ORDINANCE NO. 770

AN ORDINANCE OF THE CITY OF REXBURG, IDAHO, AMENDING ORDINANCE 725; ADDING CHAPTER 10 WHICH SPECIFIES THE REGULATIONS APPLICABLE TO THE AREA OF CITY IMPACT; AMENDING CHAPTER 6 OF ORDINANCE 725 REGARDING THE COMPOSITION OF THE PLANNING AND ZONING COMMISSION, APPEALS OF MATTERS ARISING WITHIN THE AREA OF IMPACT, FEES AND ENFORCEMENT; AND PROVIDING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF REXBURG, IDAHO:

SECTION I. That Ordinance 725, as amended, is hereby further amended by adding an additional chapter, designated as Chapter l0, a copy of which is attached to this ordinance as Exhibit "A" and incorporated by reference thereto as if set forth in full.

SECTION II. That the following sections of Chapter 6 of Ordinance 725 be amended as follows:

A. Section 6.3 is amended by adding this sentence: "The Rexburg Planning and Zoning Commission is authorized by the City of Rexburg and Madison County to administer and enforce all rules and regulations regarding the area of impact for the City of Rexburg."

B. Section 6.5 is amended to read as follows:

"6.5. Membership and Term of the Commission.

The Commission shall consist of ten (l0) members, seven (7) of whom shall reside within the city limits and be appointed by the Mayor and confirmed by the City Council, and three additional members to be appointed who reside within the area of impact. The three residing in the area of impact shall be appointed one by the Mayor and the other two shall be appointed by the Madison County Commisioners. The mayor shall ask and receive names of persons to serve on the Commission. The length of term is three years. The terms shall be staggered. Six of the seven members of the Commission must have resided in Rexburg five (5) years prior to service on the Commission. Vacancies occurring other than through the expiration of terms must be filled in the same manner as the original appointment. A member appointed to fulfill an unexpired term shall serve the remainder of the term. Members of the Commission may be removed for good cause by a majority vote of the full City Council. Members of the Commission may receive such mileage and per diem compensation as provided by the City Council.

In matters pertaining to the area of impact, a vote of the three members residing in the impact zone, in the aggregate, shall have the same weight as the vote of the remaining seven members of the planning and zoning commission residing in the City of Rexburg, in the aggregate."

C. The following shall be added to Sections 6.12 and 6.13E: "Any appeals of matters arising within the area of impact shall be taken to and heard by a board of appeals consisting of two members appointed by the county and two members appointed by the city. Any appeal from a decision pertaining to the area of impact must be submitted by written notice to the Clerk of the Planning and Zoning Commission within fifteen (15) days of the decision of the Commissiom."

D. Section 6.14 shall be amended by adding a new subsection (4) as follows:

"(4) In the event an application for rezoning is received by the Commission which requests a rezoning of any lands that lie within one quarter (1/4) mile of any boundary of the Sugar City Area of Impact, the Commission shall provide the City of Sugar City written notice of the application for rezoning."

E. The following sentences shall be added to Section 6.16:" Fees for permits authorized pursuant to this Ordinance and any requests for amendments to this Ordinance shall be set by the Mayor and City Council by resolution. In the area of city impact, all administrative fees shall be established by the city and paid to the city. Building permit fees shall be established by the county, collected by the city and paid to the county. In the event costs are incurred by the City of Rexburg as a result of the administration or enforcement of area of city impact matters, the City of Rexburg and County agree to share equally such expenses."

F. A new section, Section 6.17 shall be added, which states: "Enforcement. The City of Rexburg and Madison County authorize the Rexburg Planning and Zoning Commission to be the enforcing agency responsible for enforcing compliance with the provisions of this ordinance within the area of impact."

SECTION III. EFFECTIVE DATE: This ordinance shall become effective upon its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this 15 day of February, 1995.

Nile L. Boyle

Nile L. Boyle, Mayor

ATTEST:

Rose Bagley, City Clerk
(SEAL)

STATE OF IDAHO)
:ss
County of Madison)

I, ROSE BAGLEY, City Clerk of the City of Rexburg, Idaho, do hereby certify: That the above and foregoing is a full, true and correct copy of the ordinance entitled:

AN ORDINANCE OF THE CITY OF REXBURG, IDAHO, AMENDING ORDINANCE 725; ADDING CHAPTER 10 WHICH SPECIFIES THE REGULATIONS APPLICABLE TO THE AREA OF CITY IMPACT; AMENDING CHAPTER 6 OF ORDINANCE 725 REGARDING THE COMPOSITION OF THE PLANNING AND ZONING COMMISSION, APPEALS OF MATTERS ARISING WITHIN THE AREA OF IMPACT, FEES AND ENFORCEMENT; AND PROVIDING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

passed by the City Council and approved by the Mayor this 15 day of February, 1995.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Rexburg, this 15 day of February, 1995.

City Clerk

(SEAL)

EXHIBIT "A"

CHAPTER 10
REXBURG CITY ZONING ORDINANCE
AREA OF CITY IMPACT

10.1 Applicability.

The regulations of this Chapter shall apply to the area of city impact and shall supplement the regulations appearing elsewhere in this ordinance.

A. This Chapter is being adopted pursuant to Idaho Code, Section 67-6526, and any and all amendments thereto, pursuant to mutual agreement between the City of Rexburg and Madison County.

B. The purpose of this Chapter is to identify an area of city impact, considering such factors as:

(l) trade area;
(2) geographic factors;
(3) areas that can reasonably be expected to be annexed to the city in the future.

C. The intent of this Chapter is to define the geographic area of city impact; to set forth the plans and ordinances which will be adopted and be applicable to the area of city impact and to comply with the applicable provisions of Idaho Code, Title 67, Chapter 65, as set forth by the Idaho legislature.

10.3 Boundary definitions.

A. The boundaries of the area of city impact are defined by separate ordinance. The boundaries and zoning classifications of the area of city impact are shown on the map entitled "Area of City Impact -- Rexburg, Idaho" dated February 15, 1995. Said map is attached hereto Appendix "A" The map and all information shown thereon are by reference made a part of this ordinance.

B. The method for amending the impact boundaries shall be governed by Idaho Code, Section 67-6526(d).

10.4 Zoning Districts, Zoning Map, Zoning Tables, Land Use Schedules.

A. Zoning districts authorized in the area of impact comprise two specific categories:

(1) All existing zones listed in Section 3.1 of this ordinance and described in Chapter 3

hereof. These zones are hereafter referred to as **"Chapter 3 zones".**

(2.) Agriculture l, (A-l); Agriculture 2, (A-2); and Rural Residential (RR);

B. Definitions of Zones.

(1) Chapter 3 Zones are defined and described in Chapter 3, paragraphs 3.4 through 3.15 hereof.

(2.) Agricultural 1 (A-1)

The Agriculture 1 zone is intended to anticipate expansion of the city into agricultural areas (lands) and to preserve agricultural production in those areas.

i. Permitted uses in the A-l Zone include all primary agricultural production activities and their accessory uses and buildings, including farm homes. No more than ten (10) livestock are permitted in an A-l zone. However, this does not include commercial enterprises or animal-related businesses such as produce packing plants, fur farms, veterinary clinics, animal hospitals, feed lots, poultry and egg farms, hog farms, dog kennels, honey processing, and similar uses which would constitute a "business" as opposed to that of the raising of agricultural crops and/or pasture. For the purposes of this chapter, "Feedlot" is defined as any area where one thousand (1,000) head or more of livestock are confined for a period of one year or more.

ii. The minimum size parcel shall be five (5) acres or more.

iii. Conditional uses in the A-l Zone include:

1. Public and quasi-public recreation facilities and/or buildings.
2. Home occupations.
3. Cemeteries.

(3) Agricultural 2 (A-2)

The Agriculture 2 zone is intended to anticipate expansion of the city into agricultural areas (lands) and to preserve agricultural production in those areas.

i. Permitted uses in the A-2 Zone include all primary agricultural production activities and their accessory uses and buildings, including farm

homes. Livestock is permitted in the A-2 Zone. However, this does not include such commercial enterprises or animal-related businesses such as produce packing plants, fur farms, veterinary clinics, animal hospitals, feed lots, poultry and egg farms, hog farms, dog kennels, honey processing and similar uses which would constitute a "business" as opposed to that of the raising of livestock, agricultural crops and/or pasture.

ii. The minimum size parcel shall be five (5) acres or more.

iii.. Conditional uses in the A-2 Zone include:

1. Public and quasi-public recreational facilities and/or buildings.
2. Home occupations.
3. Cemeteries.

(4) Rural Residential Zone (RR)

The RR zone is established to protect stable neighborhoods of detached family dwellings on lots of one acre or more up to five (5) acres. The minimum lot width shall be 150 feet; the minimum front yard shall be 60 feet from the property line or 90 feet from the center line of the road, whichever is greater; the minimum rear yard shall be 30 feet from the property line; and the minimum side yard shall be six inches for every foot of building foot height with a 10 foot minimum No structure shall be erected to a height greater than 30 feet to eave height, measured from natural grade at the building site. There can be only one single family dwelling per lot. Household pets are allowed, no more than two domestic livestock for each acre used solely for said livestock shall be allowed. Installation of curb and gutter or a drainage facility approved in advance by the Planning and Zoning Commission shall be required. The maximum lot coverage by buildings, including the dwelling, shall be 50 per cent.

(5) "Direct access restricted roads"

The Madison County Commission together with the Rexburg City Council shall designate certain roads and streets located within the Area of City Impact as "direct access restricted roads". No lot or parcel of ground adjoining such designated roads or streets shall have direct access to such roads without the prior approval of the Rexburg Planning and Zoning Commission. Access to and from said lots or parcels shall be by roads, streets or frontage roads which have been approved by the Rexburg Planning and Zoning Commission. Said lots or parcels shall comply with the following requirements:

i. Such lots shall have reverse frontage on the designated "direct

access restricted road".

ii. Such lots shall be buffered from the "direct access restricted road" by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences and structural sound proofing.

iii. The minimum lot depth shall be two hundred (200) feet except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer for a dwelling on a lot less then two hundred (200) feet in depth.

iv. Whenever practical, existing roadside trees shall be saved and used in the arterial buffer.

v. Site plans, subdivision requirements, annexation and development agreements shall include provision for installation and continued maintenance of all buffers and compliance with all city ordinances applicable within the area of city impact.

C. The zoning map which appears as Appendix "A" to this Chapter shall designate the zoning districts in the area of city impact of the City of Rexburg and shall be made a part of this ordinance by reference.

D. Zoning Tables and Land Use Schedules:

(1.) All Chapter 3 zones located within the area of city impact shall be subject to all zoning tables and land use schedules contained in Chapter 3 hereof.

(2.) A-1, A-2 and RR zoning districts shall be subject to the following zoning tables set forth as Appendix B in this Chapter.

(3) A-1, A-2 and RR zoning districts shall be subject to the Land Use Schedules contained in Chapter 3 hereof.

10.5 Applicability of Rexburg Zoning Ordinance in Area of Impact.

A. Any Chapter 3 zones, which are located within the area of city impact shall be subject to all provisions of the Rexburg zoning ordinance and any amendments thereto.

B. A-1, A-2 and RR zones shall be subject to the following Rexburg Zoning Ordinance

provisions:

(1.) Chapter 1 -- Title, Authority, Purpose and Intent
(2.) Chapter 2 -- Definitions
(3.) Chapter 3 -- Zone definitions.
(4.) Chapter 6 -- Administrative procedures.
(5.) Chapter 7 -- General provisions.

C. The following specific sections of Chapters 4, 5 and 8 of this zoning ordinance shall be applicable to the A-1, A-2 and RR zoning districts:

(1.) 4.2 Yard Space for One Principal Building. (Applicable to RR only).

(2.) 4.3 Sale of Lots Below Minimum Space Requirements.

(3.) 4.4 Accessory Buildings. (Applicable to RR only).

(4.) 4.5 Access to Public Street Required. The provisions of section 4.5 shall apply to all zones, provided further that homes may not be constructed with direct access upon roads, streets or highways designated as "direct access restricted roads". If development along such roads is contemplated, then reverse frontage and controlled access shall be determined and regulated as provided in section 10.4 B (4) hereof and as further provided by the Planning and Zoning Commission.

(5.) 4.6 Clear View of Intersecting Streets.

(6.) 4.10 Home Occupations. (Applicable to RR only).

(7.) 4.11 Manufactured Homes. (Applicable to RR only).

(8.) The provisions of Chapter 8, Nonconforming Uses and Buildings, shall be applicable to all zones within the area of city impact. The following provisions shall apply to A-1 and RR zones:

a. Any landowner having livestock upon lands located within the area of city impact may, prior to February 15 , 1995, provide to the Planning and Zoning Commission a description of the land together with a description of the livestock on said lands, which shall include the number of livestock as well as the type of livestock located on said lands. The Planning and Zoning Commission shall review the descriptions as submitted by a land owner, and together with the land owner determine an historic herd size for the parcel of land described. The record of historic herd size shall be kept by the city clerk and shall be preserved for the purpose of determining existing land use on said lands as of February 15, 1995.

b. In the event a landowner described in section 10.5 D (8) a. shall discontinue

the use and maintenance of livestock on lands described and provided to the Planning and Zoning Commission, for a period of five (5) consecutive years, then such use shall not be reestablished, and the uses of the premises thereafter shall be in conformity with the regulations of the zone district in which the land is situated; provided, that the use and maintenance of a lesser number of the same general type of livestock on the described lands shall be deemed to conform to the historic herd size as recorded with the city clerk and will allow the continued recognition of the historic herd size as the current existing land use.

c. The expansion or enlargement of a livestock herd shall be allowed only by the granting of a conditional use permit, zone change or variance, as provided by this ordinance and depending upon the particular circumstances and facts involved.

(9) The Rexburg City Mobile Home Ordinance shall apply in the entire area of city impact.

(10) The Rexburg Subdivision Ordinance shall apply in the entire area of city impact to all parcels or lots that are less than one acre in size.

D. To the extent that the provisions of this Chapter pertaining to the area of city impact conflict with any other provisions of the Rexburg Zoning Ordinance, the provisions set forth in this chapter shall govern with respect to Agriculture l, Agriculture 2, and Rural Residential zoning districts.

Amendments to Chapter 6
Rexburg City Zoning Ordinance

A. 6.4 shall be amended by adding the following subparagraph 6:

"6. The Commission is authorized by the City of Rexburg and Madison County to administer and enforce all rules and regulations pertaining to the area of city impact for the City of Rexburg as provided in Chapter 10 hereof."

B. Section 6.5 shall be amended as follows:

6.5 Membership and Term of the Commission.

The Commission shall consist of ten (10) members, seven (7) of whom shall reside within the city limits of Rexburg and be appointed by the Mayor and confirmed by the Council, and three additional members to be appointed who reside within the area of city impact. The three residing in the area of impact shall be appointed one by the Mayor and the other two shall be appointed by the Madison County Commissioners. The Mayor shall ask and receive names of persons to serve on the Commission. The length of term is three (3) years. The terms shall be staggered. The seven members residing in the city shall have resided in Rexburg five years prior to appointment and must remain a resident of the City during service on the commission. Vacancies occurring otherwise than through the expiration of terms must be filled in the same manner as the original appointment. A member appointed to fulfill an unexpired term shall serve the remainder of the term. Members of the Commission may be removed for good cause by a majority vote of the full Council. Members of the Commission may receive such mileage and per diem compensation as provided by the Council.

In matters pertaining to the area of city impact, a vote of the three members residing in the area of city impact, in the aggregate, shall have the same weight as the vote of the remaining seven members of the Commission residing in the City of Rexburg, in the aggregate.

C. 6.16 shall be amended as follows:

6.16. Fees.
Fees for permits issued under this Ordinance and requests for amendments to this Ordinance shall be set by the Mayor and City Council by resolution. In the area of city impact, all administrative fees shall be established by the city and paid to the city. Building permit fees shall be established by the county, collected by the city and paid to

the county. In the event costs are incurred by the City of Rexburg as a result of the administration or enforcement of area of city impact matters, the City of Rexburg and County agree to share equally such expenses.

D. Section 6.14 shall be amended by adding a new subsection (4) as follows:

(4) In the event an application for rezoning is received by the Commission which requests a rezoning of any lands that lie within one quarter (1/4) mile of any boundary of the Sugar City Area of City Impact, the Commission shall provide the City of Sugar City written notice of the application for rezoning.

E. New sections 6.17 and 6.18 shall be added as follows:

6.17 Appeal relating to area of city impact matters.

Any affected person may appeal a final decision of the Commission relating matters arising within the area of city impact. Said appeal shall be heard by a board of appeals consisting of two members appointed by the county and two members appointed by the city. Any appeal from a decision pertaining to the area of city impact must be submitted by written notice to the Clerk of Commission within fifteen (15) days of the decision of the commission.

6.18 Enforcement.

The City of Rexburg and Madison County authorize the Rexburg Planning and Zoning Commission to be the enforcing agency responsible for enforcing compliance with the provisions of this ordinance within the area of impact.

TABLE 10.1

USES		STANDARDS FOR USES BY RIGHT						
By Right	**Conditional**	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Lot Coverage	Maximum Building Height
DISTRICT: RURAL RESIDENTIAL (R.R.)								
Single Family Dwellings		1.0 ac	150 ft	60' (see note 5)	30 ft	10 ft	70%	30 ft
Manufactured housing units 24 ft or wider on permanent foundations (see note below)	Child care centers and nurseries							
Accessory buildings	Parks, Playgrounds							
Homes for mentally and/or physically handicapped as in Idaho Code 67-6531	Semi-public uses							
Limited home occupations	Home occupations							
Gardening	Publically owned institutions such as libraries and museums							
Customary household pets	Cemeteries							
Agricultural								
Limited livestock (see R.R. requirements in Chapter 10)								
DISTRICT: AG-1 & AG-2								
Single Family Dwellings		5.0 ac	150 ft	60' (see note 5)	30 ft	10 ft	70%	45 ft
Accessory buildings	Parks, playgrounds							
Utility buildings and structures								
Homes for mentally and/or physically handicapped as in Idaho Code 67-6531	Semi-public uses							
Home occupations	Publically owned institutions such as libraries and museums							
Gardening	Cemeteries							
Customary household pets	Mobile home (2-yr limit)							
Agricultural	Two-family dwellings							
AG-1 limited livestock (see requirements in Chapter 10)								
AG-2 livestock - excluding feedlots								
Manufactured housing units 24 ft or wider on permanent foundations (see note below)								

NOTES

1) Farming grains, fruits, vegetables is a permitted use in all zones. See Land use Schedule.

2) On corner lots, the side yard on the street side shall be the same as required for the front setback.

3) Manufactured homes that are placed on individual lots and not in mobile home parks shall meet the following standards:

   a) Shall be a new and at least 24 feet in width
   b) Shall have a non-glare, wood shake or asphalt roof with a minimum slope of 3/12 and a minimum 6-inch eaves.
   c) Shall have an exterior siding that is residential in character, including but not limited to, clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles or shakes, or similar material. The siding shall not have a high-gloss finish and shall not be composed of smooth, ribbed, or corrugated metal or plastic panels.
   d) Shall be placed on a permanent foundation that complies with the Uniform Building Code for residential structures.
   e) The hitch, axles, and wheels must be removed, and the foundation fascia must be similar in appearance and durability to the masonry foundation of site-built buildings.

   Mobile homes and manufactured homes not meeting the above conditions are permitted in established and approved mobile home courts and mobile home subdivisions.

4) The land area, square footage, or lot coverage occupied by a conditional use on the effective date of this Ordinance may not be expanded by more than 15% without review under the conditional use permit provisions of this Ordinance.

5) Or 90 feet from the center of the road, whichever is greater.

TABLE 2

LAND USE SCHEDULE

P = Permitted Use

C = Conditional Use

LAND USE	DISTRICT												
	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
RESIDENTIAL														
Single family dwelling	P	P	P	C			C				C	P	P	P
Home for mentally/physically handicapped	P	P	P	P		P					C	P	P	P
Two family dwelling		C	P	P		P					C		C	C
Three family dwelling			P	P		P					C			
Four family dwelling			P	P		P					C			
Five and six family dwelling or development			C	P		P								
Twenty-four units per building or development				C		C								
Dormitory, fraternity, sorority			C	P										
Boarding house			C	P		P								
Bed and breakfast			P	P										
Home occupation	P/C	P/C	P/C	P/C								C	P	P
Manufactured home 24' or more in width (new)		P	P	C								P	P	P
Mobile home or manufactured home less than 24' in width	Approved mobile home court or subdivision												C	C
Mobile home park (See mobile home park ordinance)			C	C										
Mobile home subdivision (See above ordinance)			C	C										
Nursing home		C	P	P			C							
Religious dormitories			P	P		P								
Motels, hotels						P	P							

	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
MANUFACTURING														
Food and kindred products (SLUC 21)									C					
Meat products (211)									C					
Dairy products (212)									P					
Canning and preserving (213)									P					
Grain mill products (214)									P					
Bakery products (215)									C					
Sugar (216)									P					
Confectionery, candy (217)									P					
Beverage (218)									C					
Other food products									P					
Textile mill products (SLUC 22)									P					
Apparel and other clothing products (SLUC 23)														
Lumber and other wood products (SLUC 24)									C		C			
Sawmills and planning mills (242)									P					
Millwork (2431)									P					
Veneer and plywood (2432)									P					
Prefabricating wooden buildings (2433)									P					
Wooden containers (2440)									C					
Other							P		P					
Furniture and fixtures (SLUC 25)									C					
Paper and allied products (SLUC 26)						P	P		P					
Printing, publishing, including newspapers (SLUC 27)														

LAND USE	DISTRICT													
	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
Chemicals and allied products (SLUC 28)									C					
Petroleum refining and related industries, including paving materials (SLUC 29)									C					
Rubber and plastic products (SLUC 31)									C					
Stone, clay, and glass products (SLUC 32)														
Flat glass, glass, glassware (321, 322)							P		P					
Cement manufacturing (323)									C		C			
Pottery and related products (325)							P		P					
Concrete, gypsum, and plaster (326)									C					
Cut stone products (327)									P		C			
Other									C					
Primary metal industries (SLUC 33)									C					
Fabricated metal products (SLUC 34)														
Ordnance and accessories (341)									C					
Machinery except electrical (342)									P					
Electrical machinery, equipment, supplies (343)							C		P					
Transportation equipment (344)									P					
Other									C					
Professional, scientific, optical goods (SLUC 35)														
Laboratory and research instruments (351)							P		P					
Instruments for measuring (352)							P		P					
Optical instruments and lenses (355)							P		P					
Photographic supplies and equipment (356)							P		P					
Watches, clocks (357)							P		P					
Miscellaneous														
Jewelry manufacturing (391)							P		P					
Musical instruments (392)							P		P					
Other							C		C					

	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
TRANSPORTATION AND UTILITIES														
Railroad, including terminals and yards (SLUC 41)							C		P	P	C			
Bus passenger terminals (SLUC 4121-4123)						P	P			P				
Bus garaging and equipment maintenance (4214)							C		P	P				
Motor freight terminals (4221)							C		P	P				
Motor freight garaging and maintenance (4222)							C		P					
Airport fields and terminals (4311-4314)										P				
Aircraft storage and equipment maintenance (4315)										P				
Automobile parking lots, garages (SLUC 46)						P	P		P	P				
Telephone exchange stations, microwave towers (471)	C		C	C	C	C	P	C	P	C		C	C	C
Radio and television broadcasting stations (475)					C	P	P							
Radio and TV transmitting stations and towers (4732)	C		C	C	C	C	P	C	P			C	C	C
Other communication facilities							C		C	C				
Electric generation plants, utility substations							C		P		C			
Utility storage yards									P					
Water treatment plants								C	P	P	P			
Wastewater treatment plants								C	P	C	C			
Solid waste disposal sites (SLUC 485)									C	C				
Other utility facilities	C		C	C	C	C	C		P					

LAND USE	DISTRICT												
	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
WHOLESALE (SLUC 51)														
Electrical goods (516)							P		P					
Hardware, plumbing, heating, and supplies (517)							P		P					
Drugs and druggists supplies (5121)							P		P					
Farm products, grain (5152)							C		P					
Professional equipment and supplies (5183)							P		P					
Dry goods and apparel (513)							P		P					
Petroleum bulk and stations and terminals (5192)									C					
Scrap and waste materials (junkyards) (5193)									C					
Recycling centers entirely enclosed in buildings									P					
All others							C		C					

	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
RETAIL TRADE														
Lumber yards and building materials (SLUC 521)							P		C					
Heating and plumbing equipment (SLUC 522)						P	P		C					
Paint, glass, wallpaper (523)						P	P							
Electrical supplies (524)						P	P		C					
Hardware (5251)						P	P							
Farm equipment (5252)						C	P							
General merchandise (department, variety, etc.) (53)						P	P							
Groceries and other food stores (54)						P	P	P						
Seasonal food sales (roadside stands)							P	P						
Convenience stores						P	P	P						
Motor vehicles (551)						C	P							
Tires, batteries, accessories (552)						C	P							
Gasoline service stations (553)						P	P	P						
Apparel and accessories (56)						P	P							
Furniture and home furnishings (57)						P	P							
Restaurants (581)						P	P							
Drug stores (591)						P	P	P						
Pharmacies					P	P	P	P						
Shopping centers, including malls						C	C							
Other retail stores (59)						P	P							

	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
SERVICES														
Finance, real estate, and insurance services (SLUC 61)					C	P	P							
Personal services														
Laundry services (6211, 6212, 6213, 6215)						P	P		C					
Laundry and dry-cleaning, self service (6214)						P	P	P						
Photographic studios (622)					C	P	P							
Beauty and barber shops (623)						P	P	P						
Funeral and crematory services (624)				C	C	P	P							

LAND USE	DISTRICT												
	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
Laundry pick-up, shoe repair, alteration (625)						P	P	P						
Other personal services						P	P							
Business services (SLUC 63)														
Credit and collection services (632)					C	P	P							
Photocopying, blueprinting, and stenographic services (633)					C	P	P							
Employment services (636)					C	P	P							
Research, testing services (6391)					C	P	P							
Consulting services (6392)					P	P	P							
Equipment rental and leasing services (6394)						C	P							
Detective, protective services (6393)						P	P							
Auto and truck rental services (6397)						C	P							
Other business services							P							
Warehousing and storage services (637)														
Farm products warehousing and storage (6371)									P					
Stockyards (6372)									C					
Refrigerated warehousing (6373)							C		P					
Food lockers (6374)							C		P					
Household goods warehousing and storage (6375)							C		P					
General warehousing and storage (6379)									P					
Repair services (SLUC 64)														
Automobile repair services (6411)						C	P							
Automobile wash services (6412)						C	P							
Electrical repair services (6491)						P	P							
Radio and television repair services (6492)						P	P							
Watch, clock, jewelry repair services (6493)						P	P							
Reupholstery and furniture repair services (6496)						P	P							
Professional services (65)														
Physicians offices (6511)					P	P	P							
Dental offices (6512)					P	P	P							
Medical laboratory services (6514)					P	P	P							
Dental laboratory services (6515)					P	P	P							
Hospitals (6513)	C	C	C	C		C	P							
Out-patient medical services (6517)					P	P	P							
Legal services (6520)					P	P	P							
Engineering and architectural services (6591)					P	P	P							
Educational and scientific research services (6592)					C	P	P							
Accounting and bookkeeping services (6593)					P	P	P							
Contract construction services (SLUC 66)														
Building contractor offices (6611)						P	P		P					
Building contractor storage yards (6611)							C		P					
Plumbing, heating, air conditioning services (6621)							P		P					
Painting, wall papering, decorating services (6622)						P	P							
Electrical services (6623)							P		P					
Masonry, stonework, and plastering services (6624)							P		P					
Carpentering, wood flooring installation (6625)							P		P					
Roofing and sheet metal services (6626)							P		P					
Concrete services (6627)									P					
Water well drilling services (6628)									P					

LAND USE	DISTRICT												
	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
Governmental services														
Police protection (6721)				C		P	P							
Postal service (673)				C		P	P							
Fire protection (6722)				C		P	P					C	C	C
Municipal, county offices (671)				C	C	P	P							
Educational services														
Nursery schools, day care centers (6811)		C	P	P		P	P	P				C	C	C
Schools (6812, 6813)	C	C	C	C		C	P							
College buildings		See Table 1. University Zone (U)												
Vocational schools (6831)			C	C		P	P		C					
Business schools (6832)				C		P	P							
Barber and beauty schools (6833)				C		P	P							
Art and music schools (6834)				C		P	P							
Dancing schools (6835)				C		P	P							
Driving schools (6836)						P	P							
Correspondence schools (6837)			C	P		P	P							
Miscellaneous services (SLUC 69)														
Churches, synagogues, temples (6911)	C	C	C	C		C	P							
Welfare and charitable services (6920)			C	C		P	P							
Business associations (6991)					P	P	P		C					
Professional membership organizations (6992)					C	P	P							
Labor organizations (6993)						P	P		C					
Civic, social, and fraternal organizations (6994)				C		P	P							
CULTURAL, ENTERTAINMENT, AND RECREATIONAL														
Cultural activities (SLUC 71)														
Libraries (7111)		C	C	C		P	P					C	C	C
Museums (7112)			C	C		P	P					C	C	C
Art galleries (7113)				C		P	P							
Public assembly (SLUC 72)														
Motion picture theaters (7212)						P	P							
Drive-in movies (7213)							P							
Auditoriums, legitimate theaters (7231, 7214)						P	P							
Stadiums, arenas, fieldhouses (7221, 7222)				C			P							
Amusements (SLUC 73)														
Fairgrounds (7311)			C	C			P		C	C	C			
Amusement parks (7312)							P							
Arcades (7391)						P	P							
Miniature golf (7392)							P			P	C			
Golf driving ranges (7393)							P			C	P			
Go-cart tracks, four-wheeler tracks (7394)							C		C	C				
Radio controlled airplanes							C		C	P				
Recreational activities (SLUC 74)														
Golf course (7411)		C	C	C						C	P	C	C	C
Golf course with country club (7412)		C	C	C						C	C	C	C	C
Tennis courts (7413)		C	C	C			P			C	P	C	C	C
Roller skating (7415)						P	P							

LAND USE	DISTRICT													
	LDR	LDR1	MDR	HDR	PO	CBD	HBD	NBD	I	AO	OS	RR	AG1	AG2
Ice skating (7414)		C	C	C			P			C	P			
Riding stables (7416)							C			C		C	C	C
Bowling (7417)						P	P							
Skiing and tobogganing (7418)							P			C				
Athletic fields (7423)	C	C	C	C			P				C			
Recreation centers (7424)				C		P	P							
Athletic clubs and gymnasiums (7425)						P	P							
Swimming pools (7432)				C		P	P				C			
Campgrounds and travel recreation vehicle courts (7491)							P			C	C			
Parks, including playgrounds (7610)	C	C	C	C			P			C	P	C	C	C
AGRICULTURE														
Farming, fibers, grains, fruits, vegetable (811-814)		P	P	P		P	P		P	P	P	P	P	P
Farming, dairy (815)											C			P
Farming, livestock (816)											C	C	P	P
Farming, poultry (817)									C			C	P	P
Agricultural processing (821)									P					
Small animal veterinarian services (totally enclosed) (8221)						P	P		C					
Large animal veterinarian services (8221)									C					
Horticultural services (8291)							P		C			C	P	P
Plant nurseries							P		C	P	C	C	P	P
Kennels							C		P					
MINING														
Sand, gravel pits									C		C			
OTHERS														
Cemeteries	C	C	C	C			C			P	P	C	C	C
Uses not related to above under SLUC codes						C	C		C	C				

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(1) The above table of land uses permitted in each zone is based on the uses described in the Standard Land Use Coding Manual, 1977 edition. A copy of the manual is available in the office of the Clerk of the City of Rexburg.

(2) Residential uses by right in the CBD, except for motels and hotels, are limited to the second floor and above. Residential uses on the first floor are conditional uses.

(3) Manufactured homes on individual lots and not in mobile home parks shall meet the standards set forth under Note 8 of Table 1, Land Use Table.

REXBURG, IDAHO IMPACT AREA WITH MADISON COUNTY LEGAL DESCRIPTION

Beginning at the Southeast Corner of Section 32, Township 6 North, Range 40 East;

thence South 200';

thence West parallel to the Section lines to a point on the westerly right-of-way line of Highway US 20;

thence northerly along the West right-of-way line of US 20 to a point that is on the South boundary of the N½ of the NW¼ of Section 25, said line is also the South boundary of the Lorin Widison Addition;

thence westerly along the South boundary of the Widison Addition to the West boundary of Section 25;

thence North along the Section line, said line also being the centerline of the Hibbard Highway to the NW Corner of the SW¼ of the NW¼ of Section 13, said line is also the South line of the J&M Subdivision;

thence East along the 1/16 line to a point where the 1/16 line intersects the easterly right-of-way line of Highway US 20;

thence northeasterly along the southern right-of-way line of US 20 to the Salem Highway;

thence North along the Section line to the NW Corner of the SW¼ of the SW¼ of Section 8;

thence East along the 1/16 line to the easterly right-of-way line of State Highway 33;

thence southwesterly along the easterly right-of-way line of State Highway 33 to the North line of Section 17;

thence East along the North line of Section 17 to a point 200' East of the NE Corner of Section 17;

thence South, parallel to the Section line to the North line of the S½ of the SW¼ of Section 16;

thence West 200' to the East line of Section 17;

thence South along the Section line to the centerline of the South Fork of the Teton River;

thence upstream easterly along the centerline of the River to the East line of the NW¼ of Section 21;

thence South along the ¼ line to the interior quarter Corner of Section 21;

thence West along the ¼ Section line to the W¼ Corner of Section 21;

thence South along Sections 20, 29, and 32 to the SE Corner of Section 32, said point being the POINT OF BEGINNING

Excluding therefrom the area lying within the boundary that is currently within the existing City Limits of the City of Rexburg