

City of Twin Falls Title 10 Zoning and Land Use Matrix

(Current as of November 30, 2018)

PERMITTED USES
 PERMITTED USE WITH A SPECIAL USE PERMIT
 NOT PERMITTED

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LAND USE	AG (§10-4-1.2)	SUI (§10-4-2.2)	R-1 VAR (§10-4-3.2)	R-2 (§10-4-4.2)	R-4 (§10-4-5.2)	R-6 (§10-4-6.2)	CB (§10-4-7.2)	C-1 (§10-4-8.2)	M-1 (§10-4-9.2)	M-2 (§10-4-10.2)	OS (§10-4-11.2)	AP (§10-4-12.2)	OT (§10-4-13.2)	CM (§10-4-14.2)	RM (§10-4-15.2)	CSI (§10-4-16.2)	PRO (§10-4-18.2)	PRO - Addison Ave and Blue Lakes Blvd (§10-4-19.3)	CRO (§10-4-19.3)	NCO (§10-4-21.2)	RB (§10-4-23.2)
1. AGRICULTURAL																					
Agricultural Activities (within 750' of Residential Use or Zone)	S	S																			
Agricultural Activities (beyond 750' of Residential Use or Zone)	P	P																			
Farms - animals on pasture	P	P							P	P	P	P									
Farms - fish	S								S	P	S	S									
Farms - plants and trees	P	P							P	P	P	P									
Intensive agriculture units of five (5) acres or more without residential facilities	P	P							P	P	P	P									
2. AGRICULTURAL PROCESSING																					
Dairy product processing									S	P											
Fish, meat, & poultry processing									S	P											
Grain & seed processing									S	P											
Livestock sales										P											
3. COMMUNICATIONS & UTILITIES																					
Radio and television stations without transmission and receiving towers								P	P	P	P			P							P
Radio and television stations with wireless communications facilities								S	S	S											
Transmission and receiving towers over thirty-five feet (35') tall, provided that they are located near other tall structures											S										
Telegraph centers and telegraph stations								P	P	P	P			P							
Telephone exchange stations								P	P	P	P			P							
Underground and aboveground transmission lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Utility owned buildings and structures less than twenty five (25) square feet in area and less than three (3) feet aboveground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Utility owned buildings and structures more than twenty five (25) square feet in area or more than three (3) feet aboveground	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S
4. CULTURAL FACILITIES																					
Botanical gardens and arboretums	S	S	S	S	S	S	P	P	P	P	S	P	P	P	S	S			P	S	P
Cemeteries	S								S	P	P	S	S	S							
Historic sites and monuments	P	S	S	S	S	S	P	P	P	P	S	P	P	P	S	S			P	S	P
Libraries, museums and art galleries			S	S	S	S	P	P	P	P			P	P	S	S			P	S	P
Planetariums and aquariums			S	S	S	S	P	P	P	P			P	P	S	S			P	S	
Zoos	S	S					S	S	S	S	S			S	S	S					
5. GOVERNMENTAL FACILITIES																					
City, county, highway district - open storage yards								S	S	P											
City, county, highway district - shops									P	P											
Fire stations and police stations	S	S	S	S	S	S	P	P	P	P		P	S	P	S	S				S	S
Governmental office buildings							S	P	P	P	P		P	P	P					S	P
Jails, detention centers, work release centers							S	S	S	P											
Judicial facilities							S	P	P	P				P							
Sewage treatment plants										S	S										
Water treatment plants	S	S	S	S	S	S	S	S	P	P	S	P	S	S	S	S				S	S
Uses by the City of Twin Falls - on real property owned and/or operated by the City of Twin Falls (§10-7-19B)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Uses by the City of Twin Falls- New uses on real property owned and/or operated by the City of Twin Falls, not already permitted by other provisions (§10-7-19C)	Must be approved at a City of Twin Falls public hearing by the City Council																				

LAND USE	AG (§10-4-1.2)	SUI (§10-4-2.2)	R-1 VAR (§10-4-3.2)	R-2 (§10-4-4.2)	R-4 (§10-4-5.2)	R-6 (§10-4-6.2)	CB (§10-4-7.2)	C-1 (§10-4-8.2)	M-1 (§10-4-9.2)	M-2 (§10-4-10.2)	OS (§10-4-11.2)	AP (§10-4-12.2)	OT (§10-4-13.2)	CM (§10-4-14.2)	RM (§10-4-15.2)	CSI (§10-4-16.2)	PRO (§10-4-18.2)	PRO - Addison Ave and Blue Lakes Blvd (§10-4-19.3)	CRO (§10-4-19.3)	NCO (§10-4-21.2)	RB (§10-4-23.2)
6. MANUFACTURING																					
Business park PUD only								P													
Apparel and related items									S	P			S								
Building materials									S	P											
Chemicals and chemical products (H-1 and H-7(2)) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c & (B)9a of this section										S											
Concrete products									S	P											
Food products									S	P											
Furniture and fixtures									S	P		S									
Handcrafted furniture							S	S	S	P			S								S
Metal products									S	P											
Miscellaneous products									S	P			S								
Paper products									S	P			S								
Petroleum products									S	P											
Plastic products									S	P			S								
Professional and scientific products									S	P			S								
Recycling center									S	S											
Rubber products									S	P			S								
Sand and gravel yards									S	P											
Textile products									S	P			S								
Wrecking yards, automobile salvage yards and junkyards, but prohibited within canyons, within two hundred feet (200') of canyon rims and on land with slopes greater than fifteen percent (15%) grade										S											
7. MEDICAL FACILITIES																					
Acupuncture facilities approved by South Central District Health Department or other State regulatory agency								P	P	P	P			P	P						P
Ambulance service						S	P	P	P	P											S
Animal hospital - small animal							S	S	P	P			S	S							S
Animal hospital - large animal								S	S	P											
Doctors offices								P	P	P	P			P	P		S	S	S		S
Drug and alcohol treatment centers								P	P	P	P			P	S		S				P
Hospitals and clinics								P	P	S	S			P	P		S				S
Prosthetics - sales, service and construction								S	S	P	P			P	S						S
Rehabilitation services								P	P	P	P			P	P		S				S
8. MISCELLANEOUS																					
Any facility with drive-through service							S	S	S	S		S	S	S		S				S	S
Any facility with drive through service in the Canyon Rim Overlay Zoning District adjacent to Rock Creek Canyon																			S		
Construction yards									S												
Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of the building shall also require a Special Use Permit							S	S	S	S			S	S					S	S	S
Outside commercial painting (§10-7-18)																					
Inside commercial painting (spray booth) (§10-7-18)							S	S	S	S			S								

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9. PARKS																					
Amusement parks							S	S	S	S											
Open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Park concessions	S	S	S	S	S	S	P	P	P	P	S	S	P	P	S	S			S	S	
Private parks and playgrounds without crowd attracting facilities	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P				P	P
Public parks and playgrounds without crowd attracting facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Public parks and playgrounds with crowd attracting facilities	S	S	S	S	S	S	S	P	P	P	S	S		S	S	S				S	
10. PUBLIC ASSEMBLY																					
Auditoriums	S	S	S	S	S	S	P	P	P	P				P	P	S	S			S	S
Exhibition halls							S	S	P	P				P	S					S	
Exposition and recreational vehicle shows													S								
Fairgrounds								S	P	P					S						
Farmer's markets, flea markets													S								
Funeral chapels							P	P	P	P				P	P					P	P
Religious facilities	S	S	S	S	S	S	S	P	P	P				S	P	S	S			P	S
Schools - private vocational and/or academic								P	P	P	P			P	P		S				S
Schools - private academic				S	S	S															
Schools - private, single purpose							P	P	P	P				P	P						S
Schools - public	S	S	S	S	S	S	P	P	S	S				P	P	S	S				S
Sports arena							S	S	P	P			S	S	S						
Theaters - indoor							P	P	S	S				P	P						S
Theaters - outdoor							S	S	S	S				S	S	S					
Wedding chapels and/or reception halls							P	P	P	P				P	P						P
11. RESIDENTIAL																					
Accessory buildings (less than 1,500 square feet), personal swimming pools and other accessory uses	P	P											P								
Detached accessory buildings (more than 1,500 square feet) i.e., garages and other accessory buildings	S	S											S								
Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses			P	P	P	P	P	P			S			P	P	P					P
Accessory buildings (less than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages that are built at the same time the home is built											S										
Detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings			S	S	S	S	S	S													S
Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages built at the same time the home is built															S	S	S				
Bed and breakfast facilities	S	S	S	S	S	S	P	P						P	P	S	S			S	
Dwellings - Attached Single Household							S							S							

See Base Zone for "Permitted" & "Special" Uses

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	11. RESIDENTIAL (continued)																				
Dwellings - attached single household dwellings on lots fronting on an arterial or collector street		S	P	P	P	P									P	P	P				
Dwellings - detached single household	P	P	P	P	P	P						P			P	P					
Dwellings - duplex				P	P	P	S						S	P	P	P					
Dwellings - triplex and fourplex					S	P	S						S	P	P	P					
Dwellings - multiple household (5 units or more)						P	P	P					S	P	P	P					
Home occupations	S	S	S	S	S	S	P	P	P	P		S		P	S	S					P
Household units existing at the time this Title was adopted							P	P	P	P	P	P									P
Household units in same building as an allowed use and occupied by the owner or an employee of the allowed use							P	P	P	P				P	P		S	S			P
Household units in upper floors of commercial or professional buildings							P	P						P	P		S	S		P	P
Mobile homes, if accessory to and located on the same property of an allowed use and occupied by the owner or an employee of the allowed use.									S	S											
Motels and transient hotels							P	S					S	S						S	
Nursing homes and rest homes						S	P	P					S	P	S	S				P	S
R.V. and camping parks								S	S					S							
Residence halls, residence hotels, rooming houses						S	P	P	S				S	P	S	S				S	
Residential PUD, not to exceed SUI density		S									S										
Shelter homes						S	S	S	S					S	S						S
12. RETAIL TRADE																					
Agricultural equipment sales and service							S														
Alcoholic beverages, when consumed on premises where sold							P		S	S		P	S	S					S	S	
Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property								S													S
Alcoholic beverages when consumed on the premises where sold if located three hundred feet (300') or more from residential property								P													P
Antique shop																	S				P
Apparel and accessories							P	P	P	P				P	P					P	S
Art galleries and frame shops																		S			P
Automobile and recreational vehicle rental / storage yard								S	S	S											
Automobile and truck sales and /or rentals							S	S	P	P				S							
Automobile parts store							P	P	P	P				P	P						P
Bakery							P	P	P	P				P	P				P	P	P
Bookstore							P	P	P	P				P	P			S	P	P	P
Car wash facilities							S	S	P	P				S							S
Commercial greenhouses							S	P	P	P				P							S
Cottage businesses																		S			P
Craft shop																		S			
Craft shop, in conjunction with retail business							P	P	P	P				P	P				P	P	P
Eating places							P	P	P	P				P	P					P	P
Equipment rental							S	S	P	P				S	S						
Fabric and pattern shop																			S		P

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12. RETAIL TRADE (continued)																					
Farm and garden supplies							P	P	P	P				P	P						S
Florist shop							P	P	P	P				P	P			S	P	P	P
Food, drugs, etc.							P	P	P	P				P	P					P	P
Fuel sales (bulk)							S	S	P	P				S							
Gasoline service stations							S	S	P	P				S						S	
General merchandise							P	P	P	P				P	P					P	P
Hardware store							P	P	P	P				P	P					P	P
Hobby and toy store							P	P	P	P				P	P			S	P	P	P
Home decor, excluding appliances																		S			
Home furnishings & equipment (appliances RB Zone)							P	P	P	P				P	P						P
Ice cream store							P	P	P	P				P	P				P	P	P
Import store							P	P	P	P				P	P				P	P	P
Large implement and heavy equipment sales and/or rentals								S	P	P											
Laundering and dry cleaning							P	P	P	P				P	P					P	P
Laundromats							P	P	P	P				P	P					P	P
Lumber, plumbing and/or electrical supply stores							S	P	P	P				S	S						
Manufactured/mobile homes sales and/or rentals							S	S	S	P				S							
Mobile/manufactured home sales and/or rentals in the Rock Creek CRO between Martin Street and 2750 East																			S		
Music store							P	P	P	P				P	P				P	P	P
Pawnshop							P	P	P	P				P	P						
Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.							S	S	P	P				S	S				S		S
Pet shop							P	P	P	P				P	P				S	P	P
Sporting goods store							P	P	P	P				P	P					P	P
Sporting vehicles and motorcycles - sales and/or rentals							S	S	P	P				S	S						
Storage unit rentals							S	S	P	P				S	S						
Taxidermy studio							P	P	P	P				P	P				P	S	P
Temporary automobile, truck and recreational vehicle sales permitted with staff approval, provided that there shall be state approval, no parking or display of vehicles in landscaped areas, and no sight obstructions								P													
Tire shops							S	S	P	P				S							
Truck stop									P	P											

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13. SERVICES																						
Advertising							P	P	P	P			P	P						P	S	P
Apparel repair and alteration							P	P	P	P			P	P						P	S	P
Appliance repair							S	S	P	P			P	P								
Auctions and/or public sales								S	S	S			S									
Automobile and truck service and/or repair							S	S	S	S			S									
Automobile impound facility										S												
Beauty and barber shops							P	P	P	P			P	P			S	S	P	P	P	
Building care contracting offices							P	P	P	P			P	P						P	P	P
Business associations							P	P	P	P			P	P						P	P	P
Civic, social and fraternal organizations							S	P	P	P			P	S						P	P	P
Commercial daycare facilities and preschools																	S	S				S
Construction trade offices							P	P	P	P			P	P						P	P	P
Construction yards										P												
Consumer credit collection offices							P	P	P	P			P	P			S	S	P			P
Copy center - self service							P	P	P	P			P	P							P	P
Day care services							P	P	S	S			P	P		S				P	P	S
Dog grooming and/or kennels							S	P	P	P				S							S	S
Duplicating and stenographic offices							P	P	P	P			P	P						P	P	P
Employment agency							P	P	P	P			P	P			S	S		S	S	S
Finance and investment offices							P	P	P	P			P	P		S	S	S	P	S	P	P
Furniture repair/upholstery							S	S	S	P												
Horticultural services							P	P	P	P			P	P								P
In home daycare services	S	S	S	S	S	S	P	P	S	S			P	P	S	S				P	P	P
Insurance and related business							P	P	P	P			P	P		S	S	S	P	S	P	P
Labor unions and organizations							P	P	P	P			P	P						P		P
Photography studios							P	P	P	P			P	P			S	S	P	P	P	P
Professional organizations							P	P	P	P			P	P						P	S	P
Professional services							P	P	P	P			P	P		S	S	S	P	S	P	P
Publishing and printing business							S	S	P	P			P	S								S
Real estate and related business							P	P	P	P			P	P		S	S	S	P	S	P	P
Seamstress																			S			P
Sporting vehicle and motorcycle service and/or repair							S	S	S	P			S									
Tattoo parlors or dermagraphic studios approved by the South Central District Health Department or other state regulatory agency							S	S	S	S											S	
Testing laboratories							S	S	P	P			P									S
Tourist information center							P	P	P	P	S		P	P								P
Welfare and charitable facilities							S	P	P	P			P	S						P	S	S

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14. SPORTS FACILITIES																					
Athletic areas	S						S	P	P	P	S	S	S	S		S			S		
Equestrian facilities and/or riding stables	S										S										
Go-cart tracks								S	S	P											
Golf courses and country clubs	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S			S		
Golf driving ranges	S			S			S	S	S	S	S	S		S	S	S			S		
Gun clubs										S		S									
Indoor recreation facility							S	S	S	S			S	S						S	S
Miniature golf courses	S						S	P	P	P	S		S	S	S	S			S	S	
Outdoor, public and commercial ice and roller skating facilities	S	S	S	S	S	S	S	P	P	S	S		S	S	S	S			S	S	
Outdoor, public and commercial swimming pools	S	S	S	S	S	S	S	P	P	S	S		S	S	S	S			S	S	
Outdoor, public and commercial tennis courts	S	S	S	S	S	S	S	P	P	S	S		S	S	S	S			S	S	
Racetracks										P		S									
Zip lines operated by outfitters and guides licensed by the Idaho outfitters and guides licensing board											S										
15. TRANSPORTATION																					
Airport and related facilities												S									
Airport supplemental uses- Supplemental uses shall be allowed on Joslin Field, Magic Valley Regional Airport in conjunction with the use of the airport as recommended by the Airport Advisory Commission and approved by the City Council and County Commissioners												P									
Bus facilities including pick-up shelters	S	S	S	S	S	S	P	P	P	P			P	P					P	S	
Freight transfer points							S	S	P	P			S	S							
Open parking lot or garage for automobiles							S	P	P	P			P	S							
Open parking lot or garage for trucks and buses							S	S	P	P			S	S							
Open parking lot or garage for trucks and equipment									P	P											
Packing and crating							S	S	P	P			S	S							
Railroad buildings, equipment and yards									S	P											
Taxicab office							P	P	P	P			P	P					S	S	
Ticket and arrangement facilities							P	P	P	P			P	P					S		
Trucking facilities							S	S	P	P				S							
16. WHOLESALE FACILITIES																					
H-1 and H-7(2) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c and (B)9a of this section										S											
Wholesale distribution and warehousing, excluding H-1 facilities							S	S	P					S							
Wholesale distribution and warehousing, excluding H-1 and H-7(2) facilities										P											