

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
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).	0
ACCESS EASEMENT	An easement across one or more adjacent properties to allow vehicular access to an otherwise inaccessible area at any time.	0
ACCESSORY Building	A Building that is incidental and subordinate to the principal allowed use of a property and located on the same lot as the principal allowed use. Commonly described as: car port, deck, covered patio, garage, garden shed, tool shed, shop, and other similarly described terms.	10
ACCESSORY USE	A use that is incidental and subordinate to the principal allowed use of a property and located on the same lot or property as the principal allowed use.	0
Addiction Treatment Facility	An establishment or facility used primarily for the purposes of temporary inpatient treatment of individuals recovering or suffering from alcohol, drug, substance or other addictions. This Definition excludes "Group Homes" as defined herein.	5
Administrative or Professional Office - Major	A facility or establishment designed, or primarily intended, for occupancy of fifty (50) or more persons to transact the clerical affairs of a business, industry, service, profession or other organization. This definition does not include offices otherwise defined herein, or offices incidental and accessory to another business, or sales activity, that is the principal use.	8
Administrative or Professional Office - Minor	A facility or establishment designed, or primarily intended, for occupancy of forty-nine (49) or fewer persons to transact the clerical affairs of a business, industry, service, profession or other organization. This definition does not include offices otherwise defined herein, or offices incidental and accessory to another business, or sales activity, that is the principal use.	8
ADMINISTRATOR	Planning and Zoning Director, or their designatee.	0
Adult Establishments	Any Business which falls under Idaho State Statute 67-6533 or as amended.	11
Agricultural	Farming, including plowing, tillage, cropping, storage, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products; grazing or raising of livestock (except dairies and feed lots); aquaculture, sod production; orchards; Christmas tree plantations; nurseries; and cultivation of natural products as part of a recognized commercial enterprise.	1
Agritourism Activity	An accessory use/secondary activity carried out on an active farm or ranch that allows members of the general public, for recreational, entertainment or educational purposes, to view or enjoy rural activities including, but not limited to, farming, ranching, historic, cultural, on-site educational farming programs, recreational farming programs that may include on-site hospitality services, guided and self-guided tours, bed and breakfast accommodations, farm animal petting zoos, short term farm festivals, corn mazes, "harvest-your-own" events, hayrides, barn parties, horseback riding, fee fishing and camping. An activity is an Agritourism activity whether or not the participant paid to participate in the activity.	1

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
Airport Supplemental Uses	Land uses on Joslin Field, Magic Valley Regional Airport that support and/or supplement the fundamental operations and services of the airport.	11
Airport/Heliport	Any area of land or water used or intended for landing, takeoff, or maintenance of aircraft, including appurtenant area used or intended for airport buildings, facilities, and rights of way.	11
ALLEY	See definition of Street. A right-of-way, which gives a primary or secondary means of vehicular access to the rear or side of properties otherwise abutting a street, and which may be used for public pedestrian, vehicular or utility access.	0
APPLIANCE REPAIR	The repair of a household or office device operated by natural gas or electrical current, or mechanical means.	4
ARCHITECTURAL PROJECTION	Any projection which is not intended for occupancy and which extends horizontally 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.	0
AREA OF IMPACT	The area surrounding the city as established by mutual agreement with the county in conformance with state law.	0
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.	0
Artisan's Workshop - Minor	" Establishments primarily engaged in the preparation, display, and direct retail of individually crafted artwork or other goods by the use of hand tools or consumer grade mechanical equipment. Such uses include small scale businesses creating artwork, furniture, jewelry, pottery, and similar items. "	4
Artisan's Workshop - Major	" Establishments primarily engaged in the preparation, display, and direct retail of individually crafted artwork or other goods by the use of hand tools or consumer grade mechanical equipment. Such uses include small scale businesses creating artwork, furniture, jewelry, pottery, and similar items. This definition includes any use which involves "classified areas" as defined in the current Building Code. This definition excludes uses involving assembly line or automated production equipment. "	4
Assembly	An establishment or premises used for the gathering of persons for various functions.	2

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Assisted Care / Living Facility - MAJOR	Any facility licensed and/or certified by the state, which provides mental or physical health services for sixteen (16) or more individuals for illness, disease, physical or mental infirmity. This Definition excludes "Group Homes" and "Certified Family Homes" as defined by State Statute; or hospitals, emergency rooms, or medical clinics.	5
Assisted Care / Living Facility MINOR	Any facility licensed and/or certified by the state, which provides mental or physical health services for three (3) to fifteen (15) individuals for illness, disease, physical or mental infirmity. This Definition excludes "Group Homes" and "Certified Family Homes" as defined by State Statute; or hospitals, emergency rooms, or medical clinics.	
Athletic Arena or Stadium	An area generally used for sporting events such as baseball, basketball, football, rodeo, soccer, swimming, tennis, or other competitions; facilities may have improved seating facilities for spectators, PA System, and or lighting.	9
Auction Services and/or Public Sales Establishment	A location or business primarily used for the public sale of equipment, goods, merchandise, vehicles or wares to the highest bidder.	4
Auto and Automobile	See Vehicle, and other related definitions.	0
Bar	An establishment primarily designed for serving alcoholic drinks (after obtaining the proper licensing), typically offering other nighttime entertainment including but not limited to: music, dancing, billiards, darts and similar social games.	4
Barber Shop/Beauty Salon/MediSpa	Any establishment or place of business within which the practice of barbering, cosmetology, permanent makeup, or other personal health treatments are engaged in or carried on by one or more aestheticians, barbers, cosmetologist, massage therapists, or similar licensed professionals. Excludes any practice including surgery or other medical practice otherwise defined.	4
BASE FLOOD	The flood having a one percent (1%) chance of being equaled or exceeded in any given year.	0
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.	0
Bed & Breakfast Facility	A small scale lodging establishment providing between 4 to 7 guest rooms. Owner or operator occupied.	7
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.	0
BLOCK	A group of lots, tracts or parcels within well defined boundaries, usually streets.	0
Body Art Studio	An establishment where the practice of physical body adornment by artists using but not limited to the techniques of body piercing and tattooing. (This definition excludes those establishments offering Ear Piercing exclusively.)	4

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
Botanical Gardens and Arboretums	A public or private facility, where admittance may or may not be fee based, for the demonstration and observation of the cultivation of flowers, fruits, vegetables, ornamental plants, or other vegetation, which is maintained by a trained/certified professional. (This definition excludes residential gardens incidental, or accessory, to dwelling units.)	2
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.	0
BUILDING LINE	See definition of Line, Building.	0
BUILDING OFFICIAL	The building official or other city employee appointed by the City Manager.	0
Bus Terminal	A location of multiple originating or terminating transit routes, where passengers board or alight/disembark transit buses.	11
Campground or Recreational Vehicle Park	Any area that is designed or improved for occupancy by visitors or transients using recreational vehicles, motor homes, mobile trailers, or fabric tents for temporary lodging, or sleeping purposes. This definition excludes manufactured housing communities.	7
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: a) inaccessible from existing streets, and/or b) less than one hundred feet (100') in width. There may be multiple rims meeting this definition, and the requirements of the canyon rims overlay district apply to all such rims. The location of the rim shall be determined before any excavation or grading preparatory to development occurs. Any developer may, prior to filing an application for approval, request that the city engineer delineate the rim on his or her property.	0
CANYON RIM SETBACK	The shortest distance between the canyon rim and the exterior wall, or support post, of any building for which a canyon rim setback is required.	0
Car Wash	A facility or establishment designed for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment, either through a mechanical or production line process, or by hand with equipment provided on-site.	4
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.	3
Centralized Sewer Facilities	Large-scale public sewer systems (municipal wastewater treatment plants) are centralized systems.	0
Centralized Water Facilities	Large-scale public water systems (municipal water sources and distribution lines) are centralized systems.	0
Certified Family Home		
Certified Landscaping Installer		
CHANGE OF USE	A change of use from one Land Use Category to another.	0

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CITY	The City of Twin Falls.	0
CITY MANAGER	The City Manager, or their designee.	0
College, University, Trade, or Private Boarding School	An institution dedicated to the education of students at the respective level of the institution, where the students generally live on or near the institution's campus, and pay for the course they attend.	3
COMMERCIAL USE	A structure or area used or intended for the selling, bartering or swapping of any merchandise, commodities, objects or the rendering of services to the general public. Dwelling - Multi Unit Uses (5 Units or more) are included in this definition. Home Occupations are exempted from this definition.	0
COMMISSION	The City of Twin Falls Planning and Zoning Commission.	0
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.	0
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.	0
Community Garden	A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or household.	1
COMPREHENSIVE PLAN	The policy document that guides the planning and zoning decisions of the City of Twin Falls. The comprehensive considers previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for various planning components.	0
Conditional Use Permit		
CONDOMINIUM OWNERSHIP	An estate consisting of: a) an undivided interest in common in real property in an interest or interests in real property or in any combination thereof, together with b) a separate interest in real property, in an interest or interests in real property, or any combination thereof.	0
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.	0
Convention Center	A facility designed to accommodate 500 or more persons used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions; along with accessory functions including temporary displays, food and beverage preparation and service.	2
COUNCIL	The City of Twin Falls City Council.	0
COUNTY	Twin Falls County, Idaho and its governing board.	0
COVENANT	A written promise or pledge.	0
Crematorium	"An enclosed facility wherein human or animal remains are cremated in a cremation chamber (retort of a crematory)."	6
Customer Area		

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
Daycare Business	The care and supervision, provided for compensation, during part of a day, for a child or children not related by blood or marriage to the owner of the daycare business, in a place other than the child's own home. This term includes preschools, nursery schools, play schools, kindercare and any like or similar operation. Daycare businesses are categorized as "centers", "facilities" or "homes", as defined in this section, according to Idaho health and welfare regulations.	0
Daycare Center	A Daycare Business providing care for thirteen (13) or more children on the premises at any one time. A daycare center is required to be licensed by the Idaho department of health and welfare.	5
Daycare Facility	A Daycare Business providing care for no more than twelve (12) children on the premises at any one time and having not more than two (2) employees. Required by Idaho State Law to have a fire inspection.	5
Daycare Home	A Daycare Business providing care for six (6) or fewer children on the premises at any one time, having not more than one employee in addition to the owner/operator, and operating between the hours of seven o'clock (7:00) A.M. and six o'clock (6:00) P.M.	5
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.	0
Detention Center	A facility established in conjunction with a law enforcement or public safety building, used primarily for the detention of adult or juvenile persons while being processed for arrest or detention by law enforcement.	3
DEVELOPED	Property for which a certificate of occupancy, or letter of completion, has been issued to occupy a building on the property and/or where any Required Improvements have been made on the private property.	0
DEVELOPER	The owner, or his legally authorized agent, of lands that are being platted, mapped, or developed.	0
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.	0
DORMITORY	A building specifically designed for a long-term stay by students of a college, university, or nonprofit organization for the purpose of providing rooms for sleeping purposes. One common kitchen and some common gathering rooms for social purposes may also be provided.	7
Drive-Thru	An area or location intended to be used for sales and/or services to patrons who remain in their vehicles.	4
Dry Cleaning/ Laundering Plant	A building, portion of a building, or a premises used, or intended to be used, for cleaning of apparel, clothing, fabrics, textiles, or other articles of any sort. Such cleaning method may or may not involve volatile solvents including, but not limited to solvents of the petroleum distillate type, and/or the chlorinated hydrocarbon type, and any other incidental process or chemical.	4
Dry Cleaning/ Laundering Service	An establishment or business maintained for the pickup and delivery of items, materials or laundry, without the maintenance or operation of any laundry or dry cleaning equipment or machinery on the premises.	4

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Dwelling - Live/Work Unit	A dwelling unit located within the same building as the primary non-residential land use of the property.	10
Dwelling UNIT	Space within a building designed with permanent cooking, sleeping and sanitation needs of one Household.	0
Dwelling units existing at the time this Title was adopted	A residential unit that was built, constructed or existed prior to the adoption of Ordinance #2012 (AD 1981)	10
Dwellings - Accessory Dwelling Unit (ADU)	A dwelling unit, located on the same property as the primary residence; either attached or detached and may or may not have direct access to or from the primary dwelling.	10
Dwellings - Attached Single Dwelling Unit (Townhouse)	A Building containing one (1) dwelling unit , built on a separate lot or parcel, sharing one or more common walls.	10
Dwellings - Detached Single Dwelling Unit	A Building containing one (1) dwelling unit, built on a separate lot or parcel, separated from other dwelling units by a Yard on all four (4) sides.	10
DWELLINGS - MULTI-Dwelling Unit	A Building containing three (3) or more Dwelling Units designed for Households living independently of each other.	10
DWELLINGS - TWO Dwelling Unit	A building containing two (2) dwelling units designed exclusively for occupancy for two (2) households living independently of each other.	10
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.	0
Electric Power Generating Plant	A facility, regardless of fuel or energy source, whose primary function is the creation of electricity to any electrical distribution system or transmission grid.	6
Emergency Service Stations	A facility or premises which houses: communication equipment, emergency response personnel, equipment, gear, vehicles, and any other items pertinent to the protection of the health, safety and welfare of the general public.	3
ENGINEER	A professional engineer registered in the state of Idaho.	0
EQUESTRIANWAY	A public way designed to be used for horseback riding.	0
Equipment and Machinery, Major	High-capacity mechanical devices for moving earth or other materials, and/or mobile power units including but not limited to: carryalls, graders, loading and unloading devices, cranes, drag lines, trench diggers, tractors, augers, bulldozers, concrete mixers and conveyers, harvesters, combines, or other major agricultural equipment/implements, and similar devices operated by mechanical power, as distinguished from manpower.	4
Equipment and Machinery, Minor	Bulky nonvehicular items, for agricultural, commercial, construction, or industrial purposes which individually can be transported in or with a common passenger vehicle. Such items include but are not limited to: barrels, construction or mechanical hand tools, lawn and garden equipment, party supplies and similar goods and equipment.	4
Event Center - Major	A facility designed to accommodate between 100 and 500 people used for conferences, seminars, product displays, recreation activities, and/or entertainment functions, along with accessory functions including temporary outdoor displays, food, and beverage preparation; and service for on-premises consumption. This definition excludes "Night Club."	2

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
Event Center - Minor	A facility designed to accommodate fewer than 100 people used for conferences, seminars, special occasion gatherings, and other similar gatherings on a commercial basis. Accessory functions include food, and beverage preparation and service for on-premises consumption. This definition excludes "Night Club."	2
FAÇADE MOUNTED	Directly attached or affixed to the elevation of a building, tank, or other structure.	0
FARM	An area being primarily used for the purpose of producing food, fiber, seed stock, fodder or oil producing crops.	1
Farm – animals on pasture	Any premises on which a primary use is the breeding, raising, or maintaining of animals for sale or where the primary income from the premises is derived from such uses. This definition excludes Poultry or Pigs.	1
Farm – plants and trees	Any premises on which a primary use is the growing of crops, flowers, plants, or trees, for off-premise consumption, use, or sale.	1
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.	1
Financial Institution	An establishment which the primary function is to advise, hold, invest, loan (secured), save, or transfer monies for individuals or other establishments. Such establishments may include but are not limited to banks, credit unions, savings and loan offices, and mortgage loan offices. Automated teller machines (ATMs) are considered accessory to the primary business. This definition does not include payday, cash advance or check advance loan service establishments.	4
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".	0
Fish Hatchery	Any property on which a primary use is the hatching and raising of fish for the purpose of harvesting and sale. This definition excludes recreational fishing operations.	1
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.	0
Food Processing	Any facility or premises primarily engaged in producing food or seed products by way of the Manufacturing Process.	6
Food Products	A substance that can be used or prepared for use as food for human or animal consumption.	0
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 administrator shall base their 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 administrator may be appealed.	0

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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.	0
Fuel Pumps	A pump, generally located at a fueling station or point, which is used to fill a vehicle's fuel tank.	0
Fuel sales (bulk)	Any establishment or premises primarily engaged in the storage and sale of large (Semi Truck/Tanker) quantities of fuel to end users or distributors.	6
Fuel/Charging Station	An establishment which sells fuel for vehicles or a location which provides an electrical hook-up for charging electric vehicles.	4
Fuel/Charging Station Store	A retail store that has the primary use of facilitating vehicle fuel and charging sales, however other products such as groceries, snack foods, beer and wine to consume off-site, tobacco products, and toiletries are also sold. This definition does not include "Truck Stop", "Car Wash", or "Vehicle Repair Services".	4
Fun Center - Major	A facility or establishment primarily designed for entertainment activities with a total occupant load of fifty (50) individuals or more, or provides any activities outdoors (such activities include, but are not limited to: billiards, bingo, bowling, card/poker games, darts, escape/puzzle rooms, ice or roller skating, swimming and video arcades/virtual reality simulators).	9
Fun Center - Minor	A facility or establishment primarily designed for entertainment activities with a total occupant load of forty-nine (49) individuals or less and entirely indoors (such activities include, but are not limited to: billiards, bingo, bowling, card/poker games, darts, escape/puzzle rooms, ice or roller skating, swimming and video arcades/virtual reality simulators).	9
Fun Park	An establishment, location, or premises where three (3) or more of the following take place on the same or adjacent properties: amusement rides, Fun Center (Major/Minor), Go-Carts, Miniature Golf Course, Zip Lines, or other similar activities.	9
Funeral Chapel	An establishment which provides space for human funeral services, but which does not contain facilities for the preparation, cremation or storage of human remains. See also "Mortuary".	2
Furniture/Upholstery Repair	The fixing, mending or reconditioning of furniture, such as chairs, desks, tables or other items used to make a house or office suitable for living or working.	4
Gasoline Stations	See Fuel/Charging Station	4
Golf Course - Miniature	See Miniature Golf Course	9
Golf Course/Country Club	An establishment or facility for the playing of golf at which there may be a clubhouse including rest rooms and locker rooms, and which may include, swimming, outdoor recreation, related retail sales, restaurant and cocktail lounge. This definition excludes miniature golf course.	9
Golf Driving Range	An establishment or facility equipped with distance markers, clubs, balls, and tees for practicing golf skills, and which may include a snack-bar and proshop. This definition excludes miniature golf course.	9
GOVERNMENT FACILITIES	Facilities owned, operated, or maintained by a Public agency for the benefit of the general population.	0
Grain & Seed Processing	See Food Processing	6

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
Group Home	Any group residence in which eight (8) or fewer unrelated persons with disabilities or elderly persons reside and who are supervised at the group residence in connection with their disability or age related infirmity, including resident staff. No more than two (2) of such staff shall reside in the dwelling at one time. This definition shall be consistent with Idaho State Statute 67-6531 or as amended.	10
Gun Club	See Sport Shooting Range	9
Gym	See Health/Fitness Facility	4
Handcrafted Furniture	Furniture which is created by a craftsman and/or apprentices using hand tools and not in or by an assembly line or a mechanized process or industrial machines.	0
Hazardous Materials	Any item, material, or product classified hazardous by the Twin Falls Fire Marshal.	0
Health/Fitness Facility - Major	An establishment or facility primarily designed for patrons to use equipment or space for the purpose of physical exercise or training; with a total maximum occupant load of fifty (50) individuals or more.	4
Health/Fitness Facility - Minor	An establishment or facility primarily designed for patrons to use equipment or space for the purpose of physical exercise or training under the direction/supervision of a coach or trainer; with a total maximum occupant load of forty-nine (49) individuals or less.	4
HEIGHT	The total vertical distance measured from the average elevation of the natural grade of the building pad or structural footprint.	0
Heliport	See Airport/Heliport	11
Helistop	A facility, accessory to a primary use, for boarding, landing and discharging passengers and/or cargo. A helistop does not include refueling or maintenance but may include a storage facility for one (1) helicopter.	11
HIGHWAY	A street designated as a highway by an appropriate state or federal agency.	0
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 and or which use no vehicles which would not normally be found incidental to a residential use shall be exempt from this definition.	8
HOSPITAL	An institution providing comprehensive health care services, primarily for inpatient and medical or surgical care of the sick or injured, including outpatient departments, training facilities, central service facilities and staff offices.	5
HOTEL	Any building containing more than 8 Sleeping Units designed to be rented or hired out by guests where all units are accessed by an internal hallway.	7
HOUSEHOLD	An individual, or two (2) or more individuals related by blood, marriage, legal adoption or guardianship, or a group of four (4) or less persons who are unrelated and reside together for more than thirty (30) days.	0
Idaho Licensed Design Professional	A individual with a current liscence to practice their profession as an engineer, architect, or landscape architect.	0

USE/TERM	DEFINITION	USE CATEGORY
IMPROVEMENT	Any alteration to the land or other physical construction associated with subdivision and building site developments; including, but not limited to: grading, asphalt/concrete parking or access, curb, gutter, sidewalk, landscaping, water/sewer/stormwater lines.	0
Indoor	Within a building, or structure which has a roof, and which is enclosed on at least 85 percent of its perimeter with solid exterior walls/doors.	0
Industrial USE	The fabricating or assembling of materials into finished or partially finished products by hand or by the use of machinery, the disassembly or deconstruction of materials, or any establishment or premises engaged in the Manufacturing Process. Or any use which is located in this category on the Land Use Charts. This definition excludes home occupations, activities creating products in which the process does not yield any vapor, liquid or solid waste materials, and Artisan Workshops.	0
ISPWC	Idaho State Public Works Construction	
Judicial Facility	A facility or establishment, with ancillary facilities such as court rooms, meeting rooms, and offices, where judicial proceedings take place, including temporary holding facilities for individuals who require detention.	3
Junkyard	See " Wrecking, Salvage, and Junk Yards"	6
Kennel	Any lot, building, structure, enclosure or premises where more than four (4) dogs or four (4) cats over the age of four (4) months are raised, kept, housed, or boarded, excluding Licensed Veterinary Clinic.	1
LANDFILL	A solid waste disposal operation where the wastes are spread on land in thin layers, compacted to the smallest practical volume, and covered with cover material once each day of operation in order to safeguard against environmental pollution, nuisances, and health hazards	6
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.	0
Laundromat, Self Serve	An establishment which provides equipment such as washing mashines and dryers, where individuals can launder personal property, where water is the main solution and no chemicals are utilized in the process, as with dry cleaning.	4
LESSEE	A person holding a legally enforceable lease, a tenant.	0
Library	A public, nonprofit facility in which literary, musical, artistic, or reference materials such as, but not limited to, books, manuscripts, computers, recordings, or films are kept for use by, or loaning to, patrons of the facility, but are not normally offered for sale.	3
LINE, BUILDING	One of four (4) perpendicular lines established by the adminstrator 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.	0
LINE, PROPERTY	The legal boundary of a parcel of real property.	0
Livestock Sales	A commercial establishment wherein livestock is collected for sale or auctioning	1

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
LOADING SPACE	An off street space 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.	0
LOT	Unless otherwise defined, a parcel of land, legally recognized, 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.	0
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.	0
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.	0
LOT, CORNER	A lot situated at the intersection of two (2) or more streets.	0
LOT, DEPTH	The horizontal distance between the front and rear lot lines, measured along the median between the two (2) side lot lines.	0
LOT, INTERIOR	A lot other than a corner lot.	0
LOT, PLATTED	A lot or individual parcel shown on a plat.	0
Machine Shop	A facility, or building, where wood and metal working machines are used; such as blacksmith, tinsmith, welding, and sheet metal shops; plumbing, heating, and electrical repair shops; and mechanical/engine overhaul or repair shops. This definition includes businesses where the Machine Shop is the primary function, as well as businesses which utilize a Machine Shop as an accessory/subordinate use.	6
MAINTENANCE EASEMENT	An easement granted for the purpose of providing access for repair and maintenance of appurtenant property.	0
MANAGEMENT BODY	A person or group of persons created in accordance with this title to manage a development and maintain all common areas.	0
MANUFACTURED HOME	Per Idaho Statute 39-4105-(8): a structure, constructed after June 15, 1976, in accordance with the HUD manufactured home construction and safety standards, and is transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is 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, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, except that such term shall include any structure which meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under 42 U.S.C. section 5401 et seq.	0
Manufactured homes sales	An establishment which displays and sells dwelling units which fall under the manufactured home definition found herein.	4

USE/TERM	DEFINITION	USE CATEGORY
Manufacturing Process	Subjecting natural resources to some special process or treatment which changes the physical state or chemical composition of matter, the second step in use of a natural resource; examples include petroleum refining, retorting and refining, ore smelting, coal crushing and cleaning, saw mill, alfalfa pellet mills, food bottling/canning/packaging. Mass production or creation of glass, ceramic, or plastic materials; gravel crushing, cement manufacture, asphalt or concrete batch plants also included.	0
Manufacturing, Heavy	Establishments or premises engaged in the Manufacturing Process. Any activity or process engaged in the storage of Hazardous Materials needed for the manufacturing process.	6
Manufacturing, Light	The manufacture, predominantly from previously prepared materials, of finished products or parts, including fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products.	6
Manufacturing, Medium	Establishments or premises engaged in the Manufacturing Process which do not engage in the storage of Hazardous Materials needed for the manufacturing process.	6
Medical Clinic, Major	An establishment where patients are admitted for examination or treatment by physicians, dentists, other health care professionals, or similar professions; where the business operates outside Normal Business Hours, otherwise known as an In-patient Clinic	5
Medical Clinic, Minor	An establishment where patients are admitted for examination or treatment by physicians, dentists, other health care professionals, or similar professions and where the business operates within Normal Business Hours. Otherwise known as an Out-patient Clinic.	5
Mineral Extraction	The exploration for or extraction of surface or subterranean compounds and materials; this includes oil and gas exploration and production, and/or the mining of metallic and nonmetallic minerals, sand, gravel, and rock.	6
MOBILE HOME	ID State Statute 39-4105 (9); a factory-assembled structure or structures generally constructed prior to June 15, 1976, and equipped with the necessary service connections and made so as to be readily movable as a unit or units on their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation.	0
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/manufactured homes for dwelling purposes.	10
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 Idaho Code.	0
Mortuary	An establishment which provides space for human funeral services, and may contain facilities for the preparation, cremation, or temporary storage of human remains.	4
Motel	Any building containing more than 8 Sleeping Units designed to be rented or hired out by guests where all units are accessed by external walkways.	7
Municipality	The City of Twin Falls	0

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
Museum/ Learning Center - Major (>100)	A building, facility, or institution designed to accomodate more than 100 people which is devoted to the procurement, care, study, and exhibition of books, art, and/or other objects of historical or scientific value. Such as Aquariam, Planetarium, Childrens Exploration Center, and other similar uses.	2
Museum/ Learning Center - Minor (<100)	A building, facility, or institution designed to accomodate 100 or fewer people which is devoted to the procurement, care, study, and exhibition of books, art, and/or other objects of historical or scientific value. Such as Aquariam, Planetarium, Childrens Exploration Center, and other similar uses.	2
Night Club	An establishment which is designed, or intended, to provide floor space used for the purposes of recreational dancing; usually projecting loud music, where admission or cover charge can be directly collected, or some other form of compensation is obtained. May or may not serve alcohol, provided the proper licenses are obtained.	4
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.	0
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.	0
NONRESIDENTIAL USE	Any structure, activity, or use not included in the definition of "residential use" contained in this section.	0
Normal Business Hours	Between 7:00 AM and 10:00 PM	0
Nursery – Major	The growing, storage, and/or sale of ground cover (bark, rock, ect), plants, shrubs, soils, trees, vines, or other similar materials, in bulk or wholesale volumes, including the use of a Storage Yard.	1
Nursery – Minor	The retail handling of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods and related products in small quantities to the consumer. This definition excludes establishments with a Storage Yard.	1 or 4
Occupant Load	The number of persons for which the means of egress of a building or portion thereof is designed	
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.	0
ON PREMISES SIGN	A sign mounted on property that is occupied by the use being advertised by said sign.	0
Open Air Market	An establishment or premises designed to accomodate an open area where individuals, or groups of individual sellers, offer various items for sale to the public. Commonly refered to as a Farmers Market or Flea Market. This definition excludes Rummage and Garage Sales.	4
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.	0

USE/TERM	DEFINITION	USE CATEGORY
OWNER	Any person or group of persons having legal title to real property which is subject to this title.	0
Paint Booth	A booth or other area which has been designed, or used, for the primary purpose of applying paint, powdercoat, laquer, or similar materials to furniture, parts, vehicles, or other items for commercial purposes.	4
Park	Any parcel or parcels of land available for the benefit of the patrons or the general public for athletic, cultural, educational, active/passive recreational uses. May or may not contain Athletic Arena, Field, or Stadium.	0
Parking Lot	An area, excluding a street or other public way, which the primary use is to contain Parking Spaces for licensed vehicles on a temporary basis, and available whether for free or for compensation. Parking Lots shall be accessory to a primary land use.	0
PARKING SPACE	An enclosed or unenclosed surfaced area, 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 of one vehicle. The size of said space to meet the Minimum Standards for Parking Lot Design found herein.	0
Parking Structure	A multi-level structure designed to accommodate vehicular parking spaces.	11
Pawnshop	An establishment primarily engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the sale of such property.	4
Payday Loan / Check Cashing Service	An establishment primarily engaged in the providing loans to individuals in exchange for personal checks as collateral.	4
PEDESTRIANWAY	A public way designed to be used as a walkway for pedestrians.	0
PERFORMANCE BOND	An amount of money or other negotiable security paid by the subdivider, or his surety, to the City 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.	0
PERMANENT	More than six (6) months.	0
PERSON	Any individual or any corporation, joint venture, limited partnership, partnership, firm, association, trustee or other similar entity or organization.	0
Pet Grooming	A business or entity engaged in the practice of cleaning, grooming, and/or maintaining the appearance of pets for customers.	4
Photography studios	An establishment or workspace designed primarily to take, develop, print and duplicate photographs. Typically owner operated, smaller in scale, not containing commercial grade or large machinery for developing large volumes of photographs.	4

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
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, as set forth by Idaho Code, or as amended.	0
Playground	A recreational area containing one or more various play structures, courts, fields and similar apparatus. Not typically used for organized competitions.	9
PREMISES	A parcel of land, or contiguous parcels of land, with appurtenances, buildings, or structures, which are under one ownership or control.	0
Print Shop – Major	A facility which provides printing service for periodical and magazine type publications which require complex collating and binding and at a level or volume which requires a printing press.	4
Print Shop – Minor	A facility for the reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint, and facsimile sending and receiving.	4
PRIVATE	Belonging to an individual or group of persons, not by a public entity.	0
PROHIBITED SIGN	Signs that do not comply with this, or other applicable ordinances, and any sign otherwise prohibited within this title or other applicable ordinances.	0
PROJECT (CONDOMINIUM)	The entirety of the property divided or to be divided into condominiums.	0
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.	0
PUBLIC	Federal, state, local government or political subdivisions thereof.	0
PUBLIC VIEW	A view from any public right of way or access easement.	0
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.	0
Pump Station - Irrigation	A facility, including pumps and equipment, which supplies water to a pressurized irrigation system.	11
Pump Station - Sewer	See Sewer Lift Station	11
Racetracks	A facility or premises containing a course designed, or primarily intended for participants to compete against one another, against time, or some other form of showmanship or competition using animals, vehicles, or other mechanical device. The competitions may include but are not limited to aerial, aquatic, asphalt (or other hard surface) or dirt tracks. This definition includes areas where participants train or practice for such events described above. This definition excludes Track and Field facilities associated with Schools.	6

USE/TERM	DEFINITION	USE CATEGORY
REAL PROPERTY	Real estate consisting of: a) lands, possessory rights to land, ditch and water rights, and mining claims, both lode and placer; b) that which is affixed to land; and c) that which is appurtenant to land.	0
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.	0
Recycling Center	An establishment or premises primarily designed or intended for recyclable waste to be collected and sorted for processing. It may or may not be open to the public for personal deposit of recyclable materials. These facilities typically handle but are not limited to such materials as metals, plastics, paper, cardboard, wood, and organic waste.	6
Recycling Plant	A plant or establishment designed for reprocessing used or abandoned materials by manipulating or transforming the materials to a condition where they may be reused. This process typically occurs by means of the manufacturing process. (Excludes Wrecking, Salvage, or Junk Yards)	6
Religious Facility	A site used by a religious group primarily for religious worship and related religious services.	2
RESIDENTIAL USE	Any detached single-household, attached single-household, duplex, multi-household (4 units or less), agricultural, or other structure, activity, or use occupied or operated primarily to provide the cooking, sleeping, and sanitary needs of an individual or household. This definition includes those uses which are incidental and subordinate to the primary use of the property as a dwelling.	0
Restaurant	A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building and where food sales constitute a majority of the gross sales. May include Bakery's, Deli's, and similar common terms. Beer and Wine Sales by the drink are considered an accessory or incidental use to a Restaurant.	4
Retail Shop	An establishment or business whose primary function is the selling of goods, wares, or merchandise directly to the end consumer; with a designed occupant load of forty-nine (49) persons or less.	4
Retail Store - Major	An establishment or business whose primary function is the selling of goods, wares, or merchandise directly to the end consumer; with a designed occupant load of two hundred and one (201) persons or more.	4
Retail Store - Minor	An establishment or business whose primary function is the selling of goods, wares, or merchandise directly to the end consumer; with a designed occupant load between fifty (50) to two hundred (200) persons.	4
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.	0
ROOF PROJECTIONS	Chimneys, smokestacks, church spires, flagpoles, radio and telecommunications facility or towers, masts, cooling towers, elevator shafts and other similar projections.	0
SCHOOL	Any facility or establishment providing full time instruction, including accessory facilities traditionally associated with a program of study, which meets the accreditation, licensing or requirements of the appropriate governing entity.	3
Seamstress/Tailor	An individual whose occupation is altering or repairing fabric or textile products.	4

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
Service Shop (Service - Minor)	An establishment or business whose primary function is the rendering of services or assistance, as opposed to a tangible product, directly to the end consumer; with an occupant load of forty-nine (49) persons or less. All activities shall take place indoors.	6
Service Store (Service - Major)	An establishment or business whose primary function is the rendering of services or assistance, as opposed to a tangible product, directly to the end consumer; with an occupant load of fifty (50) persons or more. This definition includes Service businesses where any activity takes place outdoors.	6
SETBACK	The distance from a property line, centerline, canyon rim, right of way, or structure within which a building is prohibited.	0
Sewage treatment plant	A facility designed for the collection, removal, treatment, and disposal of waterborne sewage generated within a given service area.	6
Sewer Lift Station	See "Utility Collection Facility"	6
Shelter home	A building or part of a building used for the temporary housing or relocation of abused, vulnerable, or homeless individuals. Qualified supervision and care shall be provided for those housed in the facility. This Definition exludes "Group Homes" as defined herein.	5
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.	0
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.	0
Skating Rink	An area designed primarily for the purpose of offering skating on ice, or other surface.	9
Slaughterhouse	An establishment or facility used for the purpose of slaughtering and/or packaging of meat for future sale or further processing.	6
Sleeping Unit	A room or space in which people sleep, which can also include permanent provisiojn for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.	0
Smoking Lounge	An establishment primarily designed for smoking/vaping indoors.	4
Solar/Photovoltaic Panel	A panel designed to absorb the sun's rays as a source of energy for generating electricity or heating.	0
SPECIAL USE PERMIT	A permit granted by the commission for a use that is otherwise prohibited, but may be allowed under specific provisions when not in conflict with a comprehensive plan.	0
Sport Shooting Range	Shooting Range as defined by State Statute 55-2604, or as amended. (An area designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, archery, or an other similar sport shooting.	9
Stable, Commercial	An establishment primarily engaged in providing a building or premises where horses, ponies and/or other large animal, except dogs or cats, are sheltered, fed, and/or kept for hire.	1
STANDARD SPECIFICATIONS	The specifications as specified in this title or as officially adopted by the city.	0

USE/TERM	DEFINITION	USE CATEGORY
STATE	State of Idaho.	0
Storage Facility, Self-service	An establishment primarily engaged in the business of renting self-contained units or spaces, within a building or structure, for the storage of private property on a temporary basis.	6
Storage Yard	An outdoor, or open air, yard used to store items, materials, merchandise, or other property of the business, or owner, that operates and maintains the yard. This definition excludes "Impound", "Wrecking, Salvage or Junk Yard", "Parking Lot", and "Vehicle/Equipment Storage Yard".	6
STORM WATER DETENTION FACILITY	Those methods or devices that temporarily collect and hold the stormwater runoff and release the water at a metered rate over time.	0
STORMWATER	Stormwater runoff, snowmelt, and surface runoff and drainage.	0
Stormwater RETENTION FACILITY	Those methods or devices that collect and hold the stormwater runoff for dissipation through infiltration and/or evaporation.	0
STREET	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.	0
Street - (A) Alley	A minor street providing secondary access at the side or back of a property otherwise abutting a street.	0
Street - (B) Local	A street which has the primary purpose of providing access to abutting properties.	0
Street - (C) Collector	A street designated for the purpose of carrying traffic from local streets to other collector streets and/or arterial streets.	0
Street - (D) Arterial	A street designated for the purpose of carrying fast and/or heavy traffic.	0
Street - (E) Loop	A local street with both terminal points on the same street of origin.	0
Street - (F) Cul-De-Sac	A street connected to another street at one end only as provided with a turnaround space at its terminus.	0
Street - (G) Frontage	A local street parallel to and adjacent to an arterial street to provide access to abutting properties.	0
Street - (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.	0
Street - (I) Stub Street	A street which terminates without provisions for a turnaround area.	0
Street - (J) Half Street	A street comprised of one-half (1/2) of the width required to conform with a standard city street section.	0
Street - (K) Private	A street constructed per the City of Twin Falls revisions to ISPWC that acts as a street that serves more than one parcel and is maintained by a non-public entity.	0
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.	0
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.	0

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
STRUCTURE	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.	0
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.	0
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.	0
SURVEYOR	A land surveyor or professional engineer registered in the State of Idaho.	0
Swimming Pool	An artificial basin designed for the purpose of containing a body of water offering the possibility of use for swimming for fitness, leisure, or recreational purpose, which is not readily portable in design or construction.	0
Taxidermy studio	A building or facility where a taxidermist prepares, preserves, stuffs and/or mounts any of the dead bodies of any wildlife or any part thereof not personally harvested by the individual performing taxidermy services.	6
Testing laboratories, Major	An establishment designed primarily for the objective analytical data collection and/or testing of a product or a process; where any testing activities take place outdoors, or where any special equipment, beyond a normal office environment, is utilized or where hazardous materials are present.	6
Testing laboratories, Minor	An establishment designed primarily for the objective analytical data collection and/or testing of a product or a process; where all testing activities take place indoors and no special equipment, beyond a normal office environment, is utilized.	6
Textile products	Any cloth or goods produced by weaving, knitting, or felting.	0
Theater	A building or establishment primarily designed for showing motion pictures, or live dramatic, dance, musical, or other performances.	4
TOTAL STRUCTURE (CONDOMINIUM)	The structure within which is contained all of the units of the condominium.	0
TOWNHOUSE	A single-household dwelling with no side yards between abutting dwellings.	10
TRAFFICWAY	A public way or a private way whose primary use is for movement of motorized vehicles.	0
Tree		
Tree - Class One	Small trees which do not generally reach over 25-30' in height and width. Spacing, 20-30' between trees. Good for under power lines or smaller planting areas.	
Tree - Class Three	Many are long lived and attain large height and trunk diameter. Make sure you have ample room to accommodate it at maturity. May reach 70'+ in height and width. Spacing, 40-60' between trees.	

USE/TERM	DEFINITION	USE CATEGORY
Tree - Class Two	Usually considered medium sized trees mostly planted for their shade and excellent use in the landscape and parkway plantings. Reaching 30-40+’ height and width. Spacing, 30-40’ between trees.	
Tree - Conifers	Provide year round greenery, screening and serve as excellent wildlife shelters. Generally, they should not be pruned and will need large growing areas away from buildings, sidewalks and driveways. Spacing varies with species.	
Truck Stop	An establishment or premises, typically a Refueling Station, where truck drivers park for resting purposes. Often including other secondary services such as: food, groceries, showers, sleeping rooms, ect.	6
UNDEVELOPED	A property for which a certificate of occupancy or letter of completion has not been issued and/or for which no Required Improvements have been made.	0
UNPLATTED lands	Any area for which a plat has not been recorded according to law.	0
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.	0
Utility Collection/ Distribution Facility - Major	A building, structure, or area used by a single provider for utility distribution to customers covering more than 3,000 square feet.	11
Utility Collection/ Distribution Facility - Minor	A building, structure, or area used by a single provider for utility distribution to customers that are over 3 feet tall or covering between 300 and 3,000 square feet.	
Utility Collection/ Distribution Line	Electric, gas, communication, water, sewer, irrigation, and drainage lines providing local distribution or collection service. This includes below ground utility boxes, and above ground boxes up to three (3) feet tall.	11
UTILITY POLE	A telephone, power, light, or cable television pole. Light poles shall include street, stadium and security light poles.	0
Variance	Permission to deviate from the literal standards of the zoning ordinance or city code. Only granted if applicable to and following procedure found in Twin Falls City Code and Idaho State Law.	0
VEHICLE	Any device in, upon, or by which any person or personal property is or may be transported. Including but not limited to cars, trucks, motorcycles, 4-wheelers, RV's, snowmobiles, trailers, utility vehicles and any vehicle required to be licensed by the State of Idaho. Excludes bicycles, equipment, impliments, machinery and similar items.	0
Vehicle 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.	6
Vehicle Rental Facility	An establishment, facility, or location used for the storage and/or display of vehicles for rental purposes. All vehicles held on the premises shall be licensed and in operating condition.	4

CHAPTER 15 DEFINITIONS

USE/TERM	DEFINITION	USE CATEGORY
Vehicle Repair Services, Major	A site or location used for major vehicle rebuilding or reconditioning. This includes engine rebuilding/replacement, major reconditioning of worn or damaged vehicles, and collision service (body, frame, or fender straightening, repair or painting). All repair work shall be conducted within enclosed buildings, and all vehicles shall be stored inside a building, or approved screened area.	6
Vehicle Repair Services, Minor	A site or location used for minor vehicle maintenance and repair. This includes muffler shops, oil change stations, tire sales/installations, wheel and brake shops. All repair work shall be conducted within enclosed buildings and all vehicles shall be stored inside a building, or approved screened area.	6
Vehicle Sales	An establishment, facility, or location used for the display and/or storage of more than two (2) vehicles for sale. Includes retail and/or wholesale.	4
Vehicle Sales - Heavy Trucks	An establishment, facility or location used for the display and/or storage of more than two (2) Semi Trucks and/or Semi Trailers	4
Vehicle Sales – Temporary	See State requirement for Temporary Supplementary Sales Lot	4
Vehicle WRECKING	The dismantling or wrecking of two (2) or more used motor vehicles, mobile homes or trailers.	0
Veterinary Clinic, Major	An establishment, building or portion of a building, primarily designed for the care, observation, and/or treatment of animals where any treatment and/or boarding takes place outside.	1
Veterinary Clinic, Minor	An establishment, building or portion of a building, primarily designed for the care, observation, and/or treatment of animals where all treatment and/or boarding takes place inside.	1
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.	0
WALL - Building	The full width or length of a building, including recessed windows or doors.	0
Warehouse/Distribution Center	An establishment or facility primarily used for receiving, rerouting, transferring and/or storing goods or items for delivery to retailers, or directly to consumers.	6
Water Treatment Plant	A facility which produces drinking water for public consumption or "industrial water" for manufacturing or other business operations. Treatment includes but is not limited to filtering out sediment and disease-causing organisms, or chemical treatment, to remove excess minerals or other contaminants.	6
Wildland-Urban Interface	Areas where homes are built near or among lands prone to wildland fire.	0
Wind Turbine	A structure designed to primarily provide electricity by way of wind power for sale on the electrical grid.	11

USE/TERM	DEFINITION	USE CATEGORY
Wireless Communications Facility (WCF)	A location or equipment used for the transmission or reception of radio frequency (RF) signals, or other wireless communications or signals, for commercial communications purposes; typically consisting of one or more antennas, a tower or attachment support structure, transmission cables, and other transmission equipment. May or may not include an equipment enclosure or cabinets. This definition includes small cell technologies and associated equipment.	11
Wireless Communications Tower	Any pole, spire, structure, or combination thereof, including supporting lines, cables, wires, braces, or masts; intended primarily for the purpose of mounting equipment for the transmission of radio, wireless, or other electromagnetic signals.	11
Wireless Communications Tower, Colocation	A visually unobtrusive installation method because the equipment is attached to an existing structure.	
Wireless Communications Tower, Stealth or Alternative	A telecommunications tower designed to be indistinguishable by the casual observer from its surrounding environment, or unobtrusively blend into its surrounding environment.	11
WRECKING, Salvage AND JUNK YARDS	Any area where vehicle 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.	6
YARD	An open space on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title.	0
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.	0
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.	0
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.	0
ZIP LINE	An aerial trail system providing recreation and educational activities that preserves and protects the natural environment and habitat by enabling people to traverse terrain by means of cable and trolley.	9
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.	0
Zoo	An area, building(s), or structure(s) containing animals, on exhibition for viewing by the public.	6