

10-3: ZONING DISTRICTS

10-3-1 PURPOSE

The purpose of this chapter is to establish zoning districts that reflect community priorities established in *Grow With Us*, the City of Twin Falls' Comprehensive Plan (adopted in 2016), where compatible uses and development densities are assigned to create, protect, and maintain quality of life for all Twin Falls residents.

10-3-2 STANDARDS APPLICABLE TO ALL DISTRICTS

- A. For the purpose of this chapter, a lot shall be one or more lots, platted in accordance with this title, or shall be a parcel/property that may include parts of platted or un-platted lands existing at the effective date hereof.
- B. A permitted use that conforms to all other provisions of this title may be allowed on a lot which does not meet the minimum lot size requirements contained herein, if the lot existed at the effective date hereof and conformed to the minimum lot size requirements of this Code at the time it was created, except that residential uses shall be limited to a single household unit per building
- C. Access: All lots shall have vehicular access on a dedicated improved public street with a 50 foot minimum right-of-way unless a secondary means of permanent vehicular access has been approved.
- D. Walls, Fences, Hedges, Trees, Shrubs and Landscaping Structures: Walls, fences, hedges, trees, shrubs and landscaping structures may be permitted up to the property line, when not in conflict with other provisions of Twin Falls Municipal code 9-9-16.
 - 1. Walls, fences, hedges, trees, shrubs or landscaping structures shall not be placed within public rights of way without first obtaining a Right of Way Encroachment Agreement from the City.
- E. Architectural Projections
 - 1. Architectural projections of detached accessory buildings shall not be closer than two feet to the side property line.
 - 2. Architectural projections of main buildings or attached accessory buildings shall not be closer than four feet to the side property line.
 - 3. All architectural projections shall not project more than 3 ft.
- F. Interpretation of Setbacks:
 - 1. Any street frontage shall have a front setback of the applicable zone
 - 2. On a corner lot the rear setback may be reduced to the side yard setback.
 - 3. On a lot that has three front setbacks, the other setback may be reduced to the side yard setback.

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- G. Use of Lots: Each building, except accessory structures, shall be located on a separate lot. Each lot, and the buildings or structures thereon, shall conform to the minimum dimensional standards contained herein.
- H. The uses listed in Table 1 below are either defined in Chapter 15 of these regulations or derived using the North American Industrial Classification System (NAICS), the Land-Based Classification Standards (LBCS) published by the American Planning Association (APA), or in other resources cross-referenced in these regulations.
- I. Key to Use Table.
 - 1. Permitted use. Uses identified with a "P" permitted by right in the subject district and must comply with all applicable design and development standards subject to a Zoning Compliance Permit.
 - 2. Special uses. Uses identified with an "S" may be permitted in the subject district if reviewed and approved in accordance with the special exception review procedures found in Chapter 8 of this code.
 - 3. Prohibited uses. Uses identified with a "-" are expressly prohibited in the subject district.
- J. Interpretation of Uses Not Clearly Defined. Where a use is not specifically listed, its status shall be determined by the Zoning Officer by evaluating the use against those similar in purpose, function, character, and effect to determine its appropriateness based on the overall intent of the district. A formal request shall be submitted for interpretation, and the Zoning Officer's final determination shall be made in writing and kept on file in the Community and Planning Services offices as a record of the interpretation.

K. Table of Uses.

Table 1 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OS	PRO	AG	RR	TN-1	TN-2	TN-3	CMT	MU	CC	COM	IND1	IND2	AP	CSI
	OPEN SPACE	PROFESSIONAL OFFICE OVERLAY	AGRICULTURE	RURAL RESIDENTIAL	TOWN NEIGHBORHOOD 1	TOWN NEIGHBORHOOD 2	TOWN NEIGHBORHOOD 3	COMMUNITY MARKET	MIXED USE	CENTRAL CITY	COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	AIRPORT	COLLEGE OF SOUTHERN IDAHO
1. AGRICULTURE & ANIMALS															
Agritourism Activity (within 300' of Residential Use or Residential Zone)			S	S											
Agritourism Activity (more than 300' from Residential Use or Residential Zone)			P	P											
Community Garden	P		P	P	Z	Z	Z	Z	P	P	P	P	P	P	P
Farm			P	P											P
Fish Hatchery	S		P										S		
Farms – animals on pasture	P		P	P											
Farms – plants and trees	P		P	P								P	P		
Kennel - Indoor			P							S	P	P	P		
Kennel - Outdoor			P								S	S	P		
Livestock Sales			S									S	P		
Nursery – Major			P	S								P	P	S	P
Nursery – Minor			P	P				S	P	P	P	P	P	P	P
Stable, Commercial			P										S		S
Veterinary Clinic -Minor			P					S	S	S	S	P	P		P
Veterinary Clinic – Major			P									S	S		S

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2. ASSEMBLY															
Botanical Gardens and Arboretums	S		S	S	S	S	S	S	P	P	P	P	P	P	P
Convention Center {>500}	S		S						S	S	S	S	S	S	S
Event Center - Major {100 - 500 people}	S		S	S					S	S	Z	Z	Z	P	P
Event Center - Minor { <100}	S		Z	Z				Z	Z	Z	Z	P	P	P	P
Funeral Center								S	P	P	P				
Museum / Learning Center - Major	S		S					S	Z	S	Z			P	P
Museum / Learning Center - Minor	P	S	P	Z				Z	Z	Z	P			P	P
Religious Facility			Z	Z	Z	Z	Z	Z	P	P	P	P	P	Z	P
3. CIVIC/INSTITUTIONAL															
Cemetery	S		S								S	P	P		
City of Twin Falls Facilities - Owned or Operated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
College, University, Trade, or Boarding School									S	S	P		P	P	P
Detention Center (Jail - Juvenile and Adult, Work Release)											S	S	P		
Emergency Service Stations										P	P	P	P		S
Judicial Facility									P	P	P	P	P		
School			S	S	S	S	S	S	S	S	P				P

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4. COMMERCIAL SALES and SERVICES															
Administrative or Professional Office - Major								S	P	P	P	P	P	P	P
Administrative or Professional Office - Minor		S						P	P	P	P	P	P	P	P
Artisan's Workshop - Major								Z	Z	Z	P	P	P		
Artisan's Workshop - Minor								Z	P	P	P	P	P		
Auction Services and/or Public Sales Establishment									Z	Z	Z	P	P		
Bar/Night Club/Smoking Lounge									S	S	S	S	S	S	
Barber & Cosmetology Services		S						P	P	P	P	P	P	P	P
Body Art Studio								Z	Z	Z	Z	P	P		
Car Wash									S	S	Z	P	P		
Consumer Goods Repair								S	S	S	S	P	P		
Drive-Thru								S	Z	Z	Z	Z	Z		S
Dry Cleaning/Laundering - Major										S	S	P	P		S
Dry Cleaning/Laundering - Minor		S						S	P	P	P	P	P		P
Equipment and Machinery Repair, Major										S	S	P	P		

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Equipment and Machinery Repair, Minor										S	P	P	P		
Equipment and Machinery Sales/Rental, Major										S	S	P	P		
Equipment and Machinery Sales/Rental, Minor								Z	S	Z	P	P	P		
Financial Institution		S						S	P	P	P	P	P	P	P
Fuel/Charging Station								S	S	Z	Z	Z	Z		Z
Health/Fitness Facility - Major								S	S	S	S	P	P		P
Health/Fitness Facility - Minor								S	P	P	P	P	P		P
Laundromat, Self Serve								S	P	P	P	P	P		P
Manufactured homes sales											S	P	P		
Mortuary										Z	Z	P	P		
Paint Booth										Z	Z	Z	Z		Z
Pawnshop										Z	Z	Z	Z		
Payday Loan / Check Cashing Service										Z	Z	Z	Z		
Pet Grooming								S	Z	Z	Z	Z	Z		
Photography studios		S						P	P	P	P	P	P		
Print Shop – Major									S	S	P	P	P		
Print Shop – Minor								P	P	P	P	P	P		P
Restaurant								S	P	P	P	P	P	P	P

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Retail Shop								Z	P	P	P	P	P	P	P
Retail Store - Major									S	S	P	P	P	P	
Retail Store - Minor								S	P	Z	P	P	P	P	P
Seamstress/Tailor								P	P	P	P	P	P		
Theater - Indoor									S	P	P	P	P		P
Theater - Outdoor	S									S	S	S	S		S
Truck Stop											S	S	S		
Vehicle Rental Facility										S	P	P	P	S	
Vehicle Sales										S	Z	P	P		
Vehicle Sales - Heavy Trucks										S	S	S	P		
Vehicle Sales – Temporary										Z	Z	Z	Z		
5. HEALTH/HUMAN CARE															
Assisted Care/Living Facility - Major							S	S	S	P	P				
Assisted Care/Living Facility - Minor		S					S	P	P	P	P				P
Daycare Center		S						P	P	P	P				P
Daycare Facility			Z	Z	Z	Z	Z	P	P	P	P			Z	P
Daycare Home			P	P	P	P	P								
Hospital										S	S				
Medical Clinic, Major									S	P	P				P
Medical Clinic, Minor		S						P	P	P	P				P
Shelter Home			S				S	S	S	S	P	P	P		
Substance Abuse Treatment Facility			S							P	P	P	P		

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6. INDUSTRIAL															
Electric Power Generating Plant	S											S	S		
Fuel sales (bulk)											S	S	S		
Grain & Seed Processing			P									S	P		
Manufacturing, Heavy												S	P		
Manufacturing, Light										S	S	S	P		P
Manufacturing, Medium											S	S	P		
Recycling Center												S	P		
Recycling Plant												S	S		
Slaughterhouse												S	S		
Storage Facility, Self-service										S	S	P	P		
Storage Yard										S	S	P	P		S
Taxidermy studio										S	S	S	P		
Testing laboratories, Major										S	S	S	P		
Testing laboratories, Minor		S						S	S	P	P	P	P		P
Vehicle Impound Yard												S	S		
Vehicle Repair Services, Major										S	S	S	S		S
Vehicle Repair Services, Minor										S	Z	P	P		P
Warehouse/ Distribution Center										S	S	P	P	S	

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Wrecking, Salvage & Junkyard												S	S		
7. LODGING															
Bed & Breakfast Facility		S	S	S			S	P	S	P	P				S
Campground / Recreational Vehicle Park	S										S				
Dormitory															P
Hotel										P	P				P
Motel										S	S				
8. RECREATION/ENTERTAINMENT															
Athletic Arena or Stadium - Public Owned	S		S	S	S	S	S	S	S	S	P	P	P	P	P
Athletic Arena or Stadium - Private Owned										S	S	S	S	S	P
Fun Center - Minor								P	P	P	P	P	P		P
Fun Center - Major								S	Z	Z	Z	S	P		P
Fun Park									S	S	S	S	P		
Golf Course/ Golf Driving Range	S		S								S			S	P
Park / Playground - Private	S		S	S	S	S	S	S	S	S	S	P	P	S	P
Park / Playground - Public	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Racetrack													S	S	
Sport Shooting Range - Indoor										Z	Z	Z	Z		

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Sport Shooting Range - Outdoor	S												S	S	
Zip Line	S														P
Zoo	S									S	S		S		
9. RESIDENTIAL															
Accessory Building	Z		Z	Z	Z	Z	Z							Z	
Dwellings - Accessory Dwelling Unit (ADU)			Z	Z	Z	Z	Z							Z	
Dwellings - attached Single Dwelling Unit (Townhome)					Z	Z	Z	Z	Z	Z					
Dwelling - Detached Single Dwelling Unit			P	P	P	P	P							P	
Dwellings - Multi-Dwelling Unit (5+)							P		P	P	P				P
Dwellings - Two Dwelling Unit					P	P	P		P						
Dwellings - Triplex (3 units on 1 lot)						S	P	S	P						
Dwellings - Fourplex (4 units on 1 lot)						S	P	S	P						
Dwelling - Caretaker Unit		P						P	P	P	P	P	P	P	
Dwellings - Mixed Use Building								S		P	P				
Group Home (See Idaho Statute)			P	P	P	P	P			P				P	
Home Occupation			Z	Z	Z	Z	Z		Z	Z				Z	

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Manufactured Housing Community											S				
10. OTHER															
Adult Establishments													Z		
Airport Supplemental Uses														P	
Airport/Heliport														P	
Eagles Nest - CSI															P
Helistop											S			P	
Outdoor amplified sound or music	S		S	S				S	S	S	S	S	S	S	S
Parking Structure									S	S	S	P	P	P	S
Utility Collection/ Distribution Facility	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Utility Collection/ Distribution Line	P		P	P	P	P	P	P	P	P	P		P	P	P
Wind Turbine			S	S									S	S	S
Wireless Communication Equipment - Colocation	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Wireless Communications Tower	S*		S*						S*	S*	S*		S*	S*	S*
Wireless Communications Tower - Stealth or Alternative Design	Z		S*					S*	Z	Z	Z		Z	Z	Z

*Shall follow the criteria listed in 10-6 Land Use Regulations for Stealth Tower.

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10-3-3: OPEN SPACE (OS)

- A. Description & Purpose. The purpose of the Open Space District is to preserve and maintain the natural character, view sheds, ecological habitat, and areas for both passive and active recreation in and around the City of Twin Falls.
- B. Use of Lots: Each building except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a lot shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.
- C. Property Development Standard
 - 1. Lot Area.
 - a. The minimum lot area per household dwelling shall be 8,000 square feet if serviced by centralized sewer, and 43,560 square feet if on septic tanks.
 - b. A permitted use that conforms to all other provisions of this title may be allowed on a lot that does not meet the minimum lot size requirements if the lot existed at the effective date of this title, and conformed to the minimum lot size requirements of this title at the time it was created, except that residential uses shall be limited to a Detached Single Dwelling Unit.
 - c. Each nonresidential use shall have a minimum lot area established by the commission through the Special Use Permit process.

Table 2 Lot Dimensions

Min. Area (sq. ft.)	Min. Width (ft.)	Min. Depth (ft.)	Max. Coverage
8,000/43,000	n/a	n/a	n/a%

- 2. Building Height. No building shall exceed 20 feet in height.

Table 3 Building Height

Building / Structure	Max. Height (ft.)
Main building	20

-
3. Building Setbacks.
 - a. Residential:
 - i. Front Setbacks: The front building line shall not be close than 30 feet to the front property line.
 - ii. Side Setbacks: The front building line shall not be close than 7 feet to the front property line
 - iii. Rear Setbacks: The front building line shall not be close than 30 feet to the front property line
 - b. Each nonresidential use shall have a yard established by the commission through the Special Use Permit process.
 4. Landscaping. All nonresidential uses shall have the landscaping requirement established by the commission through the Special Use Permit process.

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10-3-4: AGRICULTURAL (AG)

- A. Description & Purpose. The purpose of the Agriculture District is to support agricultural production, sales, education, preserve the agricultural character of the built environment, and protect agricultural view sheds.
- B. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a "lot" shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.
- C. Property Development Standards.
 - 1. Lot Area: The minimum lot area shall be 20 acres.

Table 4 Lot Dimensions

Min. Area (acres)	Min. Width (ft.)	Min. Depth (ft.)	Max. Coverage
20	n/a	n/a	n/a

- 2. Building Height. No building shall exceed 40 feet in height.

Table 5 Building Height

Building / Structure	Max. Height (ft.)
Main building.....	40

3. Building Setback.

- a. Front Setbacks: The front building line shall not be closer than 30 feet to the front property line.
- b. Side Setbacks: The side building line shall not be closer than 7 feet to the side property line.
- c. Rear Setbacks: The rear building line shall not be closer than 30 feet to the rear property line.

Table 6 Building Setbacks

Building Setbacks	Main
Front	30'
Side	7'
Rear	30'
Rear abutting alley	30'

- 4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
- 5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

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10-3-5: CANYON RIM OVERLAY DISTRICT (CRO)

A. Purpose.

The purpose of the Canyon Rim Overlay District is to protect and preserve the Canyon Rim experience along the Snake River Canyon & Rock Creek Canyon, as well as:

1. To protect the public and private property owners from the natural hazards of rock fall and slope failure along the Snake River Canyon and Rock Creek Canyon.
2. To protect views and create a unique visual environment along the canyon rims.
3. To preserve and improve the aesthetic appearance of the canyon rims for the enhancement of the quality of life in the community.
4. To provide development standards that enhance the value of canyon rim areas for the community.

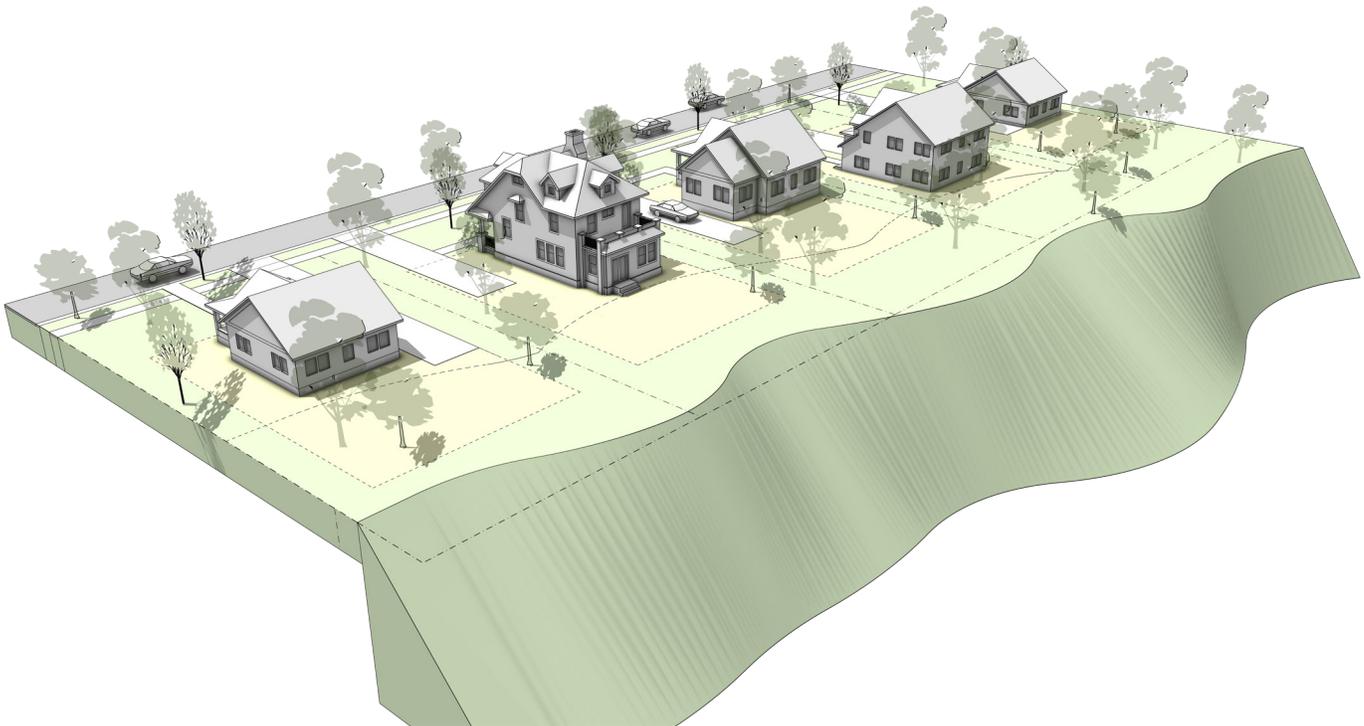
B. Location:

The Canyon Rim Overlay District shall include all of that area within the City located within 200 feet of the Rock Creek Canyon rim and within 700 feet of the Snake River Canyon rim.

C. Use of Lots: Use of lot is the same as the basic zoning district upon which the overlay is placed.

D. Property Development Standards

1. Lot Area: Same as the underlying zoning district upon which the overlay is placed.



2. Building Height:

- a. Within the CI Zoning District: No building shall exceed maximum building height of twenty-five feet (25') in height measured at fifty linear feet (50') from the canyon rim and rising evenly to thirty-five feet (35') in height measured at one hundred linear feet (100') from the canyon rim, and thereafter rising evenly to fifty feet (50') in height measured at one hundred fifty linear feet (150') from the canyon rim.
- b. All other applicable Districts: No building shall exceed maximum building height of twenty-five feet (25') in height measured at fifty linear feet (50') from the canyon rim and rising evenly to thirty-five feet (35') in height measured at one hundred linear feet (100') from the canyon rim.
- c. All heights are to be measured from the existing canyon rim elevation, or the existing ground level elevation at the building site, whichever elevation is greater.
- d. Additional Height: Additional height may be requested for those areas beyond the 50 foot Canyon Rim setback by following the Additional Building Height Process established by 10-2.

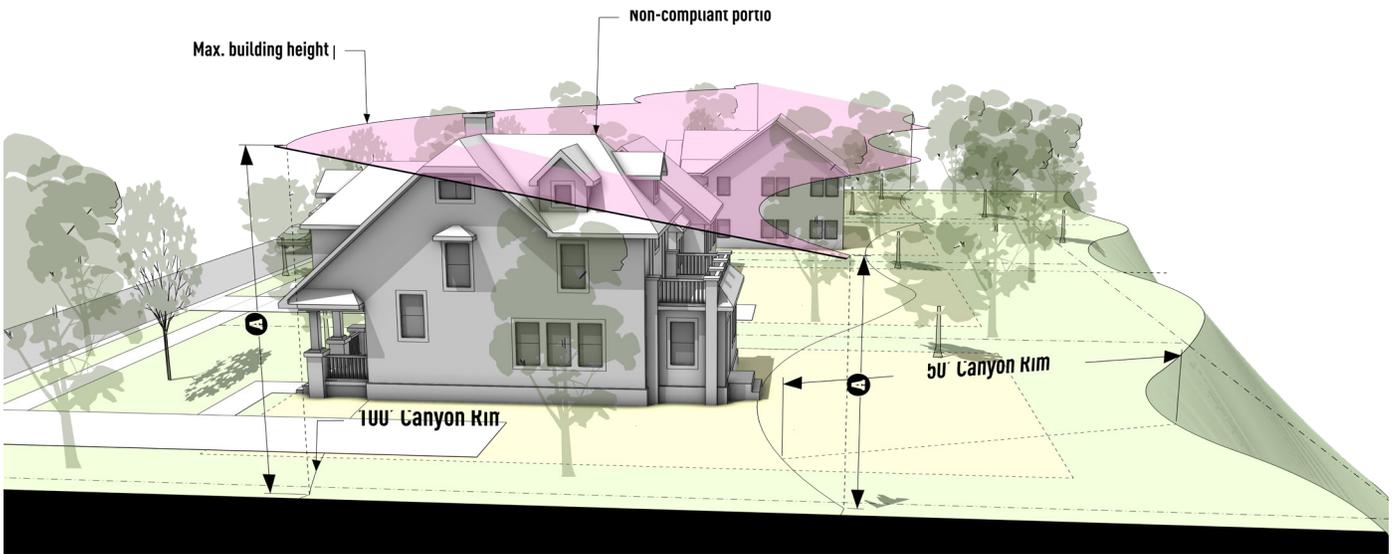
Table 7 Building Height

Building / Structure	Max. Height at 50 ft. (ft.)	Max. Height at 100 ft. (ft.)	Max. Height at 150 ft. (ft.)
Principal building	25	35	50

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3. Building Setbacks.

- a. Property Line Setback: Same as that of the underlying zoning district upon which the overlay is placed.
- b. Canyon Rim Setback: The minimum canyon rim setback in the CRO district shall be 100 feet.
- c. Setback Adjustment: The minimum canyon rim setback in the CRO district may be reduced to 50 feet or the minimum setback recommended in a qualified geological report, whichever results in a greater linear distance from the canyon rim.

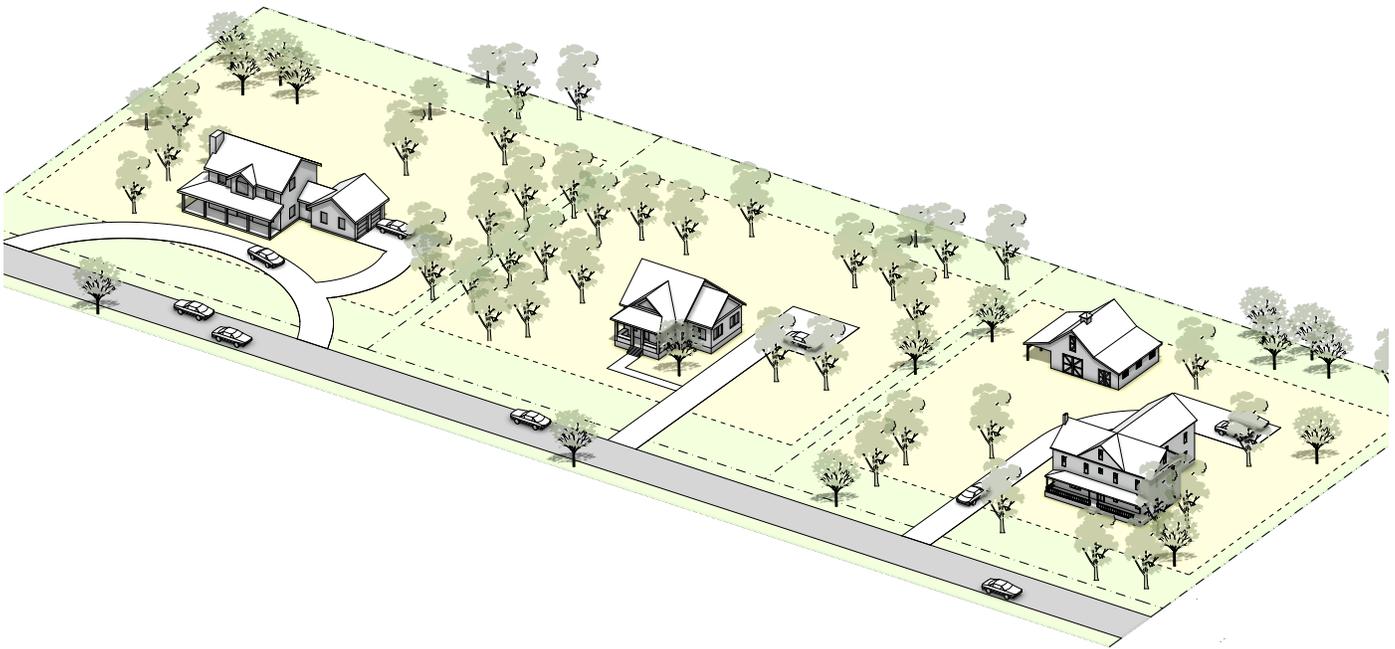


4. Landscaping.
 - a. Landscaping shall meet the requirements of section 10-9 of this title and shall include the following elements:
 - i. Buffers.
 - A. There shall be a minimum 50 foot landscaped buffer within 50 feet of the Canyon Rim.
 - B. Roads and utilities may cross landscaped buffers, sidewalks and trails may run through them, and permitted freestanding signs and minor utility installations may be placed in them.
 5. Parking. Parking areas including 24 or more spaces shall be broken into separate blocks by landscaped areas and pedestrian walks that comprise at least ten percent of the area devoted to parking. Grounding of landscaping shall not be allowed.
 6. Canyon Rim Setback Area. The canyon rim setback area may be included as part of the twenty percent (20%) landscaping requirement if the area is landscaped to meet the minimum requirements of 10-9 of this title or if planted with native vegetation.
- E. Signs. In addition to the general sign regulations, additional special regulations governing sign placement and height in the Canyon Rim Overlay are found in 10-10.
- F. Building Types: Building types allowed in this zone will be the same as that of the underlying zoning district upon which the overlay is placed.
- G. Additional Development Standards.
 1. Form: Buildings that have a footprint of more than 3,000 square feet shall be designed to reduce their apparent mass using one or more of the following techniques:
 - a. Varying Height: Buildings may be "stepped back" in height from the setback line to reduce their apparent mass and visual competition with the canyon wall.
 - b. Varying Setback: The building line facing the canyon rim may be varied (i.e., different portions of the building would be different distances from the setback line).
 - c. Landscaping: Mass plantings and earthworks can be designed and sited to effectively break the apparent mass of a building.
 2. Fences. Maximum height of seven feet is permitted.

CHAPTER 3 ZONING DISTRICTS

10-3-6: RURAL RESIDENTIAL (RR)

- A. Purpose. The purpose of the Rural Residential District is to provide a transition from agricultural land to town neighborhoods. Typical development in the Rural Residential District is large-lot residential with integrated agricultural/open space uses.
- B. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a "lot" shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.

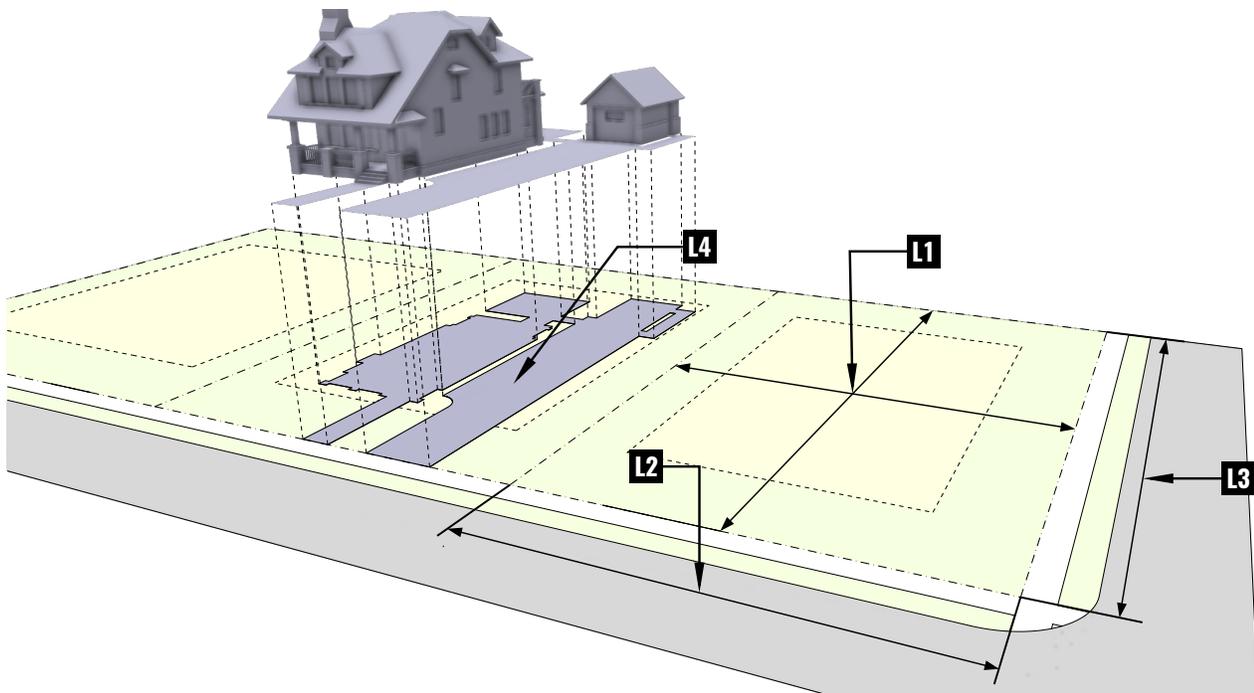


C. Property Development Standards

1. Lot Area. The minimum lot area per household dwelling shall be one acre, or as set forth in the "Technical Guidance Manual for Individual and Subsurface Sewage Disposal Systems" as adopted by the South Central District Board of Health, whichever is larger.

Table 8 Lot Dimensions

Min. Area (acres)	Min. Width (ft.)	Min. Depth (ft.)	Max. Coverage
1	n/a	n/a	n/a
L1	L2	L3	L4



CHAPTER 3 ZONING DISTRICTS

2. Building Height. No building shall exceed 40 feet in height.

Table 9 Building Height

Building / Structure	Max. Height (ft.)	Key
Main building	40	H1

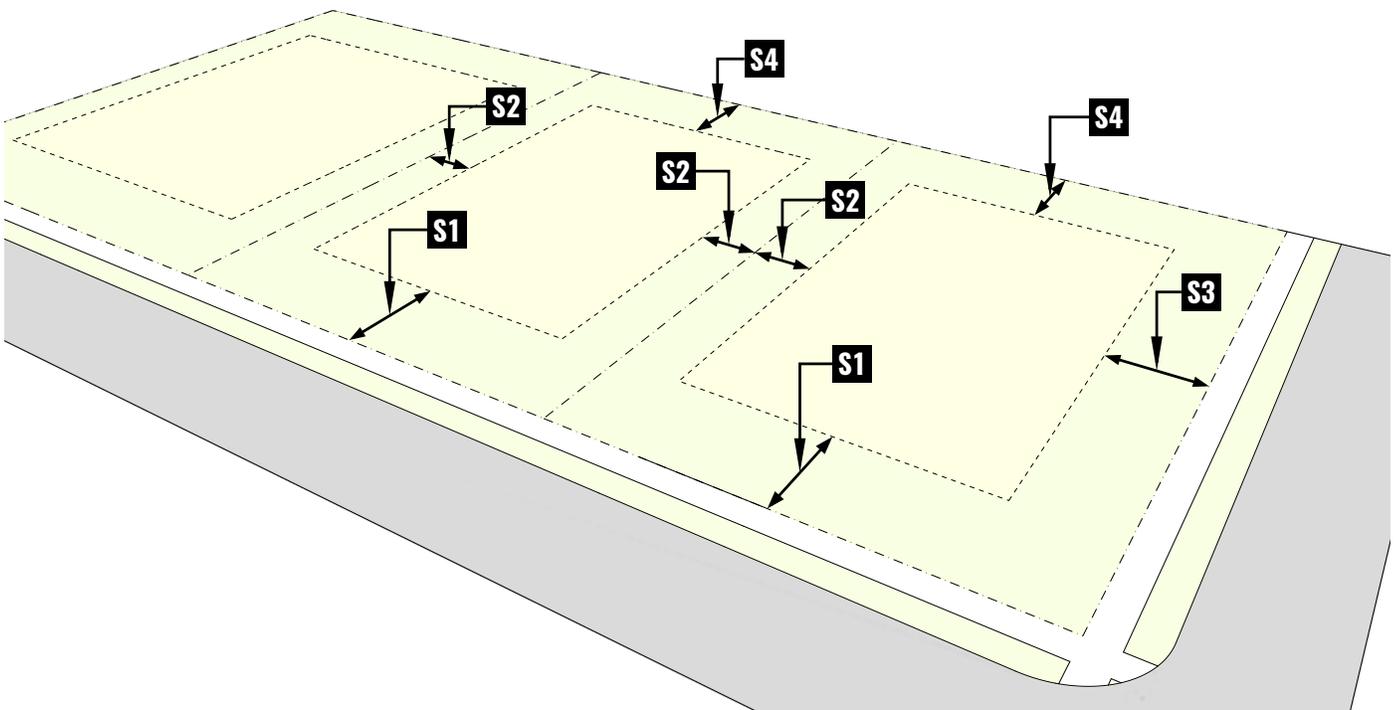


3. Building Setbacks.

- a. Front Setbacks: The front building line shall not be closer than 30 feet to the front property line.
- b. Side Setbacks: The side building line shall not be closer than 7 feet to the side property line.
- c. Rear Setbacks: The rear building line shall not be closer than 30 feet to the rear property line.

Table 10 Building Setbacks

Building Setbacks	Main	Key
Front	30'	S1
Side	7'	S2/S3
Rear	30'	S4



- 4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
- 5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-7: TOWN NEIGHBORHOOD 1 DISTRICT (TN-1)

- A. Purpose. This district is intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required.
- B. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a "lot" shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.

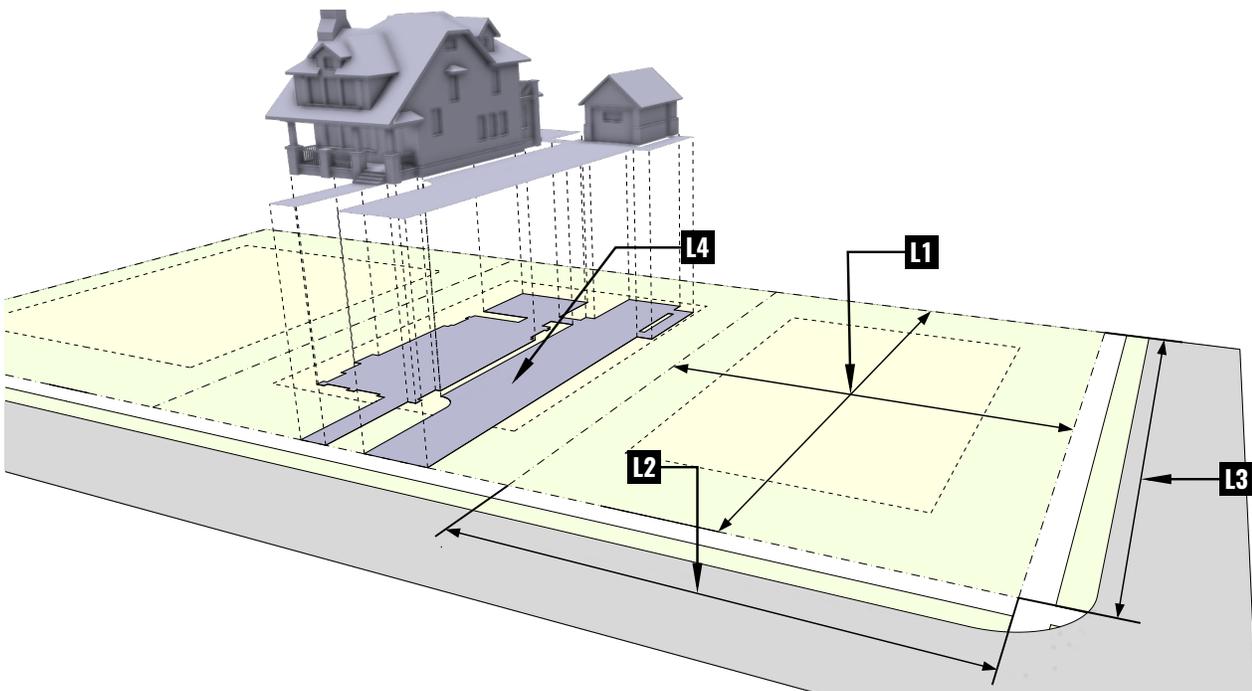


C. Property Development Standards.

1. Lot Area. The minimum lot area shall be 7,000 square feet for a single household dwelling and 10,000 square feet for a duplex dwelling.

Table 11 Lot Dimensions

Min. Area (sq. ft.)	Min. Width (ft.)	Min. Depth (ft.)	Max. Coverage
7,000/10,000	n/a	n/a	n/a
L1	L2	L3	L4



CHAPTER 3 ZONING DISTRICTS

2. Building Height. No building shall exceed 35 feet in height.

Table 12 Building Height

Building / Structure	Max. Height (ft.)	Key
Main building	35	H1



3. Building Setbacks.
 - a. Front Setbacks: The front building line shall not be closer than 15 feet to the front property line.
 - i. Garages facing any street shall not be closer than 20 feet to the property line.
 - b. Side Setbacks: The side building line shall not be closer than 7 feet to the side property line.
 - c. Rear Setbacks: The rear building line shall not be closer than 15 feet to the rear property line.
 - i. Garages facing any street shall not be closer than 20 feet to the property line.

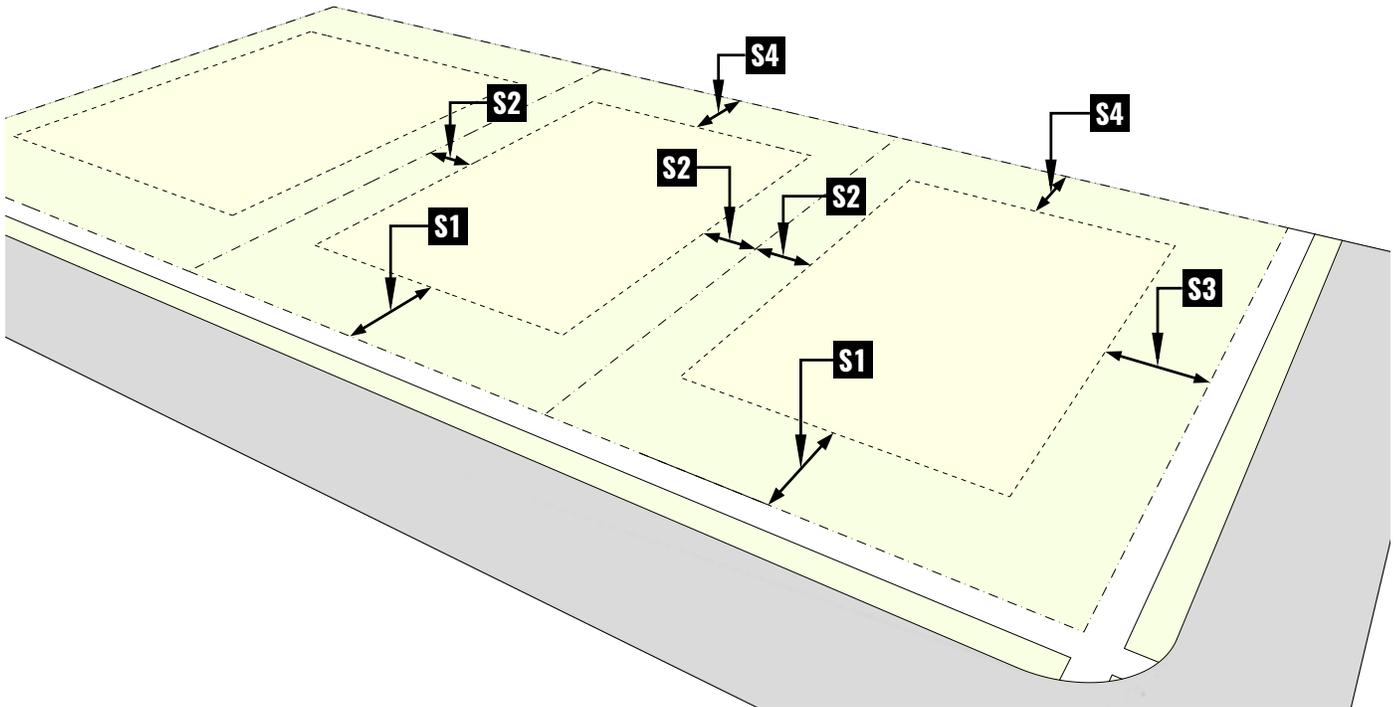


Table 13 Building Setbacks

Building Setbacks	Main	Diagram Key
Front	15'/20'	S1
Side	7'	S2/S3
Rear	15'/20'	S4

4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-8: TOWN NEIGHBORHOOD 2 DISTRICT (TN-2)

- A. Purpose. This district is intended to promote and preserve medium density residential development and to provide a residential environment to allow the present and future residents to live and play in an area with space for personal privacy, minimum vehicular traffic, and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required.
- B. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a "lot" shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.

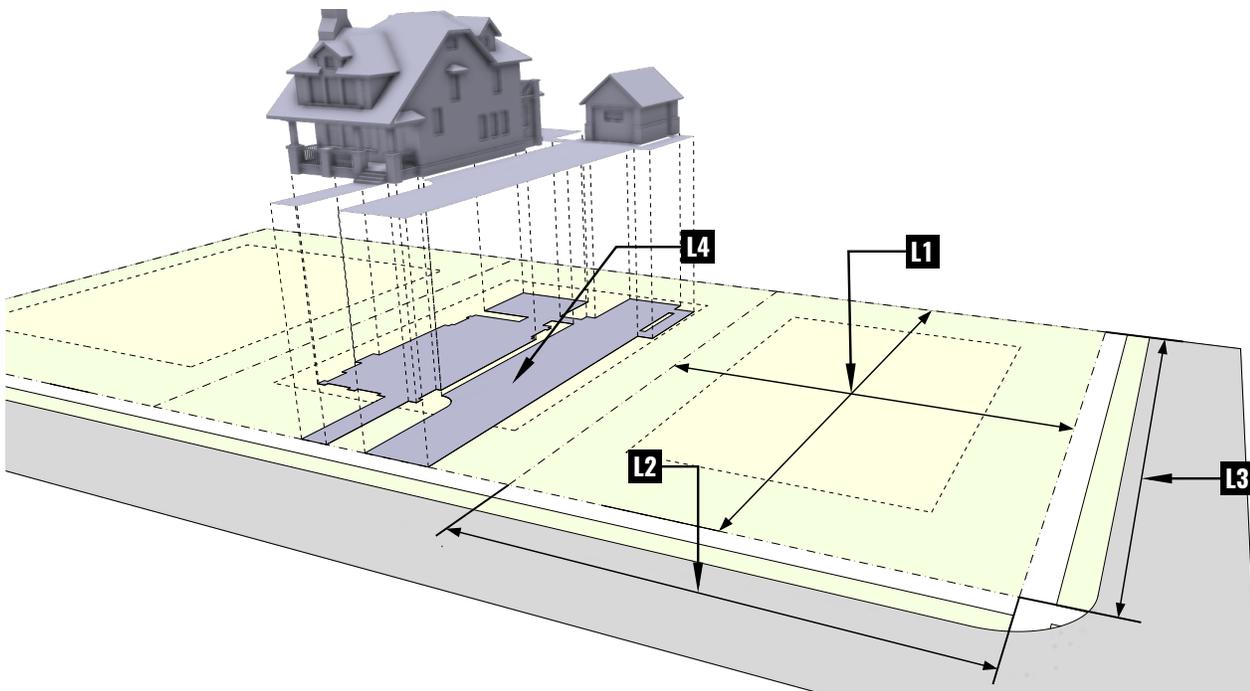


C. Property Development Standards.

1. Lot Area. The minimum lot area per single household dwelling shall be 4,000 square feet, 6,500 square feet for a duplex and the lot area for multiplex dwelling units will increase over the duplex area by 2,000 square feet per dwelling unit or 1,000 square feet per unit above or below the ground level unit.

Table 14 Lot Dimensions

Min. Area (sq. ft.)	Min. Width (ft.)	Min. Depth (ft.)	Max. Coverage
4,000/6,500	n/a	n/a	n/a
L1	L2	L3	L4



CHAPTER 3 ZONING DISTRICTS

2. Building Height. No building shall exceed 35 feet in height.

Table 15 Building Height

Building / Structure	Max. Height (ft.)	Key
Main building	35	H1



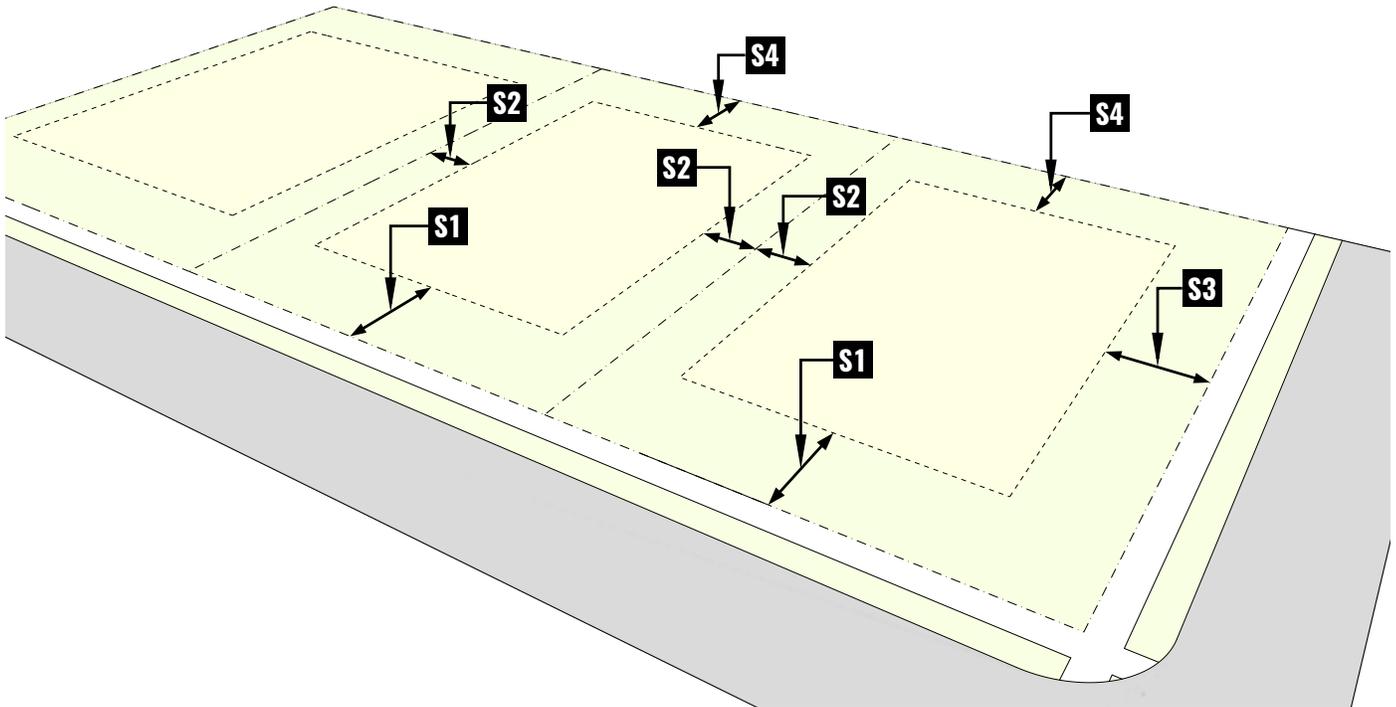


Table 16 Building Setbacks

Building Setbacks	Main	Diagram Key
Front	15'/20'	S1
Side	5'	S2/S3
Rear	15'/20'	S4

3. Building Setbacks:
 - a. Front Setbacks: The front building line for the primary dwelling shall not be closer than 15 feet to the front property line.
 - i. Garages facing any street shall not be closer than 20 feet to the property line.
 - b. Side Setbacks: The side building line shall not be closer than 5 feet to the side property line.
 - c. Rear Setbacks: The rear building line shall not be closer than 15 feet to the rear property line.
 - i. Garages facing any street shall not be closer than 20 feet to the property line.
4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-9: TOWN NEIGHBORHOOD 3 DISTRICT (TN-3)

- A. Purpose. This district is intended to promote and preserve residential development and to provide a high density residential environment free from encroachment by major commercial and industrial activities with a proportional increase in amenities as density rises. Centralized water and sewer facilities are required
- B. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a "lot" shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.

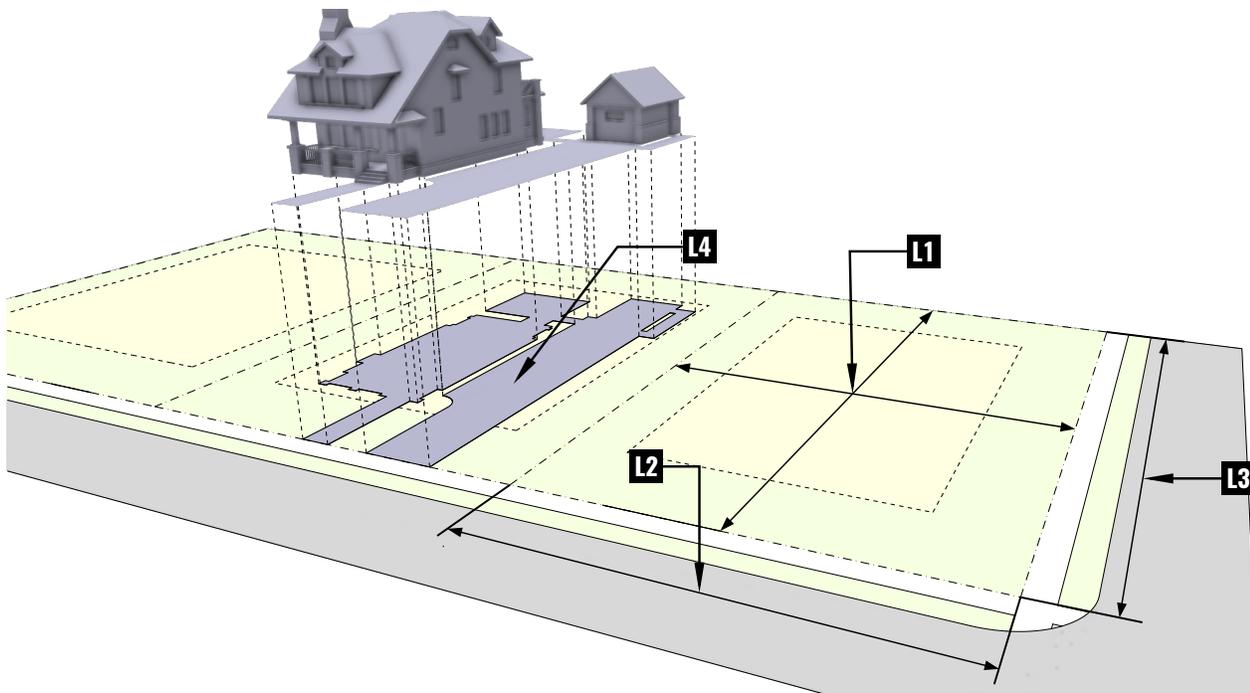


C. Property Development Standards.

1. Lot Area. The minimum lot area per single household dwelling shall be 3,500 square feet, 5,500 square feet for a duplex and the lot area for multiplex dwelling units will increase over the duplex area by 2,000 square feet per dwelling unit or 1,000 square feet per unit above or below the ground level unit.

Table 17 Lot Dimensions

Min. Area (sq. ft.)	Min. Width (ft.)	Min. Depth (ft.)	Max. Coverage
3,500/5,500	n/a	n/a	n/a
L1	L2	L3	L4



CHAPTER 3 ZONING DISTRICTS

2. Building Height. No building shall exceed 40 feet in height.

Table 18 Building Height

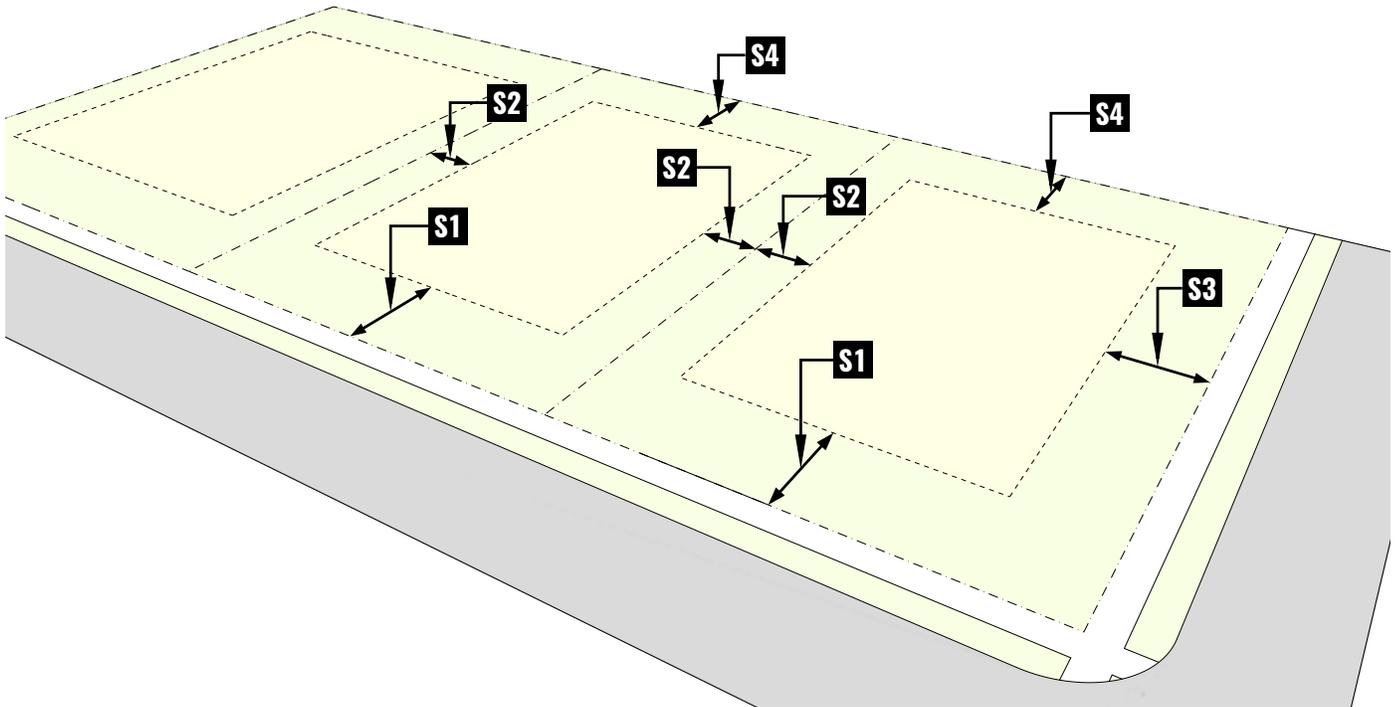
Building / Structure	Max. Height (ft.)	Key
Main building	40	H1



3. Building Setbacks:
 - a. Front Setbacks: The front building line for the primary dwelling shall not be closer than 15 feet to the front property line.
 - i. Garages facing any street shall not be closer than 20 feet to the property line.
 - b. Side Setbacks: The side building line shall not be closer than 5 feet to the side property line.
 - c. Rear Setbacks: The rear building line shall not be closer than 15 feet to the rear property line.
 - i. Garages facing any street shall not be closer than 20 feet to the property line.

Table 19 Building Setbacks

Building Setbacks	Main	Diagram Key
Front	15'/20'	S1
Side	5'	S2/S3
Rear	15'/20'	S4



4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-10: COMMUNITY MARKET DISTRICT (CMT)

- A. Purpose. The purpose of the Community Market District is to provide supporting services and neighborhood-scale commercial and office development for surrounding residential uses. Such development should be designed to complement the surrounding neighborhood character.
- B. Use of Lots: Each building, except accessory structures, shall be located on a separate lot and each such lot and the buildings or structures thereon shall conform to the minimum dimensional standards contained herein. For the purpose of this chapter, a "lot" shall be one or more lots platted in accordance with this title or shall be a parcel that includes parts of platted or unplatted lands existing at the effective date hereof.



C. Property Development Standards.

1. Lot Area.
 - a. Commercial Uses: The lot area shall be of sufficient size to provide for the building, off street parking and landscaping.
 - b. Residential Uses: Residential uses less than five units and not attached to a commercial use shall provide the minimum lot area of the Town Neighborhood 2 (TN-2) district.
2. Building Height. No building shall exceed 35 feet in height except as provided by section 10-2 of this title.
3. Building Setbacks.
 - a. Front Setbacks: A setback of 35 feet shall be maintained on major arterials and 15 feet on all other streets.
 - b. Side Setbacks:
 - i. Commercial and residential over 5 units: 0 feet or 15 feet from residential zones
 - ii. Residential: 15 feet
 - c. Rear Setbacks:
 - i. Commercial and residential over 5 units: 0 feet or 15 feet from residential zones
 - ii. Residential: 15 feet
4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-11: MIXED-USE DISTRICT (MU)

- A. Purpose. The Mixed-Use District is established to promote a vibrant, inclusive, and sustainable neighborhood that balances residential, commercial, and recreational uses. This district encourages a sense of place and community through thoughtful design, diverse housing options, accessible public spaces, and walkable connectivity to nearby amenities. It supports smart growth principles to enhance livability, foster economic opportunities, and preserve the distinct character of Twin Falls.



B. Property Development Standards.

1. Lot Area:
 - a. Commercial Uses: The lot area shall be of sufficient size to provide for the building, the required setbacks, off street parking and landscaping.
 - b. Residential Uses: Residential uses not attached to a commercial use shall provide the minimum lot area of the TN-3 district or as determined by the ZDA process.
2. Building Height. No building shall exceed 40 feet in height except as provided by section 10-2 of this title.
3. Building Setbacks.
 - a. Front Setbacks:
 - i. Commercial and residential over 5 units: 35 feet on major arterials, 15 feet all other roads.
 - ii. Residential: Standards for TN-3 Zone apply.
 - b. Side Setbacks:
 - i. Commercial and residential over 5 units: 0 feet
 - ii. Residential: Standards for TN-3 Zone apply.
 - c. Rear Setbacks:
 - i. Commercial and residential over 5 units: 0 feet
 - ii. Residential: Standards for TN-3 Zone apply.
4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-12: CENTRAL CITY DISTRICT (CC)

- A. Purpose. The Central City District is established to serve as the economic, cultural, and civic heart of Twin Falls, fostering a dynamic, mixed-use environment that promotes growth, innovation, and community engagement. This district supports a blend of residential, commercial, entertainment, and institutional uses, encouraging higher density development while preserving the historic character and walkable nature of the city center.

By prioritizing pedestrian-oriented design, public spaces, and sustainable infrastructure, the Central City District enhances connectivity, economic opportunity, and quality of life for residents, businesses, and visitors. It seeks to revitalize underutilized spaces, attract new investment, and create a vibrant destination that reflects the unique identity and values of Twin Falls.



B. Property Development Standards.

1. Lot Area. The lot area shall be of sufficient size to provide for the building, off street parking and landscaping.
2. Building Height. No building shall exceed 65 feet in height except as provided by section 10-2 of this title.
3. Building Setbacks. No property line setbacks, unless specified by the Planning and Zoning Commission through the Special Use Permit process.
4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

10-3-13: COMMERCIAL DISTRICT (COM)

A. Purpose.

The Commercial District is designed to accommodate a wide range of retail, service, and office uses that support the economic vitality of Twin Falls. This district serves as a key commercial hub, providing essential goods, services, and employment opportunities to residents, businesses, and visitors.

Characterized by medium-intensity development, the district features a variety of commercial establishments, including shopping centers, restaurants, professional offices, and service providers. Site design emphasizes safe and efficient vehicular access, ample parking, and connectivity to adjacent neighborhoods and transportation corridors.

While auto-oriented in nature, the district encourages pedestrian access through sidewalks, landscaping, and clear pathways that enhance the customer experience. Development standards promote functional, attractive buildings and site layouts that integrate with the surrounding community and maintain the city's visual appeal.

The Commercial District supports a balance of economic growth and community needs, providing a flexible framework for businesses to thrive while fostering a welcoming, accessible, and well-maintained commercial environment for all of Twin Falls.



CHAPTER 3 ZONING DISTRICTS

B. Property Development Standards.

1. Lot Area: The lot area shall be of sufficient size to provide for the building, the required setbacks, off street parking and landscaping.
2. Building Height: No building shall exceed 50 feet height except as provided by section 10-2 of this title.
3. Building Setbacks.
 - a. Commercial Uses and Residential Uses with 5 Or More Units Per Building:
 - i. Front Setbacks: A setback of 20 feet shall be maintained on major arterials and 10 feet on all other streets. In developed areas which have building lines already established, this requirement may be reviewed and adjusted by the commission, subject to the following exceptions:
 - A. A gasoline service station pump island, including cashier's booth, and canopy setback may be less than the required 35 feet property line setback on arterial streets, providing the property line setback is not less than 30 feet for a pump island nor less than 20 feet for the outer edge of a canopy. Gasoline service station pump islands, including cashier's booths, and canopies, shall not be used to adjust setbacks in developed areas which have building lines already established.
 - B. Outdoor or patio seating, including associated canopies or coverings, at a food service establishment providing the outdoor seating area including any canopies or coverings does not exceed a property line setback of 20 feet or the minimum required arterial landscaping is provided, whichever is greater. Any outdoor or patio seating area proposed within a required setback must be approved by the planning and zoning commission.
 - ii. Side and Rear Setbacks: No property line setbacks are required on side yard or rear yards when adjacent to existing commercial uses, existing residential uses with five or more units per building, vacant property that is zoned for nonresidential development, or vacant property that is designated on the future land use plan for nonresidential development. A property line setback of 25 feet shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.
4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

10-3-14: INDUSTRIAL DISTRICTS (IND 1 & IND 2)

- A. Purpose. The purpose of the Industrial Districts are to provide for manufacturing and light industrial uses, and limit the encroachment of non-industrial development within established industrial areas.
- B. Property Development Standards.
 - 1. Lot Area: The lot area shall be of sufficient size to provide for the building, the required setbacks, off street parking and landscaping. Each nonresidential use shall have a minimum lot area established by the commission.
 - 2. Building Height. No building shall exceed 75 feet in height except as provided by section 10-2 of this title.
 - 3. Building Setbacks.
 - a. Commercial Uses:
 - i. Front Setbacks: A setback of 20 feet shall be maintained on major arterials and ten feet on all other streets. In developed areas which have building lines already established, this requirement may be reviewed and adjusted by the commission, subject to the following exceptions:
 - A. A gasoline service station pump island, including cashier's booth, and canopy setback may be less than the required 35 feet property line setback on arterial streets, providing the property line setback is not less than 30 feet for a pump island nor less than 20 feet for the outer edge of a canopy. Gasoline service station pump islands, including cashier's booths, and canopies, shall not be used to adjust setbacks in developed areas which have building lines already established.
 - B. Outdoor or patio seating, including associated canopies or coverings, at a food service establishment providing the outdoor seating area including any canopies or coverings does not exceed a property line setback of 20 feet or the minimum required arterial landscaping is provided, whichever is greater. Any outdoor or patio seating area proposed within a required setback must be approved by the planning and zoning commission.
 - ii. Side & Rear Setbacks: Commercial Uses have a zero foot side and rear setback.
 - b. Residential Uses: Residential uses shall conform to the setback standards of the TN-3 district.
 - 4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.
 - 5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

CHAPTER 3 ZONING DISTRICTS

10-3-15: AIRPORT DISTRICT (AP)

A. Purpose

The purpose of the Airport District is to support safe airport operations and promote compatible airport-related development that will accommodate expansion of airport operations over time.

B. Property Development Standards

1. Lot Area.

- a. Commercial Uses: The lot area shall be of sufficient size to provide for the building, the required setbacks, off street parking and landscaping.
- b. Agricultural & Residential Uses: Minimum of 20 acres.

2. Building Height.

- a. Non-Airport Related buildings and structures: No building or structure shall exceed 35 feet in height. The Planning & Zoning Commission may authorize additional height for structures as provided in Federal Aviation Agency regulations part 77.
- b. Airport Related structures: Structures approved by airport staff and adhering to Federal Aviation Agency regulations part 77 are exempted from this restriction.

3. Building Setbacks.

- a. Front Setbacks: As approved by the Airport Advisory Board.
- b. Side Setbacks: As approved by the Airport Advisory Board.
- c. Rear Setbacks: As approved by the Airport Advisory Board.

4. Off-Street Parking. Off-street parking shall meet the requirements of section 10-8 of this title.

5. Landscaping. Landscaping shall meet the requirements of section 10-9 of this title.

10-3-16: COLLEGE OF SOUTHERN IDAHO DISTRICT (CSI)**A. Purpose**

The purpose of the College of Southern Idaho District is for the City to give the necessary autonomy to the College to achieve its academic goals and objectives. The only properties that are eligible for this designation are those owned and operated by the College.

B. Property Development Standards

1. Lot Area. N/A
2. Building Height. No building shall exceed 40 feet in height except as provided by section 10-2 of this title.
3. Building Setbacks.
 - a. Front Setbacks: Setbacks on arterial frontages shall be 35 feet from property line and 15 feet on other streets. In developed areas which have buildings lines already established, this requirement may be reviewed and adjusted by the Commission.
 - b. Side Setbacks: Zero feet, or 15 feet from residential zones.
 - c. Rear Setbacks: Zero feet, or 15 feet from residential zones.
4. Landscaping. Landscaping shall meet the requirements of section 10-9 of this Title.