

ARTICLE V
OFFICIAL ZONING MAP AND DISTRICT USE MATRIX

5.1 Official Zoning Map.

The districts established in Article IV of this Ordinance are shown on the Official Zoning Map of Hailey, Idaho, which Official Zoning Map, together with all explanatory matter thereon, is hereby adopted as part of this Ordinance. The districts include overlay districts. Where the overlay district sets forth regulations and requirements different than those in the underlying zoning district, the regulations and requirements of the overlay district shall govern. Unless expressly set forth in the overlay district, all other provisions of the underlying zoning district and/or this Ordinance shall apply.

5.2 Interpretation of District Boundaries.

In the event the district boundaries on the Official Zoning Map are ambiguous or not clearly defined, the Administrator may interpret the location of the district boundary by adopting one or more of the following as the district boundary: lot lines; the centerlines of streets, alleys, railroad rights-of-way or streams; or other appropriate lines drawn to scale on the Official Zoning Map.

If a lot is divided by a zoning district boundary line at the time of enactment of this Ordinance, or by subsequent amendments, the less restrictive zoning requirements may be extended not more than twenty five (25) feet into the more restrictive zoning district adjacent to the zoning district boundary line.

5.3 Amendment.

The Official Zoning Map shall be amended according to the procedure set forth in Article XIV of this Ordinance.

5.4 District Use Matrix. The permitted, conditional and accessory uses, and the bulk requirements for the zoning districts established in Sections 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.11 and 4.12 are designated in the District Use Matrix set forth herein. A “P” indicates that a use is permitted in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Use Ordinance. A “C” indicates that a use is allowed as a conditional use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of Article XI. An “A” indicates an accessory use is allowed. An accessory use shall not commence and no accessory structure shall be constructed without a primary use first being lawfully established on the subject site. An “N” indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.

Category	Description (Excerpt)	Zones and Sub districts											A	SCI-SO	SCI-I
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI				
RESIDENTIAL															
Residential	Single Family Dwellings	N	P	P	P	N	P	P	N	N	N	N	N	N	
	Manufactured Home	N	P	P	P	N	P	P	N	N	N	N	N	N	
	Multi-Family Dwellings	N	N	N	P	N	P	C	P	N	N	N	N	N	
	Dwelling Units Within Mixed Use Buildings	N	N	N	N	P	P	N	P	N	N	N	P	P	
PUBLIC OR SEMI/PUBLIC															
Public or Semi-Public	Churches	N	P	P	P	C	P	P	C	N	N	N	N	N	
	Colleges, vocational and technical trade schools.	N	N	N	N	N	N	N	P	N	P	N	P	N	
	Government offices and public administration, except correctional institutions.	N	N	N	N	N	P	N	P	N	N	N	N	N	
	Health care and social assistance.	N	N	N	N	N	P	N	P	N	N	N	N	N	
	Municipal Uses limited to water storage and well facilities	C	N	N	N	N	N	N	N	N	N	N	N	N	
	Non-motorized recreational pathways	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Non-profit recreation center	N	N	N	N	N	N	C	N	N	N	N	N	N	
	Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Public recreational or cultural areas	C	N	N	N	N	N	N	N	N	N	N	N	N	
	Public Service, Public Use and Public Utility Facilities.	N	C	C	C	N	C	C	C	P	P	N	C	C	
	Semi-Public Uses.	N	N	N	C	C	P	C	P	N	N	N	N	N	
Schools. (Refer to §11.4.3 for specific criteria when reviewing schools)	N	N	N	C	N	C	N	C	N	N	N	C	N		
TELECOMMUNICATION															
	PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of Wireless Permit in accordance with the provision of Article VIIIA of this Ordinance. (Lattice	N	N	N	N	N	C	N	C	C	C	C	C	C	

Category	Description (Excerpt)	Zones and Sub districts										TI	A	SCI-SO	SCI-I	
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI						
	towers are prohibited.)															
	PWSF's or WCF's, attached to street poles or mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIIIA of this Ordinance. (Freestanding and lattice towers are prohibited.)	C	C	C	C	C	P	C	P	P	P	P, A	P, A	P, A		
COMMERCIAL																
Commercial	Administrative and support services.	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
	Airport	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
	Artist studios, which have no associated gallery.	N	N	N	N	N	N	N	N	N	N	N	N	P	P	
	Arts, entertainment and recreation uses (indoor and outdoor).	N	N	N	N	N	P	N	P	N	N	N	N	N	N	N
	Arts, entertainment and recreation uses, except outdoor arenas and amusement parks .	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
	Auto dealerships.	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
	Automobile rental companies	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
	Automobile towing.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Automotive Repair and Maintenance.	N	N	N	N	N	N	N	C	P	N	N	N	N	N	P
	Bed and Breakfast Inn.	N	N	N	C	N	P	C	P	N	N	N	N	N	N	N
	Boarding and Rooming Houses.	N	N	N	C	N	P	N	P	N	N	N	N	N	N	N
	Broadcasting firms, media offices, and related uses.	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
	Business parks	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
	Cable television firms.	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
	Car rental companies.	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N
	Catering Services.	N	N	N	N	C	P	N	P	P	P	N	N	N	N	N
	Commercial brewery, bakery, or food catering where no retail sales are conducted.	N	N	N	N	N	N	N	N	N	N	N	N	P	P	
	Computer software development, manufacture and service firms.	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
Construction and building material sales (except hardware stores).	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	
Construction contractors.	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	

Category	Description (Excerpt)	Zones and Sub districts										TI	A	SCI-SO	SCI-I
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI					
	Construction equipment and materials rental, storage, sales and service, excluding hardware stores.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Construction equipment rental, storage, sales and service.	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Construction trade contractors' offices with no exterior storage.	N	N	N	N	N	N	C	N	N	N	P	N	P	P
	Construction trade contractors, excluding excavation and landscaping companies.	N	N	N	N	N	N	N	N	N	N	N	N	P	P
	Construction trade contractors, including excavation companies.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Control Tower (Air Traffic)	N	N	N	N	N	N	N	N	N	N	N	P	N	N
	Convenience stores, in conjunction with Gasoline Stations that have no more than 1800 square feet of gross floor area. Drive-through service windows are not allowed.	N	N	N	N	N	N	N	N	N	N	N	N	N	C
	Convenience Stores.	N	N	N	N	N	N	C	N	N	N	N	N	N	N
	Dance and martial art studios, fitness facilities.	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Day Care Centers provided no more than eighteen (18) children will be cared for at any one time.	N	N	N	C	P	P	C	P	N	N	N	C	N	
	Day Care Centers (13+ children).	N	N	N	C	P	P	C	P	N	N	N	C	N	
	Day Care Facilities (up to 12 children)	N	C	C	P	P	P	P	P	N	N	N	C	N	
	Day Care Homes (6 or less children)	N	P	P	P	P	P	P	P	N	N	N	C	N	
	Employee housing for golf courses or recreational facilities	C	N	N	N	N	N	N	N	N	N	N	N	N	
	Fabrication and repair of building materials and components, including log homes.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Farm supply and equestrian tack and feed stores.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Fencing supplies and installation.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Finance and insurance firms.	N	N	N	N	N	C	N	P	N	N	N	N	N	
	Firewood production and storage.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Flight schools, provided regularly scheduled commercial passenger aircraft services are operated at the Airport.	N	N	N	N	N	N	N	N	N	N	P	N	N	

Category	Description (Excerpt)	Zones and Sub districts										TI	A	SCI- SO	SCI- I
		RGB	LR- 1	LR- 2	GR	NB	LB	TN	B	LI					
	Floor covering stores.	N	N	N	N	N	N	N	N	N	P	N	N	N	N
	Gasoline Stations and Automotive Repair and Maintenance.	N	N	N	N	N	N	C	N	N	N	N	N	N	C
	Gasoline Stations, including card-lock stations.	N	N	N	N	N	N	N	N	N	N	N	N	N	C
	Gasoline Stations.	N	N	N	N	N	N	N	P	P	N	N	N	N	N
	Gift shops within terminal	N	N	N	N	N	N	N	N	N	N	N	P	N	N
	Golf course, public	P	N	N	N	N	N	N	N	N	N	N	N	N	N
	Guides and outfitters with no more than 20% of the floor area dedicated to retail sales.	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Helicopter areas, provided regularly scheduled commercial passenger aircraft services are operated at the Airport.	N	N	N	N	N	N	N	N	N	N	N	P	N	N
	Home Occupations.	N	P	P	P	P	P	P	P	N	N	N	N	N	N
	Hotels or motels with or without attached restaurants.	N	N	N	N	N	N	P	N	P	N	N	C	C	N
	Hybrid Production Facilities.	N	N	N	N	N	N	N	C	N	N	N	N	P	N
	Indoor recreational facilities primarily for instruction.	N	N	N	N	N	N	N	N	P	N	N	N	N	N
	Industrial laundry/dry cleaning service and distribution establishments.	N	N	N	N	N	N	N	N	P	N	N	N	N	P
	Interior decorating and design that have no more than 20% of the gross floor area dedicated to on-site retail sales.	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Investigation and Security Services.	N	N	N	N	N	N	N	N	N	N	P	N	P	N
	Landscape design and installation firms, and landscape nurseries.	N	N	N	N	N	N	N	N	N	P	N	N	N	P
	Landscape design, installation and maintenance firms.	N	N	N	N	N	N	N	N	P	N	N	N	N	N
	Laundromat, dry cleaning, and laundry.	N	N	N	N	C	N	N	P	N	N	N	C	C	P
	Light Manufacturing.	N	N	N	N	N	N	N	N	P	P	N	N	N	P
	Medical and personal care stores.	N	N	N	N	N	C	N	N	N	N	N	N	N	N
	Mercantile (wholesale and retail).	N	N	N	N	C	N	N	P	N	N	N	N	N	N
	Mixed Use Buildings.	N	N	N	N	N	P	P	P	N	N	N	P	P	P
	Motor vehicles and parts dealers, service, rental and leasing.	N	N	N	N	N	N	N	N	P	N	N	N	N	P
	Nurseries, greenhouse and floriculture	N	N	N	N	N	N	N	N	P	N	N	N	N	N

Category	Description (Excerpt)	Zones and Sub districts										TI	A	SCI- SO	SCI- I	
		RGB	LR- 1	LR- 2	GR	NB	LB	TN	B	LI						
	production and sales.															
	Outpatient Animal Services.	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
	Parcel delivery and shipping services.	N	N	N	N	N	N	N		N	N	N	N	N	P	
	Parking facilities and structures.	N	N	N	N	N	N	N	C	N	N	P	N	N	P	
	Personal Services where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required.	N	N	N	N	P	P	C	P	N	N	N	N	N	N	
	Photography studios and photo processing.	N	N	N	N	N	N	N	N	P	P	N	P	N	N	
	Physical fitness facilities.	N	N	N	N	N	N	N	N	N	C	N	N	N	N	
	Printing and publishing firms.	N	N	N	N	N	N	N	N	P	P	N	P	P	P	
	Processing and sales of firewood.	N	N	N	N	N	N	N	N	P	N	N	N	N	N	
	Professional and general offices.	N	N	N	N	C	P	P	P	P	P	N	P	N	N	
	Radio and television recording studios and stations.	N	N	N	N	N	N	N	N	N	P	N	P	N	N	
	Real estate and property management companies.	N	N	N	N	N	P	N	P	N	N	N	N	N	N	
	Recording studios (audio or video) and broadcasting studios.	N	N	N	N	N	N	N	N	P	N	N	N	N	N	
	Research and development facilities.	N	N	N	N	N	N	N	N	P	P	N	P	N	N	
	Residential Care Facility	N	P	P	P	P	P	P	P	N	N	N	N	N	N	
	Restaurants which may or may not include the sale of alcoholic beverages.	N	N	N	N	C	N	N	N	N	N	N	N	N	N	
	Restaurants within terminal	N	N	N	N	N	N	N	N	N	N	P	N	N	N	
	Restaurants and bars.	N	N	N	N	N	C	N	P	N	N	N	N	N	N	
	Restaurants. Drive-through service windows are not allowed.	N	N	N	N	N	N	N	N	N	N	N	C	C		
	Retail trade limited to the following: floor covering and window treatment, household appliances, woodstoves/fireplaces, spa/hot tub, building material and garden equipment and supplies (excluding hardware stores), farm and equestrian, and non-store retail (mail-order and vending machines).	N	N	N	N	N	N	N	N	N	N	N	P	N		
	Sales, rental, and servicing of trailers, mobile homes, farm implements and heavy equipment.	N	N	N	N	N	N	N	N	P	N	N	N	N	N	

Category	Description (Excerpt)	Zones and Sub districts										TI	A	SCI-SO	SCI-I
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI					
	Services to buildings (janitorial/maintenance) and property management companies.	N	N	N	N	N	N	N	N	N	N	P	N	P	P
	Sign studios and manufacturers.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Snow removal contractors.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Structures and/or buildings integral to a golf course such as club houses, maintenance, buildings, and rest rooms	C	N	N	N	N	N	N	N	N	N	N	N	N	N
	Truck transportation, bus, taxi and limousine services, and couriers.	N	N	N	N	N	N	N	N	N	P	N	N	N	P
	Veterinarians, pet grooming, and training with no outdoor kenneling.	N	N	N	N	N	N	N	C	C	P	N	C	P	
	Warehouse and storage facilities, including self-storage facilities and exterior storage facilities.	N	N	N	N	N	N	N	N	N	N	N	N	N	P
	Warehouse and storage facilities.	N	N	N	N	N	N	N	N	P	N	N	N	N	N
	Wholesale distributors or Wholesale distributors with incidental and subordinate retail sales.	N	N	N	N	N	C	N	N	N	N	N	N	N	N
	Wholesale distributors.	N	N	N	N	N	C	N	N	N	P	N	N	N	N
	Wholesale trade.	N	N	N	N	N	N	N	N	P	N	N	P	P	
AGRICULTURAL USES															
Agriculture	Horses, a maximum of two (2) horses per acre on lots of one (1) acre minimum size	N	C	C	C	N	N	N	N	N	N	N	N	N	N
	Urban Agriculture (see definition)	N	P	P	P	N	P	P	N	N	N	N	N	N	N
ACCESSORY USES															
Above Ground Fuel Tanks	Above ground flammable and combustible liquid tanks utilized by a public use	N	C	C	C	N	C	C	A	A	C	A	A	A	
	Above ground fuel tank for private or commercial use	N	N	N	N	N	P	N	P	P	N	P	P	P	
Accessory Dwelling Unit (ADU)	One (1) Accessory Dwelling Unit on lots 7,000 square feet or larger, accessory to a single family dwelling unit or to a non-residential Principal Building. Primary vehicular access to any	N	N	N	A	A	A	A	A	N	N	N	A	A	

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		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI					
	ADU shall be from a City street or alley. All Accessory Dwelling Units shall have adequate water and sewer services installed to meet City Standards.															
Alternative Energy Systems	Freestanding Solar Panels, subject to the maximum building height for the applicable district.	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Roof Mounted Solar Panels, subject to the maximum building height for the applicable district	N	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Roof Mounted and Freestanding Small Scale Wind Energy System	N	N	N	N	N	N	N	N	C	C	N	C	C	C	C
Garages		N	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Greenhouse/Private	A greenhouse for private use	N	A	A	A	N	A	A	N	N	N	N	N	N	N	N
Storage	Storage Buildings with a gross floor area of greater than 120 square feet	C	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Storage Buildings with a gross floor area less than 120 square feet	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Shipping Containers utilized for storage, must be shielded from view with fencing and/or landscaping and shall require a building permit	N	N	N	N	N	N	N	N	N	A	N	N	N	N	C
Swimming Pool		N	A	A	A	N	N	N	N	N	N	N	N	N	N	N
Temporary Structures	Temporary Structures for use of no more than 12 months	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
BULK REQUIREMENTS																
Lot Dimensions	Minimum Lot Size (square feet)	None	8000	12000	6000 ⁵	6000 ⁸	6000 ⁹	6000 ⁵	0 ⁹	6000	--	¹²	10890	10890		
	Minimum Lot Width (feet)	None	75	75	50 ⁶	50 ⁶	50 ⁶	50 ⁶	0 ⁶	60	--	¹²	--	--		
Building Height	Maximum Building Height (feet)	35	30	30	35	30	35	35	35	35	35	¹²	35	35		
Setbacks	Minimum Front Yard Setback (feet)	20	25	25	20	10	20	20	0 ⁷	10	20	¹²	10	10		
	Minimum Side Yard Setback (feet)	10	10 ³	10 ³	10 ⁷	10 ⁷	10 ⁷	10 ⁷	0 ⁷	10 ¹¹	10 ¹¹	¹²	10	10		

Category	Description (Excerpt)	Zones and Sub districts										A	SCI-SO	SCI-I
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI			
	Minimum Rear Yard Setback (feet)	10	10 ³	10 ³	10 ⁷	10 ⁷	10 ⁷	10 ⁷	0 ⁷	10 ¹¹	10 ¹¹	¹²	10	10
	Riparian	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	¹²	100 ⁴	100 ⁴
Multi-Family and Mixed Use Density	Mixed Use Residential Density: Maximum units per acre	--	--	--	--	15	20	10	20	--	--	¹²	20	--
	Multi-Family Residential Density: Maximum units per acre	--	--	--	10	--	20	10	20	--	--	--	20	--
Total Lot Coverage	Total maximum coverage by all buildings, which includes one accessory dwelling unit (percentage)	--	--	--	40%	--	--	30% ¹⁰	--	75%	75%	¹²	70%	70%
Maximum Floor Area	Aggregate gross floor area for Individual Retail/Wholesale Trade (000's square feet)	--	--	--	--	--	36	--	36	25	25	¹²	25	25
	Aggregate gross floor area for Grouped Retail/Wholesale (000's square feet)	--	--	--	--	--	36	--	50	25	25	¹²	25	25

Notes to Bulk Requirements:

- ¹ Must be accessory to the primary use and contained within the walls of the primary structure.
- ² Indicates use may be allowed where State or Federal law preempts local zoning.
- ³ The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard shall be less than ten (10) feet. See the figure located at 4.2.5 for more explanation.
- ⁴ Riparian Setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a one hundred foot (100') wide Riparian Setback from the mean high water mark of the Big Wood River. Removal of live vegetation or excavation within the Riparian Setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the Riparian Setback are allowed, provided however, that all plantings conform to the criteria for evaluation in Section 4.10.7.2(k) of this Ordinance. Where the application of the one hundred foot (100') Riparian Setback and other applicable setbacks will result in a building site of one thousand (1000) square feet or less, the Riparian Setback may be reduced to such an extent that the building site is one thousand (1000) square feet; provided however, the Riparian Setback shall not be less than fifty feet (50').
- ⁵ In GR, TN zones, townhouse sub-lots shall have an aggregate density of no more than ten (10) lots per acre.
- ⁶ Townhouse sub-lots shall conform to the standards established in the IFC
- ⁷ Town house Unit shall be allowed zero setbacks from the lot lines created by a Townhouse Sub-Lot and the separation of the building containing Townhouse Units in a Townhouse Development parcel shall be not less than six (6) feet as measured between any wall or any projection of a building, including but not limited to eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.
- ⁸ In NB zone, townhouse sub-lots shall have an aggregate density of no more than fifteen (15) lots per acre.
- ⁹ In LB, B zones, townhouse sub-lots shall have an aggregate density of no more than twenty (20) lots per acre.
- ¹⁰ In TN zone, 40% lot coverage will be allowed where at least 75% of required parking spaces are enclosed within a structure.
- ¹¹ In LI and TI zones, the side and rear yard setbacks shall be twenty five (25) feet where the subject property is located adjacent to the following zones: RGB, GR, or TN
- ¹² Subject to FAA regulations and 14 CFR, Chapter 1, Subchapter E, Part 77, Objects Affecting Navigable Airspace, as amended.

(Ord. 1128, §13, 2013), (Ord. 1151, §2, 2014)