

11-1-2: Definitions:

A. ZONING DEFINITIONS:

ACCESSORY DWELLING UNIT (ADU):	Except as may be further restricted, an accessory dwelling unit is a dwelling unit that is incidental and subordinate to the principal use of the premises and does not alter the essential characteristic of the use.
ACCESSORY RETAIL SALES OR SERVICE:	Those items sold or services rendered on a particular site as a secondary use to the primary use, e.g., flowers sold at a nursery or greenhouse, etc.
ACCESSORY STRUCTURE:	A. Any subordinate building, incidental to and located on the same lot on which a principal building exists, or which is under construction. The accessory building shall not be occupied until the principal building is issued a Certificate of Occupancy. B. Structure subordinate in area, extent, or purpose to the principal building, or principal uses served.
AGRICULTURAL USES:	The tilling of soil, horticulture, floriculture, forestry, viticulture, raising crops, beekeeping, livestock, farming, dairying and animal husbandry including all uses customarily accessory and incidental thereto; but excluding slaughterhouses, fertilizer works, boneyards, and commercial feedlots.
AIRPORT, AIRCRAFT LANDING FIELD:	Any area of land or water that is used or intended for use by aircraft and including the necessary appurtenant structures or facilities located thereon.
ANIMAL DAYCARE:	As defined in Hayden City Code 4-3-3. Additionally, "Small" shall constitute domesticated animals including, but not limited to, dogs, cats, or miniature pigs. "Large" shall constitute domesticated animals generally residing outdoors in the Residential Suburban, Rural and /or Agriculture zones including, but not limited to, horses, alpacas, or sheep
ANIMAL GROOMING, SMALL:	Grooming for small animals on an appointment basis, with drop-off and pick up on the same day. "Small" shall constitute domesticated animals including but not limited to dogs and cats.
ANIMAL HOSPITAL/CLINIC:	As defined in Hayden City Code 4-3-3. May include commercial grooming. Boarding services are limited to short-term care incidental to the treatment clinic and must be a secondary use of the property.
ANIMAL RAISING AND/OR KEEPING:	Animals owned and housed on or in the premises in a Residential zone and/or animals raised for a maximum of five (5) months after birth.

Commented [CM1]: Further restricted by this code or state code? If this code, should insert further restricted by this title. We'll see what Legislature is doing on this.

Commented [SD2R1]: We will wait on this definition until direction from State code amendments

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Commented [CM3]: When we say "see" are we saying "as defined" in referenced code?

Commented [DP4R3]: Yes.

Commented [SD5R3]: Yes. We will update these to say, "As defined"

ANIMAL SHELTER:	As defined in Hayden City Code 4-3-3 .
APARTMENT:	A room or suite of rooms in a multiple-family facility designed or used as a single living unit and provided with living, sleeping, kitchen and bathroom facilities, usually leased or rented.
ASSEMBLY:	The process of combining individual components produced at another site into a finished product using machines, equipment and/or workers to create a functional unit.
AUCTION ESTABLISHMENT:	A building or portion of a building used for the public sale of goods, merchandise, or equipment to the highest bidder.
AUTO WRECKING YARD, JUNKYARD:	An outdoor space where junk, waste, discarded, or salvaged materials are stored or handled, including automobile wrecking yards, and yards for used building materials, and places, or yards for storage of salvaged building and structural steel materials and equipment, including used machinery, trailers or construction equipment or parts thereof; excluding yards or establishments for the sale, purchase or storage of used cars or machinery in operable condition, and the processing of used, discarded or salvaged materials as a part of a permitted manufacturing operation on the same premises. An "auto wrecking yard" and "junkyard" are further defined as any use of premises, excluding fully enclosed buildings, on which two or more motor vehicles not in operable condition are standing more than 28 days, or on which used motor vehicles, or parts thereof, are dismantled or stored.
BANK, FINANCIAL INSTITUTION:	An establishment that provides banking services, lending or similar financial services to individuals and businesses. This definition includes those institutions engaged in the on-site circulation of cash money and check-cashing facilities but shall not include bail bond brokers. The establishment may or may not have a drive-thru facility.
BATCH PLANT, ASPHALT AND CONCRETE:	An industrial facility used for the production of asphalt or concrete products, including hot mix asphalt, other forms of coated road stone, and concrete ready mix. These plants combine various ingredients based on engineered design standards for specific types of asphalt and concrete mixes.
BEEKEEPING, HOBBY:	The management of a small number of beehives (less than 25), typically located in backyards or on small plots of land, primarily pursued as a personal interest or recreational activity.

Commented [CM6]: See note above. Should this say "as defined" versus see? Using "as defined" is legally tying it to the other definition. See is advisory.

Commented [DP7R6]: Yes.

Commented [SD8R6]: Yes. As defined.

BOARDING OR ROOMING HOUSE, BED AND BREAKFAST FACILITY:	A single-family residence, occupied by the property owner or caretaker year-round, which provides a maximum of five (5) sleeping rooms (not including the occupant's sleeping room(s)) for the lodging of overnight transient guests for a fee, and which includes the serving of a meal.
BOTTLING AND DISTRIBUTION PLANT:	A commercial enterprise whose output is the bottling of beverages for distribution.
BREWERY, DISTILLERY, WINERY:	An establishment for production of alcoholic beverages. Does not include food service establishments that produce these products only for on-site sale.
BUILDING MATERIALS, HAY, GRAIN, BULK GARDEN SUPPLY, HEAVY MATERIALS:	A retail business that sells large, bulky, or heavy goods including building materials and agricultural goods, such as hay, grain, bulk garden supplies, tools, and equipment.
BUS STATION:	Any premises for the transient housing or parking of buses and the loading and unloading of passengers.
CAR WASH:	A facility for the cleaning of automobiles, providing either self-serve facilities or employees to perform washing operations.
CARETAKER RESIDENCE:	A dwelling on a nonresidential property occupied by a person, and the immediate family of the person, who oversees or guards the operation.
CEMETERY:	Land used or dedicated to the internment of human or animal remains, including columbaria, mausoleums, mortuaries, and associated maintenance facilities when operated in conjunction with, and within the boundaries of such cemetery.
CIVIC FACILITY:	A building providing for government functions and services, including but not limited to federal, provincial, regional, and municipal offices, public schools and colleges, publicly owned and operated hospitals, fire halls, community halls, libraries, museums, parks, cemeteries, jails and prisons, courts of law, waterworks facilities, and sewage facilities.
CLUB, LODGE, SOCIAL HALL:	A building of which the primary use is a meeting place used by members of the community to gather for social, cultural, entertainment, recreational, or religious purposes.
COMMUNITY EVENT FACILITY:	An outside area and/or building where amplified sound or music is provided for entertainment.

Commented [SD9]: Split? Definition of boarding house?

Commented [CM10]: Civic is an adjective. Do we mean a facility?

Commented [DP11R10]: In this case, these are generally government buildings or those buildings operated for civic uses.

Commented [CM12]: Might want to look at RLUPA issues on "religious."

Commented [SD13R12]: Not certain how having "religious" in this definition goes against RLUIPA? Doesn't it indicate we are inclusive of that type of use?

COMMUNITY GARDEN:	A garden on a single piece of land <u>gardened</u> collectively by a group of people for fresh food or flowers. Can also include educational gardens where gardening, landscaping, nutrition, and cooking are taught.
COMPOSTING, BACKYARD:	The activity of decomposing organic matter generated on any area of land or lot by a homeowner, tenant, occupant, or property owner. Backyard composting shall process material generated primarily on site. Backyard composting shall be operated in a nuisance-free manner. No commercial purpose may be associated with backyard composting.
CONSTRUCTION OFFICE, TEMPORARY:	A moveable or modular structure or trailer used for the storage of construction materials and/or the offices or work spaces for construction managers or workers during the time a principal or accessory building is being constructed.
CONTRACTOR SHOP AND STORAGE:	A lot or portion of a lot or parcel, or a building or a portion of a building used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor. Such lot, portion of lot or building, includes office area directly related to the function of the contractor.
CONVENIENCE STORE:	An establishment generally less than 5,000 square feet engaged in the sale of convenience goods, such as pre-packaged food items, tobacco, over the counter drugs, periodicals, and other household goods.
CORRECTIONAL FACILITY:	A facility designed and used to house, sequester, or confine incarcerated individuals, persons subject to a pre-trial order, on probation or parole. A correctional facility shall conform to the provisions of Hayden City Code 11-7-4 .
COTTAGE:	A building design with one dwelling unit for use and occupancy by no more than one family, where each dwelling unit is platted on an individual lot with a shared open space or green court.
CULINARY ESTABLISHMENTS:	Any building or part thereof (other than a boarding house), where food and/or beverages are provided for compensation. Uses may include, among others: café, cafeteria, coffee stand, fast food, and restaurant.
DATA CENTER:	Also known as data mining operation or server farm, meaning a collection of networked computers and servers used for the remote storage, processing, and distribution of large amounts of electronic data and requiring high-density load electricity uses and equipment and water supplies to cool hardware and operating spaces.

Commented [SD14]: Tended?

Commented [DP15R14]: "gardened" focuses on the action of growing (creation and cultivation of) plants, while "tended" emphasizes maintaining and nurturing existing ones

Commented [CM16]: Some ordinances further define high-density electricity load as 25,000 kilowatt hours per month or a load demand of 600 amps. (Need more research)

DAYCARE:	Care and supervision provided for compensation during part of a twenty-four (24) hour day, for a child or children not related by blood, marriage or legal guardianship to the person or persons providing the care, in a place other than the child's or children's own home or homes. [Idaho Statute 39-1102(3)]
DAYCARE, ADULT; ADULT DAY CARE:	A structured day program that provides individually planned nonmedical care, supervision, social interaction, and supportive services for adults for periods of less than twenty-four (24) hours a day and provides relief and support for caregivers.
DAYCARE CENTER:	A place or facility providing daycare for compensation for thirteen (13) or more children.
DAYCARE FACILITY:	A place or facility providing daycare services for compensation to seven (7) or more children not related to the provider. [Idaho Statute 39-1102(5)]
DAYCARE, FAMILY, HOME:	A home, place, or facility providing daycare for six (6) or fewer children. [Idaho Code 39-1102(8)]
DAYCARE, GROUP FACILITY:	A home, place, or facility providing daycare for seven (7) to twelve (12) children. [Idaho Code 39-1102(9)]
DRIVE-UP ESTABLISHMENT:	A permanent structure, whether it be the primary or an accessory use, that is designed to allow the occupants of a motor vehicle to make purchases and/or receive services or products at a window or service area while remaining in the vehicle.
DWELLING:	A building, or portion thereof, containing one or more dwelling units. The term does not include any trailer, mobile home, recreational vehicle, motel, hotel, guesthouse, or boarding house.
DWELLING, FOUR OR MORE FAMILY:	A building or portion thereof, containing four or more dwelling units, excluding attached single-family townhome units located on individual lots.
DWELLING, SINGLE-FAMILY:	A building designed as one dwelling unit for use and occupancy by no more than one family. This also includes any group residences as defined by Idaho Code 67-6531.
DWELLING, TWO- and THREE-FAMILY:	A building designed with more than one, but not more than three (3) dwelling units.
DWELLING UNIT:	A single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping,

Commented [CM17]: Add DAYCARE, ADULT here

Commented [CM18]: Consider moving under DAYCARE, ADULT with other daycare types

Commented [DP19R18]: The reason for the definition is to provide differences between an adult and children daycares. Adult daycares can be stand-alone, but in many instances are accessory to assisted living facilities. Additionally, daycare requirements related to children daycares wouldn't be applicable in this case. Thoughts?

Commented [SD20R18]: Donna and I will make the change to where these definitions are located in the document, but will keep record of the actual name (listed) in State Code.

Commented [CM21]: Move to DAYCARE, FAMILY, HOME

Commented [CM22]: Move to DAYCARE section of definitions

Commented [CM23]: Wonder if we should keep multi-family. Will future references call out four or more rather than multi-family?

Commented [DP24R23]: I think that you may be right. With the pre-emptive language and direction we have seen, multi-family may be the better term.

Currently, Mixed Use zone designation is the only place where you could have a multi-family use and the uses are structures of a minimum of 4 units. There is an allowed exception to this, but the general rule of thumb is 4 units or more.

All other zone designations of the City, are structures of less than 4 units and they must be platted as SFR.

	eating, cooking, and sanitation. The term does not imply or include such type of occupancy as a lodging or boarding house, club, or hotel.
EXPLOSIVES, STORAGE OR MANUFACTURING:	The manufacturing or storage of any chemical compound, mixture, or device whose primary or common purpose is to function by explosion, releasing a large amount of energy rapidly, usually accompanied by the production of light, heat, sound and pressure.
FIRING RANGE:	A controlled area of activity, indoors or outdoors, generally designed for the discharging of firearms at targets.
FOSTER HOME; GROUP HOME:	A place, home, building, or location providing care for nine (9) or more unrelated children as a member of the household for the purpose of providing substitute parental care.
FUELING STATION, COMMERCIAL:	A bulk fuel facility designed specifically for business use, primarily serving fleets of larger commercial vehicles.
GAS STATION:	Premises where gasoline, motor oils, lubricants, and grease for the operation of motor vehicles are directly retailed to the public and may include tires, accessories, services, and minor motor vehicle repairs.
GROCERY:	A market where food and related items are sold.
HANDICAPPED OR MINIMAL CARE FACILITY:	<p>Providing 24-hour care, group dining and supervision for nine (9) or more residents who are:</p> <ol style="list-style-type: none"> Physically or mentally handicapped or infirm and who are in need of residential rather than medical care; or Capable of taking care of themselves in independent living units, but who prefer personal supervision. The maximum number of residents shall be set by conditional use permit where required.
HEALTH CLUB:	A club for leisure and fitness activities.
HOME OCCUPATION:	A business activity which results in a product or service that is conducted as an accessory use by an immediate member of the family residing within the dwelling unit, and which meets all of the conditions as required by this title.
HOSPITAL:	An institution devoted primarily to the maintenance and operation of facilities for the medical or surgical care of human patients for 24 hours or more. The term "hospital" does not include clinic, convalescent, nursing, or boarding homes, or any institution operating solely for the

Commented [SD25]: Where is this required?

Commented [DP26R25]: Clare - let's talk about this definition. It goes back to a discussion regarding group homes.

Commented [DP27R25]: CUP - would most likely be in reference to the # of residents beyond that allowed as a residence in a residential zone designation.

	treatment of mentally ill persons, drug addicts, alcoholics, or other types of cases necessitating forcible confinement of patients.
HOTEL / MOTEL:	A building, or group of buildings on the same premises whether detached or in connected rows, containing 6 or more sleeping or dwelling units with garage space or parking space located on the premises and designed for, or occupied by, travelers. The term includes, but is not limited to, any buildings or building groups designated as motor lodges, tourist courts or by any other title or sign intended to identify them as providing lodging to motorists.
INDUSTRIAL SERVICES:	Services provided that may produce increased noise, debris, etc. due to the manufacturing, fabrication, printing, etc. of products produced on-site e.g., battery rebuilding, blacksmithing, welding and fabrication, and printing, etc.
JUVENILE OFFENDERS FACILITY:	Providing 24-hour care and supervision for three (3) or more children (plus 2 house parents) who are under the age of 18 and unrelated to the house parents, and who have been placed voluntarily or by a State agency, court order or a childcare agency, as a result of a criminal offense. The maximum number of residents shall be set by conditional use permit, where required.
KENNEL:	Any property, building, structure, enclosure or premises on the same or adjacent lots, in which a total of four (4) or more dogs, six (6) months of age or over, are kept or maintained by one or more persons. This term shall not include any veterinary hospital, office or clinic operated by a veterinarian licensed by the State of Idaho.
KENNEL, COMMERCIAL:	Any premises, or portion thereof which includes one or more of the following activities: A. Breeding for sale of more than 2 litters each year; or B. Offering a service for compensation in conjunction with the operation of the kennel, including, but limited to the business of boarding, breeding, buying, letting for hire, or training for a fee, on which cats and/or dogs are maintained, harbored, possessed, fostered, boarded, bred or cared for; commercial grooming and similar accessory uses; or C. Raising of competition dogs for purposes of compensation, greyhound racing, sled dog racing, dog pulls or any other events; or D. Any pet shop regularly selling dogs.
KENNEL, RESIDENTIAL:	Any premises, or portion thereof, at which cats, dogs and small household domestic animals, as outlined in subsections 4-3-6(A)(1) and

Commented [SD28]: Where is this requirement noted?

Commented [DP29R28]: See comment above.

	(A)(2) of this Code, are maintained, harbored, fostered or cared for as part of a rescue operation without compensation. Also known as residential pet rescues. No more than 15 animals in total may be living and/or fostered on site at any one point in time, including resident animals and rescued animals in combination.
LAUNDRY AND DRY-CLEANING SERVICE:	An establishment where laundry or dry-cleaning is dropped off and picked up by customers for on-site laundry and/or cleaning activities performed by the establishment.
LIBRARY AND CULTURAL FACILITIES:	A permanent facility for storing and loaning of books, periodicals, reference materials, audio and videotapes, and other similar media.
LUMBER MILL, SAWMILL, PULP MILL:	Mills that convert round wood products into primary wood products, like lumber, pellets, sheathing, wood pulp, etc.
MANUFACTURED HOME:	A structure constructed since June 15, 1976, that bears the seal of the U.S. Department of Housing and Urban Development (HUD) indicating it has met the manufactured home construction and safety standards of the U.S. Department of Housing and Urban Development or the Building Code and when erected on site is built on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, except that such term shall include any structure which meets all the requirements and which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under 42 USC 5401 et seq.
MANUFACTURED HOME COMMUNITY:	An area, tract, plot or site of land of at least five acres in size containing two or more manufactured homes or spaces for manufactured homes, developed, located and maintained for dwelling purposes, in compliance with section 11-6 of this title.
MANUFACTURING, CONSTRUCTION COMPONENTS:	The manufacturing or fabrication of construction components such as bricks, cement blocks, windows, doors, cabinetry, etc.
MANUFACTURING, LIGHT:	The production of goods typically involving the fabrication or processing of raw materials or semi-finished goods, into finished products for everyday consumer use. Operations are generally conducted within enclosed buildings, using lighter machinery and produce minimal noise or pollution.
METAL FABRICATION OR MACHINE SHOP:	A facility dedicated to the process of creating metal structures by cutting, bending and assembling raw materials, typically starting with flat sheets

Commented [DP30]: As defined in Idaho Statute 39-4105(8):

A structure, constructed after June 15, 1976, in accordance with the HUD manufactured home construction and safety standards, and is transportable in one (1) or more sections, that, in the traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length, or when erected on site, is three hundred twenty (32) or more square feet, and that is built on a permanent chassis and design to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, except that such term shall include any structure that meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under 42 U.S. C. 5401 et seq. Manufactured homes include multi-dwelling unit manufactured homes that are constructed in accordance with the HUD manufactured home construction and safety standards.

	<p>or plates of metal, usually involving techniques such as cutting, punching, bending, welding, and assembly to shape and join components into a final product by means of laser cutters, presses, welders and rollers. Machine shops start with blocks of metal (round, square, or rectangular solid rods or tubing) and create finished parts through sawing, milling, drilling, grinding, boring, and turning processes.</p>
MICROCELL WIRELESS COMMUNICATION FACILITY (WCF)	<p>As defined as “Wireless Communication Facilities (WCF)” in section 8-1-2 of this Code.</p>
MOBILE FOOD VENDOR:	<p>As defined as Mobile Food Establishment in Hayden City Code 3-7-4.</p>
MOBILE HOME:	<p>A structure similar to a manufactured home but built to a state Mobile Home Code which existed prior to the Federal Manufactured Housing and Safety Standards Act (HUD Code).</p>
MORTUARY, CREMATORY, FUNERAL HOME:	<p>A facility in which deceased human bodies are kept and prepared for burial or cremation.</p>
MOTOR VEHICLE REPAIR, MAJOR:	<p>General repairs to vehicle engine, transmission or drivetrain; rebuilding or major reconditioning of work or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair, and overall painting of motor vehicles or trailers.</p>
MOTOR VEHICLE REPAIR, MINOR:	<p>Incidental repairs, replacement of parts, and minor service to motor vehicles, but not including any operation specified as “Motor Vehicle Repair, Major”.</p>
MULTI-FAMILY BUILDING:	<p>A building or portion thereof, containing four or more dwelling units excluding attached single family townhome units located on individual lots.</p>
NEWSPAPER AND PRINTING ESTABLISHMENT:	<p>An enclosed facility for the printing and distribution of newspapers, newsletters, and other similar printed media for sale and general circulation.</p>
NON-CONFORMING USE:	<p>A use which was lawfully established and maintained at the time this title was adopted, but which, because of the application of this title to it, no longer conforms to the use regulations of the zone in which it is located. A non-conforming building or non-conforming position of the building shall be deemed to constitute a non-conforming use of the land on which it is located.</p>

OFFICE, GENERAL:	A facility for business and professional services, including but not limited to, accountants, architects, attorneys, insurance brokers, realtors, investment counselors. Uses excluded are those included in "Office, Medical" and "Personal Services".
OFFICE, MEDICAL:	A facility for a group of one or more physicians for the examination and treatment of human patients, primarily engaged in furnishing, on an outpatient basis, chiropractic, dental, medical, optical, surgical, medical imaging, or other services to individuals. Patients are not kept overnight except under emergency conditions. Ancillary laboratory facilities or research facilities may be included.
OUTDOOR SALES DISPLAY:	An area where customers are encouraged to examine and/or experience merchandise in their typical configuration and/or manner of use. This use is distinct from "outdoor storage" or junkyard as elsewhere defined.
OUTDOOR SALES LOT:	A lot, or portion thereof, used for the outdoor display and sale of more than two new or used automobiles, trucks, trailers, mobile homes, boats, farm machinery or other machinery or equipment in operating condition. Repair work, other than what is necessary for completion of the sale, is prohibited. Said repair work shall be performed in a garage or an enclosed building.
OUTDOOR STORAGE:	The short-term or long-term storage of equipment, products, supplies, and/or materials, outside an enclosed building, and not for the purpose of an outdoor sales display, in an area as an accessory to a primary use.
PARK / CAMPGROUND, RECREATIONAL VEHICLE (R.V.):	Any area, tract, plot or site of land, whereupon two or more recreational vehicles or travel trailers are placed, located, and maintained for temporary living quarters on a temporary basis.
PARKING LOT; PARKING GARAGE:	An off-street open, graded and surfaced area, detached accessory building, or portion of a main building, other than a street or public way, to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles, and available to the public, whether for compensation, free, or as an accommodation to clients or customers. "Surfaced area" as used herein means hard surface including asphalt, concrete or similar material.
PARKS, RECREATION, and OPEN SPACE:	Park and open space uses focus on natural areas, large areas consisting mostly of vegetative landscaping, or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking. Specific use types

	include, but are not limited to: Forest reserve, recreation area, golf course, park or playground, public plaza.
PERSONAL SERVICES:	A facility that provides individualized services generally related to personal hygiene needs. These include, but are not limited to, beauty and nail salons, self-service laundry facilities, and barber shops, and exclude those categorized in "Office, General" and Office, Medical".
PRINTING, PUBLISHING & REPRODUCTIONS:	The business of making copies of printed materials.
PROCESSING OF CONSTRUCTION-RELATED PRODUCTS:	The process of mining, dredging, loading and hauling of sand, dirt, gravel or other aggregate products, typically used in construction-related projects.
PUBLIC BUILDING OR COMPLEX:	A building or buildings owned or used by the federal, state, county or city government, or any political subdivision, agency or instrumentality, thereof, where not otherwise specifically defined by Hayden Municipal Code. Public buildings or complexes (not owned by the City of Hayden) shall be subject to Hayden City Code 11-7-4 .
RAILROAD CLASSIFICATION YARDS:	A railway yard found at some freight train stations, used to separate railway cars onto one of several tracks.
RAILROAD TRANSPORTATION LINES OR SPURS:	A branch line is a secondary railway line that branches off a more important through route, usually a main line. A very short branch line may be called a spur line.
RECREATION / ENTERTAINMENT FACILITIES:	Commercial, non-profit, or civic indoor and/or outdoor facilities used for recreation, entertainment, or physical fitness such as health clubs, bowling alleys, swimming pools, amusement parks, racecourses, and racetracks, which may also include accessory uses such as facility/ground rentals, events, food and beverage services, and similar uses.
RECREATIONAL VEHICLE (R.V.), TRAVEL TRAILER, MOTORHOME:	A vehicular unit primarily designed as temporary living quarters for recreation, camping, or travel use, which either has its own motive power or is mounted or drawn by another vehicle. RV types include motor home travel trailer, truck camper, fifth-wheel trailer, as defined by Idaho Code §39-4201, park model recreational vehicles, as defined by Idaho §49-117. The definition also includes a bus, van, trailer, or other vehicle converted for living quarters. In no case shall a recreational vehicle be considered a dwelling.

Commented [CM31]: Mining is included in this "processing" definition. Do we mean that? Can a gravel pit be included in this "processing" definition or do we just mean loading or hauling? Does it include rock crushing? Need to discuss further.

Commented [DP32R31]: That is a good question...

Commented [DP33R31]: Okay, so after talking with Dulci I think that all of this use occurs during Development of a project and we would also say that this use could occur in both Commercial and Light Industrial with a CUP.

Commented [SD34R31]: Change "mining" in Use Table to this definition name

Commented [DP35R31]: I think the only kind of "mining" which could occur would be that of collecting prairie gravels for subdivision construction. If this "mining" occurred, it would be in conjunction with a specific project and not with a commercial venture. I don't believe that it is the intent of the City to allow for a commercial mining venture in the City - as we don't have an "Industrial" use for the heavier industrial types of uses in the City.

Commented [CM36]: How does this differ from Civic Facility?

Commented [DP37R36]: 11-7-4 is Public Buildings, Complexes and Correctional Facilities - these are publicly owned buildings owned by another public agency that instead of entering into a Conditional Use Permit for their use enter into a MOA.

REHABILITATIVE FACILITIES:	Provides living accommodations, rehabilitation, and 24-hour supervision for three (3) or more residents who are in a recovery program for alcoholism, drug abuse, or mental illness. The maximum number of residents shall be set by Conditional Use Permit, where required.
RELIGIOUS INSTITUTION:	A building that people regularly attend to participate in or hold religious services, meetings, and other activities. Uses related to and operated by a religious institution may include a rectory, school, thrift store, homeless shelter, or similar, and may be located on the same parcel or an adjacent parcel to the religious institution.
RESIDENTIAL CARE or ASSISTED LIVING FACILITY:	A facility or residence, however named, operated on either a profit or nonprofit basis for the purpose of providing necessary supervision, personal assistance, meals and lodging to three (3) or more adults not related to the owner. [Idaho State Statute 39-3302(37)] Also known as nursing, rest, and convalescent homes.
RETAIL STORE:	A location where the product created is sold directly to consumers. A single retail use in one stand-alone building or tenant space.
SCHOOL:	An institution of learning, whether public or private, that offers instruction to a group of children in those courses of study required by the State Board of Education. This definition includes nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the Idaho Department of Education, but it does not include a vocational or professional school or any institution of higher education, including a college or university.
SCHOOL, PRIVATE COMMERCIAL:	A school, regardless of whether it is operated for profit, primarily devoted to instruction, in dance, music, drama, art, languages, martial arts training, and business.
SCHOOL, TRADE OR VOCATIONAL:	An institution for conducting instruction in the technical, commercial or trade skills, secretarial training, medical-dental technician training, beauticians, barbers, electronics, and automotive technician training.
SCHOOL, UNIVERSITY:	An educational institution offering advanced instruction in an academic or business field, beyond the secondary level, including trade schools or business colleges, except those whose function is primarily commercial in nature with the training or schooling an incidental activity. This includes all accessory uses, such as dormitories, parking lots, etc.
SEASONAL RETAIL USES:	Uses such as fireworks stands, Christmas tree lots, and food and flower stands.

Commented [SD38]: This definition was taken from CDA, where it appears they may have maximums listed. Do we want to copy that, or remove this portion of the definition?

Commented [DP39R38]: I think that this goes hand in hand with the group home discussion if it is located in a residential zone designation versus in a Commercial zone designation. Thoughts?

Commented [SD40R38]: Need to check Idaho code for number

SELF-SERVICE LAUNDRY:	An establishment with pay-per-use clothes washing and drying machines where customers launder their own clothes. May include accessory retail sales of laundry soap and similar items, primarily for use on the premises.
SELF-STORAGE; MINI-STORAGE:	A building or group of buildings or portions thereof that are designed or used exclusively for storage of excess property of an individual, family or business. Buildings are divided into individually accessed units. This shall not be deemed to include the day-to-day operations of businesses of any kind.
SEXUALLY ORIENTED BUSINESS; NON-RETAIL:	An adult arcade, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.
SEXUALLY ORIENTED BUSINESS; RETAIL:	An adult book, novelty, or video store.
SHOPPING CENTER:	A building or group of buildings that typically features an approximately 2,500 square foot groceries/sundries store as an anchor tenant and may also provide other retail, office, or culinary services such as gasoline sales, dry cleaners, coffee shops, offices, personal service facilities, etc.
SHOPPING CENTER, COMMUNITY COMMERCIAL:	A group of commercial establishments, planned and developed as a unit, typically featuring an approximately 50,000 square foot or greater grocery store and/or department store or volume discount retail outlet as an anchor tenant/s and may include freestanding buildings containing restaurants or other commercial uses. A community shopping center has a gross floor area of more than 100,000 square feet but not more than 300,000 square feet and typically occupies from 10 to 25 acres.
SHOPPING CENTER, NEIGHBORHOOD COMMERCIAL:	A moderate-sized shopping center, planned and developed as a unit, typically composed of an anchor store up to 60,000 square feet in size, and usually containing additional smaller tenants serving a local market area. A neighborhood shopping center may have a gross floor area ranging from 35,000 to 100,000 square feet and may occupy up to 10 acres.
SHOPPING CENTER, REGIONAL COMMERCIAL:	A group of commercial establishments, planned, developed, owned, and managed as a unit related in location, size and types of shops to the trade area that the unit serves. The center provides on-site parking in definite relationship to the type and size of stores. The major tenant is one or more full-line department stores. Size of the center can range

	between 300,000 square feet to more than one million square feet of gross leasable area.
STRUCTURE, PRINCIPAL OR PRIMARY:	A building in which the primary use of the lot upon which it is situated is conducted, such as a dwelling unit, or a non-residential structure for the primary use allowed in the zone designation.
SWAP MEET, FARMER'S MARKET, FLEA MARKET:	<p>Any event:</p> <p>A. At which two or more persons offer new or used personal property or merchandise for sale or exchange; and</p> <p>B. At which the event is held more than six times in any 12-month period.</p> <p>C. The term "swap meet" is interchangeable and applicable to "flea markets", "indoor swap meets" or their similar terms, regardless of whether these events are held inside a building or outside in the open. The primary characteristic is that these activities involve a series of sales sufficient in number, scope, and character to constitute a regular course of business.</p>
TANNERY/TAXIDERMY:	A tannery is the place where tanning or the process of treating skins and hides of animals to produce leather occurs. Taxidermy is the art of preserving an animal's body via mounting or stuffing, for the purpose of display or study.
TAVERN, LOUNGE, BREW PUB:	A building where alcoholic beverages are sold for consumption on the premises, not including restaurants where the principal business is serving food.
TEMPORARY HARDSHIP USE FOR DEPENDENT RELATIVE:	As defined in Hayden City Code 11-2-5(K)
TEMPORARY PARKING LOTS:	A temporary parking lot for non-required parking where new building construction is planned.
TOWNHOME:	A building consisting of three or more dwelling units with common bearing walls. Each dwelling unit shall be platted on an individual lot, including both the structure and the land it occupies, at a minimum.
TRAILER HOME:	<p>A detached single-family dwelling unit, other than a manufactured home or manufactured building with all the following:</p> <p>A. Designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen</p>

Commented [SD41]: DISCUSS SHOPPING CENTER DEFINITIONS

	<p>facilities with plumbing and electrical connection for attachment to outside;</p> <p>B. Designed to be transported after fabrication on its own wheels or a flatbed or other trailers or detachable wheels; and</p> <p>C. Arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location of foundation supports, connection to facilities and the like.</p>
TRANSIT TERMINAL:	A passenger terminal or loading facility for a privately or publicly owned transit system, including a private shuttle service.
TREATMENT FACILITY, PUBLIC / PRIVATE	A facility approved by Idaho State Department of Health and Welfare, offering a broad range of emergency, outpatient, intensive outpatient, and inpatient services and care, including diagnostic evaluation, medical, psychiatric, psychological, and social service care, and vocational rehabilitation and career counseling, which may be extended to alcoholics and intoxicated persons and/or drug addicts, pursuant to Idaho State Code 39-3.
TRUCK TRANSPORT FACILITY, COMMERCIAL:	A facility used for the dispatch, parking, maintenance or repair of trucks that are owned by the business and that are used to transport goods from one off site location to another off-site location which is located on a lot that is no greater than five acres in size. This is subject to the development standards of 11-2-5 of this title.
TRUCK TRANSPORT FACILITY, INDUSTRIAL:	A facility used for the dispatch, parking, maintenance or repair of trucks that are owned by the business and that are used to transport goods from one off-site location to another off-site location. If located on a lot that is greater than five acres in size, a special use permit shall be required. This is subject to the development standards of 11-2-5 of this title.
TRUCKING TERMINAL, TRUCK STOP:	An area or building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. The use may include facilities for the temporary storage of loads prior to shipment. The use shall also include truck stops or fueling stations where primarily diesel fuel is sold and operators of trucks may stop to rest.
URBAN FARM (GARDEN):	A farm or garden operated for commerce, where the growing of the produce is to be sold (or donated in the case of not-for-profit farms) as opposed to being grown for personal consumption. An urban farm can

	utilize space such as raised beds, rooftops, planting boxes, etc. to maximize area within a non-agriculture zone for the farm.
USE, CONDITIONAL (SPECIAL):	A use listed among those classified in any given zone but permitted to locate only after review by the Planning and Zoning Commission and the granting of a “conditional use permit” imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and assure against imposing excessive demands upon public utilities and facilities.
USE, PERMITTED:	An activity or use so designated in any given zone, and which may occur without special action by the Planning and Zoning Commission or City Council, subject to provisions of the zone in which it is located.
USE, PRINCIPAL:	The main use of land or buildings as distinguished from a subordinate or accessory use.
USE, PROHIBITED:	Uses not specifically enumerated as permitted uses or conditional uses. “Prohibited uses” are listed in this title for purposes of clarity and emphasis only.
UTILITY INFRASTRUCTURE, MAJOR:	As defined in section 8-1-2 of this Code.
UTILITY INFRASTRUCTURE, MINOR:	As defined in section 8-1-2 of this Code.
VEHICLE CUSTOMIZATION:	The process of modifying a vehicle to reflect personal preferences or enhance performance, aesthetics, or functionality, usually by means of custom paint jobs, body kits, styling changes, engine swaps, suspension modifications and transmission changes.
VENDOR:	Any person, partnership, organization, or corporation who exchanges, sells, or offers for sale or exchange any personal property at a swap meet, flea market or farmer’s market.
WAREHOUSE DISTRIBUTION BUSINESS:	A location where the process of storing goods in a warehouse for later distribution to their final destination, encompassing inventory management, order fulfillment, and transportation logistics. Often serving as a bridge between suppliers and end consumers.
WHOLESALE BAKERY:	A location where food or grocery items are created and sold in bulk to restaurants, grocery stores, and the like.

Commented [CM42]: Or Council?

Commented [DP43R42]: Conditional Use Permits are approved by the Planning and Zoning Commission. To add a new and unlisted use is approved by the City Council.

Commented [SD44R42]: Will add Council

Commented [CM45]: Farmer’s market or flea market?

Commented [DP46R45]: I would say to make this consistent with 11-2-56 Farmer’s market, Flea Market, and Swap Meet. Thoughts?

Commented [SD47R45]: Will change to add Flea Market, etc.

WHOLESALE BUSINESS:	A location where the product created is sold in bulk to other establishments, excluding food or grocery items.
WOODWORKING / CABINET MANUFACTURING:	An activity of making items from wood, and includes cabinet making, wood carving, joinery, carpentry, and woodturning.

B. MEASUREMENT DEFINITIONS:

ACREAGE:	Any gross area of lot or parcel of land which has not been subdivided or platted, in common ownership having an area of one acre or more.
AREA, BUILDABLE:	The space within the setback lines remaining on a lot after the minimum open space requirements of this chapter have been met.
AREA, GROSS FLOOR (Applying to Floor Area Ratio):	The sum of the gross horizontal areas of the floors inside the exterior walls of a building or a portion thereof.
AREA, GROSS FLOOR (Applying to Parking Ratio):	The entire square foot area of floor space of a building which is enclosed and subject to heating and/or air conditioning, less:
	A. Any space used and occupied by central mechanical and/or electrical equipment, elevator, escalator, conveyors, dumbwaiters, lifts, chutes, trash disposal units, and fuel storage spaces; and
	B. Public right of way and other similar enclosed spaces open to the public.
BUILDING HEIGHT:	The vertical distance measured from the average elevation of the proposed finish grade at the front of the building to the highest point of the roof for a flat roof, to the deck line of a mansard roof or the average height of the highest gable of a pitch or hip roof.
	A. Flat Parcel: B. Slope/Hillside Parcel:
BUILDING LINE:	A line established by this title to govern the placement of buildings with respect to highways, streets and alleys. The front line shall be the front line as shown upon the site plan.
CALIPER:	The diameter of a tree or shrub trunk measured six inches above grade.

Commented [CM48]: The common definition of acreage is the total area of land within a parcel. How is this to be used in title?

Commented [DP49R48]: Title 11 has density related to gross acreage for MR and MU zones, and related to Lot Coverage.

Commented [SD50R48]: Change "tract" to "gross area of lot or parcel of land." Remove rest of definition.

Commented [CM51]: See follow up from Hooper. Suggested vertical distance from grade plane to average height of highest roof. This would require definitions of grade plane and average height. Options: Distance from average elevation of proposed finished grade at front of building to highest point of roof peak? Need to discuss

Commented [DP52R51]: I would concur...how is defined elsewhere. The hillside muddy's this definition today when the front elevation is higher than the rear elevation of the property. Additionally, the size of the garage/shop door really pushes the peak taller even if there is no second story added.

Commented [SD53R51]: Add a) flat, b) slope/hillside

Commented [SD54R51]: Ask for definition suggestion from Hoop

DECIBEL:	A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in “decibels”.
DENSITY:	A unit of measurement; the number of dwelling units per acre of land.
DENSITY, GROSS:	The number of dwelling units divided by the total number of acres of land to be developed, including public rights-of-way, open space, parks, schools, or other private or public dedications.
DENSITY, NET:	The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses, excluding public rights-of-way.
LOT MEASUREMENTS:	<p>A. Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear; and</p> <p>B. Width of a lot shall be the distance between the side lot lines and, at any point, shall not be less than the required continuous frontage for the zone in which the lot resides.</p>
SETBACK:	The space on a lot required to be left open and unoccupied by buildings or structures, either by the front, side, or rear requirements of the zoning ordinance or by delineation on a recorded subdivision plat.
SIGN, GROSS AREA OF:	As defined in Hayden City Code 11-5.
STREET, FLANKING SIDE:	A secondary street which runs along any side property line of a building, dwelling, or lot.

C. BUILDING DEFINITIONS:

ALTERATIONS, STRUCTURAL:	Any change, other than incidental repairs, which should prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams and girders.
BASEMENT:	That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to ceiling is no more than six feet.
BERM:	An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.
BUFFER:	A combination of physical space and vertical elements, such as plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.
BUILDING:	Any structure built for support, shelter or enclosure of persons, animals, or movable property of any kind and which is permanently or semi-permanently fixed to the land.
BUILDING, COMPLETELY ENCLOSED:	A building separated on all sides from the adjacent open space or from other buildings or other structures by a permanent roof and by exterior walls or party walls pierced only by windows and normal entrance or exit doors.
BUILDING, DETACHED:	A building surrounded by an open space on the same lot.
BUILDING, EXISTING:	A building erected prior to the effective date hereof or one for which a legal building permit has been issued.
BUILDING, NON-CONFORMING:	Any building which does not conform to the requirements of this title, but was lawfully constructed under the land use law in effect at the time of construction.
CAPACITY:	The maximum number of people that may occupy a building or structure, as established by the building code or fire marshal.
CARPORT:	A structure open on at least two sides used to house or protect motor vehicles that are owned or operated by the occupants of the principal building.

Commented [CM55]: There is that issue of the existing building not lawfully permitted, which is not a non-conforming building. Non-conforming should indicate lawfully created; otherwise it is "illegal." See if edits line up with your use of this in various settings.

Commented [DP56R55]: I would concur.

DECIDUOUS:	A plant with foliage that is shed annually.
EVERGREEN:	Any broadleaf or coniferous tree, shrub, or ground cover that holds foliage year-round.
FENCE:	A barrier, railing, or other upright structure, typically of wood, chain, vinyl, or wire, enclosing an area of ground to mark a boundary, control access, or prevent escape. The height of a fence shall be the vertical distance measured from finished grade at the front of the building.
GARAGE, PRIVATE:	A building or portion thereof, except a public garage, used or designed to be used for the storage of motor vehicles.
GATE:	A hinged barrier used to close an opening in a wall, fence, or hedge. Setback distances apply to the location of the gate based on type and location.
GRASSY SWALE (GRASSED INFILTRATION AREA):	A shallow, grassed, linear depression with gently sloping sides used as a percolation area to hold and allow infiltration of stormwater runoff.
GROUND COVER:	Ground covers are low growing plants used in the landscape to cover large areas of ground. They are often used to create blankets of foliage in and around shrubs and trees to unify the landscape or as a filler between features such as stepping stones, shrubs and trees. In addition, they are for erosion control on slopes or banks, or as a lawn substitute in areas too shady to support the growth of turf grasses. This group of plants encompasses everything from vines to low growing perennials and shrubs but does not generally include turf grasses. Heights range from one inch to 24" tall. Some fast-growing annuals can also be considered ground covers for large flowerbeds. Ground cover shall be of live plant material. Gravel, colored rock, walk-on bark, and similar materials shall be used in combination with a living ground cover in all non-turf areas as a mulch to control weeds and conserve or retain water until a living ground cover has achieved the coverage desired.
MANUFACTURED BUILDING:	Any building or building components, other than a mobile home, which is constructed according to standards contained in the Building Code as adopted or amendments thereto, which is of closed construction and is either entirely or substantially prefabricated or assembled at a place other than the building site.
PLANTING AREA:	An area of land to be planted such that it will be fully utilized under the conditions of this section.
REPAIR:	The reconstruction or renewal of any part of an existing building for the purpose of its maintenance. The word "repair" or "repairs" shall not apply to any other change in structure such as would be required by additions to or remodeling of such structure.

Commented [CM57]: Should this be proposed finish grade of the fence? What is the fence is at the back?

Commented [DP58R57]: Fence height in the back is allowed to be 6' tall, but we run into the same concern as identified above with building height with respect to those properties on a hill.

Commented [SD59R57]: Remove strikethrough to "finished grade"

Commented [DP60]: This definition seems more like a standard and should go within the Landscaping standards. Let's summarize here and then move the bulk of this to the landscaping section.

SCREEN:	A method of reducing the impact of noise and unsightly intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls, or an appropriate combination thereof.
SHRUB:	A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground, may be deciduous or evergreen.
STORY:	Must conform to the definition and provisions therein of “story,” as stated in the definitions and abbreviations chapter of the building code.
STORY, FIRST:	Must conform to the definition and provisions therein of “story, first”, as stated in the definitions and abbreviations chapter of the building code.
STRUCTURE:	An object constructed or erected which requires location on the ground or is attached to something having a location on the ground, including towers, smokestacks, overhead transmission lines, but not including fences or walls used as fences less than seven feet (7') in height.
WALL:	A continuous vertical brick or stone structure that encloses or divides an area of land. A wall may require structural engineering and footings.

Commented [CM61]: I didn't see story defined in building section. Idaho Residential Code not very informative: "That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above." What does building official suggest?

Commented [SD62R61]: Defined in IRC, IBC

Commented [CM63]: This definition of structure has been used by a lot of communities, but has caused troubles by suggesting anything that requires location the ground. So it a swing set a structure? I used this one in Bonner County, which may or may not fit Hayden, but provides some limits: "A combination of assembled materials providing shelter, support or an extension of shelter or support, including, but not limited to, buildings, signs, towers, tanks, decks, platforms, porches, walls, pools, roofed storage areas, manufactured buildings, or offices, located above or below ground, whether constructed, assembled or erected on site or preconstructed and placed on site."

Commented [SD64R63]: Discuss

Commented [DP65R63]: I like this definition as it includes structures underground as it relates to utility infrastructure, basements, etc. as well as those playground structures above ground.

Commented [DP66R63]: With respect to fence height and when it requires a building permit, let's look at the fence code and see if we need to beef that up.

Commented [CM67]: Should this say not less than 7 feet in height, which is the current Idaho building code height exemption?

D. MISCELLANEOUS DEFINITIONS:

AMENDMENT:	A change in the wording, context or substance of this title, or change of the zone boundaries upon the zoning map, which map is part of this title when adopted by resolution, passed by the City Council in the manner prescribed herein.
APPROACH:	A point of access onto a publicly dedicated and maintained road for which approval has been given by the City, the appropriate highway district, or the Idaho Transportation Department.
COMPREHENSIVE PLAN:	A plan, or any portion adopted by the City Council, in accord with Idaho Code §67-6508, including such things as the general location and extent of present and proposed housing, commercial uses, transportation, parks and other community facilities.
DENSITY PROVISIONS:	The requirements for each land use district to encourage, protect and preserve the health, safety and general welfare of the area through standards that include yard areas, height, bulk, lot area, lot coverage and occupancy limitations.
DEPENDENT RELATIVE:	One who is related by direct bloodline, marriage, adoption, unmarried partner relationship or court ordered guardianship, and has been determined by a licensed physician to be physically or mentally incapable of caring for themselves and/or their property.
DRIVEWAY:	A vehicular access to a lot or lots that provides vehicular and pedestrian access to a maximum of five dwelling units located on privately owned property. All access shall meet the requirements of the local fire authority and City of Hayden design standards, policies, and City code. Such driveways may require ingress and egress, stormwater, and utility easements.
EASEMENT:	A temporary or permanent right, granted by a property owner, to cross or otherwise use their land for a specified purpose.
ENGINEER, CITY:	The engineer who reviews permit applications for the City of Hayden, Idaho.
FAMILY:	An individual or two or more persons related by blood, marriage, or legal adoption, or a group of unrelated persons or any combination of related and unrelated persons living together as a single housekeeping unit in a single dwelling unit.

Commented [DP68]: Driveways to more than two addressable structures require a private road name in accordance with Hayden City Code.

Commented [CM69]: Definition of family can be legally challenging. Limiting numbers can also be difficult and questionable as to being able to enforce. But number limits are used to avoid boarding houses or similar in single-family neighborhoods. I suggested some edits but may need to discuss.

Commented [SD70R69]: What is the definition of family in Idaho Code and/or LLUPA?

HEALTH DISTRICT:	The Panhandle Health District (Region I).
HIGHWAY DISTRICT:	The agencies which have jurisdiction over secondary roads in Kootenai County. Authority results from the powers vested by Idaho Code, title 40, chapter 6.
LOT:	For purposes of this title, a “lot” is an area of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area. The act of the county assessor assigning a parcel number to land does not create a lot of record. Such lot shall conform to the provisions of section 11-2 of this title.
LOT, CORNER:	A lot which is bound on two or more sides by street lines; where the angle of intersection does not exceed one hundred 135°.
LOT COVERAGE:	The area of a lot occupied by the principal building or buildings and accessory buildings.
LOT, INTERIOR:	A lot other than a corner lot or reversed corner lot.
LOT, IRREGULAR:	Nonrectangular lots, lots with three sides or more than four sides, and other nonstandard lots requiring special measurement techniques in order to achieve the purpose of setback requirements, i.e., the appropriate separation of structures from streets and other properties. Setbacks for an irregular lot shall be determined by the Community Development Director or their designee and shall be in general conformance with the pattern of setbacks of the adjacent properties.
LOT LINE:	The boundary property line encompassing a lot. The front lot line is the boundary line adjacent to a public or private street. For a corner lot, the owner may select either street line as the front lot line. The rear lot line is the lot line or line most nearly parallel to and most remote from the front property line. All other lot lines are side lot lines. An interior lot line is a side line in common with another lot.
LOT OF RECORD:	A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded. The act of the county assessor assigning a parcel number to land does not create a lot of record.
LOT, PARKING:	An open, graded and surfaced area, other than a street or public way, to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles, and available to the public, whether for compensation, free or as an accommodation to clients or customers. “Surfaced area”
LOT, REVERSED CORNER:	A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.

Commented [CM71]: Traditionally, a lot is a platted tract of land; a parcel is unplatted. But I believe you are using the word “lot” to be synonymous with parcel in this instance to apply to lot coverage; lot corner and similar common references, right?

Commented [DP72R71]: That is correct.

Commented [SD73R71]: Change “a parcel” to “an area”
Remove “and to provide such yards and other open spaces as are herein required” and everything after “11-2 of this title” including A - D

LOT, THROUGH:	A lot other than a corner lot having frontage on two parallel or approximately parallel streets. On a through lot both street lines shall be deemed as front lot lines.
LOT, WATERFRONT:	A lot or parcel that adjoins or abuts the high-water mark of a lake, river or stream.
NOISE:	The intensity, duration and character of sounds, from any and all sources.
NON-CONFORMING BUILDINGS:	A building, or portion thereof, which was lawfully erected or altered and maintained in accord with the laws in effect at the time of construction, but which because of the application of this title to it, no longer conforms to the use, height, or area regulations of the zone in which it is located.
NOXIOUS MATTER:	A material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being of individuals.
NUISANCE:	A use of property or course of conduct that interferes with the legal rights of others by causing damage, annoyance, or inconvenience.
OPEN SPACE:	Any open area, including, but not limited to, the following: parks, yards, playgrounds, beaches, waterways, parkways, and streets.
PARCEL:	An unplatted unit of land of contiguous quantity in the ownership of one person and constituting a portion of a separate tract of land.
PARTICULATE MATTER:	Any material except uncombined water that exists in a finely divided form as a liquid or solid at standard conditions of temperature and pressure.
RECREATIONAL EQUIPMENT:	Including boats and boat travel trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.
SIGN:	As defined in Hayden City Code 11-5-3 .
SIGN, TEMPORARY:	As defined in Hayden City Code 11-5-3 .
SPACE, OFF STREET LOADING AND UNLOADING:	Open off street hard surfaced area of land other than a street as a public way, the principal use of which is for the standing, loading and unloading of motor vehicles, tractors and trailers to avoid undue interference with public streets and alleys.
STREET:	A public right of way which provides vehicular and pedestrian access to adjacent properties, the dedication of which has been officially accepted by the City of Hayden. The term "street" also includes the terms highway, thoroughfare, parkway,

	road, avenue, boulevard, lane, place, and may be classified in the transportation plan with a typical section as arterial, collector, local, or alley street section.
STREET, PRIVATE:	A privately owned and maintained right of way that provides vehicular and pedestrian access. This definition does not include emergency access roads, driveways serving no more than five dwelling units, driveways to non-occupiable utility infrastructure, internal circulation roads within multi-family dwelling complexes, aiseways within shared parking lots, alleys, and private streets in existence prior to the effective date hereof.
TOXIC MATERIALS:	Those materials which are capable of causing injury to living organisms by chemical means when present in relatively small amounts.
VARIANCE:	A modification of the requirements of the Zoning Ordinance as to the lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest. Prior to granting a variance, notice and an opportunity to be heard shall be provided to property owners adjoining the parcel under consideration.
YARD:	An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title. (Ord. 619, 4-13-2021)