



Memo

To: Chair Taylor and Members of the Commission

From: Donna Phillips, Community Development Director

Date: May 28, 2026

Agenda Item: Title 11 Zoning Regulations Possible Amendments

Agenda Item Location

Unfinished Business

Summary

In June of 2021, the City Council approved a complete re-write of Title 11 and noted the title was reduced from 22 chapters to 8 chapters. Staff were aware that when this was completed, there may be areas which upon application may need to be updated. In November of 2025, the City Council approved the updates to the Comprehensive Plan, and as a part of those updates a new zone designation of “Rural” was requested to be added to the possible zones of the city. In April of this year, the Idaho legislature approved several new laws which have an impact to this code as well.

The Planning and Zoning Commission has been workshopping with staff on many of the possible code amendments, but as we are nearing public hearing for these amendments and finalizing the redlines, staff would like to update on the Commission on the status of this project.

Chapter 1 General Provisions

11-1-2: Definitions – attached is a clean version of the proposed definitions with the goal to remove ambiguity, to provide definitions consistent with other codes, policies, and standards, and to not include standards in the definition. Please refer to [Hayden City Code](#) for a comparison of the clean version and that which exists today. The code can be found at the link above, or by going to the City’s website at www.haydenid.gov , on the left-hand side of

the page select “How Do I”, select “Find”, select “City Codes”, then navigate to Title 11, Chapter 1, Section 2.

11-1-4: Administration and Enforcement: These two paragraphs under violations seem to be a duplicate of what is covered in 11-1-5 Notice of Violation and Stop Work.

11-1-7: Amendments: Added language for process flow to include the Planning and Zoning Commission to the process of “New and Unlisted” use consistent with other zone code amendments.

11-1-8: Exception Request: Reduced the % of the exception to be approved administratively from 35% to 20%. Therefore, for exception requests from 21% to 50% would be a request to the Planning and Zoning Commission in a public meeting, and from exception requests from 51% to more a public hearing with the Planning and Zoning Commission would be required. Also added cross references with the lighting standards and exception requirements.

11-1-9: Appeal of Administrative Decision: updated the reference days to match other code sections.

11-1-10: Administrative Permits: This is a new code section to address those permits which are approved by City staff through a process and in accordance with various standards.

Chapter 2 Zoning Districts

11-2-2: Purpose of Each Zone District: Updated to include the proposed new zone designation of “Rural”.

11-2-3: Site Area & Building Setback Requirements: Updated to include the proposed new zone designation of “Rural”. Also updated to remove references to long range plans which have been or are in the process of being updated.

11-2-4: Uses Permitted, Conditional Use Permit, Development Standards Cross Reference: Updated to include the proposed new zone designation of “Rural”. Updated format of table to be broken into Residential – Primary Structures, Residential – Accessory Uses, and Non-Residential Principal Uses, and Non-Residential – Accessory Uses. Additionally removed references regarding the old Future Land Use Map.

11-2-5: Development Standards Specific to Type of Use:

- A. Accessory Dwelling Units: Updated to reflect changes in the Idaho Legislation (Senate Bill 1354 as amended).
- C. Delete “Bed & Breakfast” and add code related to fire and emergency access in Short Term Rentals to ensure life safety issues (House Bill 583 as amended)

G. Manufactured Home: Updated to reflect changes in the Idaho Legislation (House Bill 800)

11-2-9: Residential Multi-Family Zone expired in September of 2022. The Rural Zone Designation design standards would replace this Code Section as proposed.

Chapter 3 Nonconforming Uses

11-3-2: Nonconforming lots of Record: Identifies that a Variance is granted by the PZC and not the CC according to Chapter 8 of this title.

Chapter 4 General Standards of Development

11-4-4: Landscaping Standards: Adds in a more robust table of the expected landscaping items for the various required buffers.

11-4-5: Lighting Standards: Add cross references to the exception requests identified in 11-1-8 above. Add additional language with respect to non-residential abutting residential lighting conflicts.

11-4-6: Parking Standards: Add language related to updates to accessory dwelling units, removed duplication of uses, removed bed and breakfast, provided additional clarification regarding exception requests related to Central Business District and/or Neighborhood Commercial Node, pedestrian access to off-site parking areas, requirements of off-site parking areas, provided updates related to standard dimensions of parking spaces, and direct parking lot landscaping back to 11-4-4.

11-4-7: Site Plan Standards: Added language related to stormwater requirements, to plan resubmittals, when frontage improvement construction and/or dedications are required, what is considered a “New Principal Structure”, development standards of site with respect to noise, dust, and on-site and off-site requirements found in Title 4, 9, and 11; extension request timelines, requirements of construction components when a phased master site plan is used.

Chapter 5 Sign Code

11-5-2: Requirements: Updated this section.

11-5-3: Definitions: Updated the definition of a “banner” identifying that it is not a permanent sign, updated temporary sign definition.

11-5-5: Signs Authorized without a Permit: Added a requirement for a location verification review. Updated other sections related to these signs allowed without permits.

11-5-7: Signs for Development Complexes: Added language to clarify when a Master Sign Plan submittal was required.

11-5-8: Prohibited Signs: Removed off-premise signs from the identified types of signage.

11-5-9: Standards for Specific Sign Types: Updated based on new zone designation.

11-5-10: Permit Requirements and Administration: Updated the information necessary to provide a review of the application for a sign permit, update standards to be met, and updated appeal process consistent with other chapters of the title.

Chapter 7 Conditional Use Permit

11-7-2: Requirements of Application: This section was updated to include the required pre-development meeting with staff prior to formal application of the conditional use permit request.

11-7-3: General Standards Applicable to all Conditional Uses: The standards have been working through some consistency with the Comprehensive Plan. The ones proposed in this draft were crafted prior to the recent amendment to the Comprehensive Plan. With the changes to the goals and policies in the Comprehensive Plan it is unclear if they need to remain or if they are considered redundant with Standard #1.

11-7-7: Public Hearing by Planning and Zoning Commission: Updated reference to code section.

Chapter 8 Variance

11-8-4: Public Hearing by Planning and Zoning Commission: Updated reference to code section.

Attachment

In progress “draft redline” changes as identified above

Bills as adopted by legislature for Accessory Dwelling Unit (ADU), Short Term Rental (STR), and for Manufactured Homes (MH).