

8-2-1 = General Definitions

STANDARD SPECIFICATIONS:

The specifications as specified in this title or as officially adopted by the county.

STORAGE YARD:

The keeping of junk material, merchandise or vehicles in the same location for an extended period of time.

STREET:

A public street of not less than 50 feet in width with a 24 foot wide road surface that may or may not have been dedicated or deeded to the public for public use. Within the county, street designations apply within subdivisions and classifications shall not be classified as a road under the definition of this or any other ordinance of the county. Street classifications are as follows:

**Cul-de-Sac:** A minor street with a turnaround space at its terminus.

**Frontage Street:** A collector street, parallel to and adjacent to, a county road that provides access to abutting properties and shall have a designated right of way of 50 feet.

**Loop:** A minor or collector street with both terminal points on the same street or road of origin. The minimum right of way shall be determined by the classification of the street.

**Minor Street:** A street that carries traffic to a collector street or road system and shall have a designated right of way width of 50 feet.

**Partial Street:** A dedicated right of way providing only a portion of the required street width.

**Private Street:** A street that serves a single (1) residence or owner that has not been dedicated or deeded to the public, however, it may be open for public use. These streets are not maintained by any public entity, but shall have a minimum right of way of 30 feet with 20 feet of drivable surface; more right of way may be required depending on the use and location.

STATE:

The State of Idaho.

STORAGE YARD:

The keeping of junk material, merchandise or vehicles in the same location for an extended period of time.

REMOVE BOTH

MOVE TO

8-4-2

8-4-1

Title 8, Section 8-4-1

Table 1

Land Use Matrix

Zoning Classification	
Permitted by Right	P
Permitted with Conditions	PC
Conditional Use	CU

	A-20	A-2.5	R-1	R-2	C-1	C-2	C-3	M-1
Dry Cleaners					CU			
Florist Shop					CU			
Funeral Home Services						CU		
Furniture and Appliance Store					CU	CU		
Garden Center					CU	CU		
Golf Course							CU	
Golf Driving Range							CU	
Grocery Store					CU	CU		
Hardware Store					CU	CU		
Heavy Equipment Sales Lot						CU	CU	PC
Home Occupation	P	P	P	P				
Hotel / Motel						CU	CU	
Kennel/ Boarding /Pet Daycare	PC	CU					CU	CU
Laundromat				CU	CU	CU		
LP Gas or Fuel Oil Sales							CU	CU
Office/ Professional Business					CU	CU		
Pet Store					CU	CU		
Plumbing/ Heating Equipment Shop					CU	CU	CU	P
Recreation Area	CU	CU						
Recreation Facility						CU	CU	CU
Recreation, Motorized								CU
Restaurant					CU	CU		
Sexually Oriented Business								CU
Storage Units							CU	PC
Studio					CU	CU	CU	
Theater					CU	CU		
Theatre, Drive-In						CU	CU	
Variety Store					CU	CU		
Vehicle Repair Shop						CU	CU	PC
Vehicle Sales Lot						CU	CU	PC
Vehicle Wash						CU	CU	PC
Veterinary Clinic	PC	CU				CU	CU	CU
Waste Material Resale Store	PC							PC
<b>Storage yard</b>	<b>PC</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>PC</b>

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8-6-2-B

**PERMITTED WITH CONDITIONS-RESTRICTIONS**

6. Storage Yard (A-20, M-1)

- a. In the M-1 District, all storage of machinery, equipment, scrap material, or other items shall be reasonably screened from public roads and residential lots and from subdivision roads according to Chapter 12 Screening Standards. Screening shall also be of sufficient height to hide the storage area.
- b. Storage areas not readily visible from any road or residential lot need not provide the screening required in “a” above.
- c. The types of materials being stored are subject to review and inspection to determine if there are risks they might cause ground water contamination, fugitive dust, odors, fumes, or pose a fire hazard. Consultation and approval by the Fire District and/ or Idaho Department of Environmental Quality may be a condition of issuance of a permit for a storage yard.
- d. No storage of uncovered items are permitted that might reasonably be blown away by the wind.
- e. The square footage of area that the storage yard occupies is subject to restrictions based on the site-specific characteristics of the location, the screening and proximity to residential lots.

**Table 8-6-2 Standard PC Conditions.**  
 A use in a listed zone district below shall comply with all conditions checked by an X for that use.  
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	Buffer	Screening	Lighting	Parking	Hours of Operation	Signage	Outside Storage	Building Height	Technical Studies	Additional Inspections	Additional Comments
<b>Manufacturing</b>											
Building Trades Subcontractor (A-20, M-1)		X	X	X		X	X				
Cabinet Shop (M-1)							X				X
Clothing Manufacture (M-1)				X	X	X					
Construction/General Contractor (A-20, M-1)	X	X	X	X	X		X			X	
Furniture/Fixtures Manufacture (M-1)	X	X	X	X	X	X	X			X	
Landscaping Contractor Business (A-20, M-1)		X	X	X	X	X	X				
Lumber Yard (M-1)	X	X	X	X	X	X	X				
Manufacturing, Industrial (M-1)	X	X	X	X	X	X	X				
Manufacturing, Light (M-1)	X	X	X	X	X	X	X				
Sheet Metal Fabrication (M-1)		X			X		X			X	
Storage Facility (M-1)	X		X								
Vehicle Body Shop (M-1)	X	X	X	X	X	X	X				
Vehicle Storage (M-1)	X	X	X	X	X	X	X				
Warehouse and Distribution (M-1)					X		X		X		X
Welding / Machine Shop (M-1)					X		X				X
Wood Products (M-1)	X	X	X	X	X	X	X			X	
<b>Public/ Quasi-Public</b>											
Cemetery (A-2.5)	X	X	X	X	X	X	X	X		X	
Emergency Service Station (A-20, A-2.5)		X	X			X		X			
Playground (A-20, A-2.5, R-1, R-2, C-1, C-2, C-3)			X	X	X	X					
Utility Building and Services (A-20, A-2.5)		X	X	X			X	X		X	
Water Supply or Treatment Facility (A-20, A-2.5)	X	X					X	X			
Storage yard	X	X					X				

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**CHAPTER 12**  
**SCREENING STANDARDS**

**SECTION:**

**8-12-1: Where Screen Required**

**8-12-1: WHERE SCREEN REQUIRED:** The following provisions shall apply to screens:

**A. APPLICATION:** A screen between developments of differing land uses adjoining one another, or separated from one another by only a private street or county road, shall comply with the standards below. The intensity of the screen is established according to the intensity of the abutting land uses. A recreation facility adjacent to or across the street from a single-family residential use or development requires more intense screening than would a retail development adjacent to or across the street from a recreation facility. Single-family residential developments with similar average lot sizes adjacent to one another do not require screening.

**B. MINIMUM SCREEN STANDARDS:** Minimum required screening shall conform to the intensity identified in Table 8-12-1 below. Structures shall meet the height required when installed; planted trees and shrubs shall meet the expected opacity within two (2) growing seasons. Screening options include: six (6) foot rock or masonry wall; six (6) foot opaque vinyl or wood fence or similar; earth berm; planted trees and shrubs; or, any combination thereof that provides the expected opacity a minimum of six (6) feet in height. Every required screen shall be located in a recorded landscape easement and shall be maintained by the owner of the property where the screen is located to provide the visual screen at the opacity identified in this Section. The recorded document number shall be submitted to the Planning Department.

Table 8-12-1 Screen Intensity

	A-20	A 2.5	R-1	R-2	C-1	C-2	C-3	M
A-20		*	*	L	M	M	H	H
A 2.5	*		*	L	M	M	H	H
R-1	*	*		*	M	M	H	H
R-2	L	L	*		L	M	H	H
C-1	M	M	M	L		L	M	H
C-2	M	M	M	M	L		M	M
C-3	H	H	H	H	M	M		
M	H	H	H	H	H	M		

H – High Impact Screening                  M – Medium Impact Screening                  L – Low Impact Screening

\*Where the average lot size of a proposed development is two-fifths or less than that of the adjacent existing development, a low impact screen shall be provided.

**C. TYPICAL REQUIRED IMPACT SCREENS:** The following types of impact screens are required between uses in the zoning district identified above where the proposed development is located adjacent to or across the street from an existing development.

1. High Impact Screening (H): A 100% opaque screen between land uses that are dissimilar in character. A high impact screen shall have both of the following installed:
  - a. A six foot high wall or fence;
  - b. Low impact screening shall be planted on the exterior side of the wall or fence.
  
2. Medium Impact Screening (M): A 70% semi-opaque screen between land uses that are usually dissimilar in character. Semi-opaque screening should partially block views from adjacent land uses. A medium impact screen shall be a minimum of either a landscape screen or a fence, meeting one of the following options:

Screen A

Shade Trees	1/500 sf
Ornamental Trees	1/750 sf
Evergreen Trees	1/300 sf
Shrubs	1/200 sf

Screen B

Shade Trees	1/1,000 sf
Ornamental Trees	1/500 sf
Evergreen Trees	1/300 sf
Shrubs	1/200 sf

Screen C

Shade Trees	1/750 sf
Ornamental Trees	1/750 sf
Evergreen Trees	1/250 sf
Shrubs	1/200 sf

3. Low Impact Screening (L): An open screen between relatively similar land uses. Open screening shall provide an attractive separation and must portray one of the following screening options.

Screen A

Shade Trees	1/500 sf
Ornamental Trees	1/750 sf
Evergreen Trees	1/500 sf
Shrubs	1/500 sf

Screen B

Shade Trees	1/1,000 sf
Ornamental Trees	1/500 sf
Evergreen Trees	1/500 sf
Shrubs	1/500 sf

Screen C

Shade Trees	1/750 sf
Ornamental Trees	1/750 sf
Evergreen Trees	1/750 sf
Shrubs	1/200 sf

**D. WIDTH OF SCREEN:** A screen required along a side or rear lot line shall be no less than 20 feet wide or as approved by the Planning Administrator. The screen may be reduced to ten (10) feet in width when a non-residential use abuts another non-residential use.

# Definitions for Junk, Junkyard from APA Planner's Dictionary

**Junk** Scrap or waste material of whatsoever kind or nature collected or accumulated for resale, disposal, or storage. (*Homestead, Fla.*)

Worn-out, cast-off, or discarded articles or materials that have been collected or stored for salvage, destruction, or conversion to some use, but not including articles or material that, unaltered or unchanged and without further reconditioning, can be used for its original purpose as readily as when new. (*Quincy, Mass.*)

Any scrap, waste, worn out, discarded material or debris collected or stored for destruction, disposal or some other use. (*Clarkdale, Ariz.*)

Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances, and yard debris. (*Rockford, Mich.*)

Scrap and old iron, steel, chain, brass, copper, magnesium, aluminum, tin, lead, or other base metals; scraps of woolens, clips, bagging, rubber, and glass, and empty bottles of different kinds and sizes when the number of each kind or size is less than one gross; wrecked, or dilapidated motor vehicles, engines, [and] machinery stored or held; and all articles and things discarded or no longer used as a manufactured article composed of or consisting of any one or more of the materials or articles herein mentioned. (*Charleston, Ill.*)

■ **junk dealer** Any person who buys, exchanges, collects, receives, stores, or sells any article defined as junk or salvage. (*Columbus, Ohio*)

■ **\$junk storage** (*See also waste, bulk; white goods*) The temporary or permanent storage outdoors of junk, waste, discarded, salvaged, or used materials or inoperable vehicles or vehicle parts. This definition shall include but not be limited to the storage of used lumber, scrap, metal, tires, household garbage, furniture, and inoperable machinery, and as further defined in the current edition of the Uniform Fire Code. This definition shall not include outdoor storage of normal residential equipment and related activities such as garden tools, lawn mowers, wood piles, grass clippings, and similar items. (*Concrete, Wash.*)

■ **junkyard** (*See also salvage yard*) Any lot or parcel, building, or structure used in whole or in part for the storage, collection, processing, or disposal of junk. (*Clarkdale, Ariz.*)

A lot, land, or structure, or part thereof, used for the collection, storage, and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage, salvaging, or sale of parts or machinery or vehicles not in running condition. (*Concrete, Wash.*)

A tract of land, including any accessory structure thereon, that is used for buying, selling, storing, baling, packing, disassembling, or handling waste or scrap materials. Such scrap materials include vehicles, machinery, and equipment not in operable condition, and metals, glass, paper, plastics, rags, and rubber tires. A lot on which three or more inoperable vehicles are stored shall be deemed a junkyard. A junkyard includes an automobile wrecking yard. (*Wood River, Ill.*)

Any space more than 200 square feet in area, whether inside or outside a building, used for storage, keeping, processing, salvaging, or abandonment of junk. (*Merrimack, N.H.*)

A building structure, or parcel of land, or portion thereof, used for collecting, storage, or sale of waste paper, rags, scrap metal, rubber tires, bottles, or discarded material. Where such materials are a Byproduct of a permitted use, such activity shall be considered outdoor storage. (*Jefferson County, Colo.*)

■ **junkyard, commercial** Any junkyard which is operated for profit, whether said profit is derived from the storage, reconditioning, conversion, or sale of junk, or otherwise. (*Merrimack, N.H.*)

Any business and any place of storage or deposit, whether in connection with another business or not, which has stored or deposited two or more unregistered motor vehicles that are no longer intended or in condition for legal use on the public highways, or used parts of motor vehicles or old iron, metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle, the sum of which parts or material shall be equal in bulk to two or more motor vehicles. Such terms shall also include any place of business or storage or deposit of motor vehicles purchased for the purpose of dismantling the vehicles for parts or for use of the metal for scrap and where it is intended to burn materials that are parts of a motor vehicle or cut up the parts thereof. (*Hartford, Conn.*)

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