

## **CHAPTER 4 GENERAL PURPOSES OF ZONES**

- 4-1. **AGRICULTURAL ZONE (A-1)**
- A. A-1 Agriculture Zone is characterized by farms and ranches engaged in the production of food, fiber, animal products and in the raising of various kinds of livestock. Urban like uses in A-1 zones, including residential dwellings not associated with any particular agricultural use, are generally neither appropriate to nor compatible with the agricultural type activities allowed in the area.
- B. **AGRICULTURE LIMITED ZONE (A-L)**  
The Agriculture Limited Zone is intended to encourage Agricultural Uses and those activities that support agriculture while limiting livestock confinement operations. This zoning designation will also prevent premature conversion of rural land for non-agricultural development by limiting residential density.
- 4-2. **RURAL RESIDENTIAL (A-2)**  
The Rural Residential Zone allows housing for those individuals wanting country living apart from city structuring and livestock confinement operations. Development supporting these types of rural homes is compatible to this zone, as well as less intense agricultural activities.
- 4-3. **COMMERCIAL, GENERAL (CG)**  
The purpose of the Commercial General Zone is to provide for and to encourage the grouping together of businesses, public and semi-public, and other related uses with light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land around them that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. The light industrial uses permitted in this zone are manufacturing and those wholesale business establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare that are operated entirely within enclosed structures and generate little industrial traffic.
- 4-4. **COMMERCIAL CORRIDOR (CC)**  
The purpose of Commercial Corridor Zone is to provide for the same standards that are established in Commercial General (CG). The following standards are to ensure that property values and uses will be compatible to this highway corridor. Strict sign standards, landscaping design, lighting and parking will be compatible to present and future Commercial and Light Industrial land uses. The Commercial Corridor Zone should be established to protect highway corridors and entrances into the community.
- 4-5. **INDUSTRIAL, LIGHT (IL)**  
The purpose of the Industrial Light Zone is to provide for the location of manufacturing or other industrial uses which are duly controlled operations that do not generate smoke, noise, vibration, dust, odor, glare, gas, light, air pollutants, or water pollutants beyond the district boundary. This zone is characterized by warehouses, wholesale storage areas,

packaging plants, and assembly plants. The district is further designed to be a transitional zone between heavy industrial uses and less intense general, commercial uses.

4-6. INDUSTRIAL, HEAVY (IH)

The purpose of the Industrial Heavy Zone is to provide for the location of manufacturing, processing, assembling, storing, testing, and similar industrial uses which are generally major operations and extensive in character, requiring large sites where the byproduct of such uses includes emission of nuisances such as smoke, noise, vibration, dust, odor, glare, gas, light, air pollutants and water pollutants beyond the district boundary and which have a detrimental effect on neighboring property. These uses require extensive community facilities and isolation from residential and commercial uses, and they require reasonable access to arterial thoroughfares.

4-7. CITY IMPACT AREA (IMP)

A. Areas surrounding the cities of Jerome, Hazelton, and Eden have been suggested for designation as City Impact Areas within the meaning of Idaho Code 67-6526. Those suggested areas of impact are specifically illustrated on the Zoning Map. Control of zoning activities in an impact area is the responsibility of Jerome County.

B. The Jerome County Commissioners have the principal authority within the City Impact Area with the cities within Jerome County having the right to advise through comments to Jerome County.

C. Chapter 10 of the JCZO defines the following specific Areas of Impact:

IMP-AL	City Impact Area, Agriculture Limited
IMP-COM	City Impact Area, Commercial
IMP-IND	City Impact Area, Industrial
IMP-RES	City Impact Area, Residential

4-8. AIRPORT ZONE (AR)

A. An Airport Zone applies to all real property of an airport.

B. Purpose: to encourage and support the continued operation of airports in Jerome County, allowing certain airport related commercial uses.

4-9. AIRPORT OVERLAY ZONE (ARO)

A. An Airport Overlay Zone (ARO) applies to those areas surrounding public/commercial airports.

B. Purpose: to prevent the creation of aviation hazards, which endanger the health, safety, and welfare of the public, as well as the users of the airport. The Airport Overlay Zone is established to protect airport airspace and prevent the encroachment of noise sensitive or incompatible land uses within certain areas of the airport. All land in the (ARO) will maintain the underlying zones and be subject to approved uses as defined by the official zoning map and ordinances unless further restrictions apply in the ARO Zones 1-7.

4-10. PRESERVATION ZONE (PR)

A. The Preservation Zone applies to land which possesses such unique characteristics, benefiting the public at large, that its present unique character should remain undisturbed.

- B. Any public lands (State or Federal) which abut the Snake River and which lie along the Snake River, where there is no canyon, shall be preserved in their natural states for future public access for a space extending from the high water line along the north shore to a line formed by points one-half (1/2) mile north of that high water line; and in those portions of the river where there is a canyon, the space to be preserved lies between the high water line on the north shore of the river and a line formed by points located one-half (1/2) mile north of the rim rock edge on the north side of the canyon.
- C. Public lands within one-half (1/2) mile of unique geological sites within the County shall also be preserved in this zone.
- D. Sites of significant historical interest and value should be included in the Preservation Zone if such inclusion is reasonable and possible. The Planning and Zoning Commission shall give careful consideration to the recommendations of the Jerome County Historical Society whenever the Planning and Zoning Commission is considering the inclusion or the exclusion of a site and/or land area which is presented as being appropriate to this zone.
- E. Pursuant to the Jerome County Comprehensive Plan as adopted and amended, the Preservation Zone of Jerome County shall include the following areas and sites as Historical Sites, Archeological Sites, Special Ecological and Wildlife Sites, and as Unique Scenic Sites:

- Areas in Canyon where Golden Eagles nest
- Blue Lakes Boulevard, North Side
- Caldron Linn
- Clay Caves
- Devil's Corral
- Grave Site at Shoshone Falls Overlook
- Grave Sites
- Hanging Valley Cave
- Idaho Southern Railroad Route
- Indian Blinds
- Indian Petroglyphs
- Jerome Reservoir Dam
- Kinsey Road into Devil's Corral
- Lava Rock Buildings
- Mecham Cave
- Milner Dam Reservoir
- North Side Canal Great Wall
- North Springton Area Gold Mining Campsite
- North Springtown and Cemetery
- Old Mud Lake
- Pence-Duerig Cave
- Perrine Bridge Overlook of Perrine's Blue Lakes Farm
- Preacher Rock
- Shoshone Falls Boulevard

Shoshone Falls Ferry  
Shoshone Falls Ferry Approach  
Shoshone Falls Grade  
Snake River Canyon  
The Old Oregon Emigrant Trail  
Vinyard Lake (Box Canyon)  
Walgamott-Sullaway Road  
Wilson Butte Cave  
Wilson Lake Dam

- F. This Ordinance recognizes that the above list may be incomplete, and the Planning and Zoning Commission are directed to afford a hearing to requests for recognition of other sites in the future.
- G. Grid Charts summarizing the zones and uses therein are appended to this Ordinance.