P					S		
Trucking facilities							S	S	P	P				S							
Radio and television stations without transmission and receiving towers							*P*	*P*	*P*	*P*			*P*								*P*
Radio and television stations with wireless communications facilities								*S*	*S*	*S*											
Transmission and receiving towers over thirty-five feet (35') tall, provided that they are located near other tall structures.											*S*										
Telegraph centers and telegraph stations							*P*	*P*	*P*	*P*			*P*								
Telephone exchange stations							*P*	*P*	*P*	*P*			*P*								
Underground and aboveground transmission lines	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*			*P*	*P*	*P*

Utility owned buildings and structures less than twenty five (25') square feet in area and less than three (3') feet aboveground	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*			*P*	*P*	*P*
Utility owned buildings and structures more than twenty five (25') square feet in area or more than three (3') feet aboveground	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*			*S*	*S*	*S*
Wireless Communication Facility - Freestanding																						
Wireless Communication Facility – Co-Location on Nonresidential Bldg																						
Airport supplemental use																						
Airport/Heliport																						
Bus Stop, including shelter																						
Bus Terminal																						
Commercial antenna																						
Commercial antenna, stealth																						
Electric Power Generating Plant																						
Freight transfer station																						
Helistop																						
Landfill																						
Office and Storage Area for Public/Private Utility																						
Private Utility, Other Than Listed																						
Radio and television stations																						
Railroad buildings, equipment and yards																						
School District Bus Yard																						
Sewage Treatment Plant/Pumping Station																						
Solar Panel																						
Taxicab office																						
Telephone Exchange																						
Ticket and arrangement facilities																						
Transit Center																						
Underground and aboveground transmission lines																						
Utility Distribution/Transmission Facility																						
Water Treatment Plant																						
Windmill																						
~~13. WHOLESALE FACILITIES~~																						
~~H-1 and H-7(2) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c and (B)9a of this section~~																						
~~Wholesale distribution and warehousing, excluding H-1 facilities~~																						
~~Wholesale distribution and warehousing, excluding H-1 and H-7(2) facilities~~																						