

Single-Family Residential (RS) Land Uses

Permitted Uses	Conditional Uses (CUP Required)
Accessory dwelling, detached ¹	Botanical garden/Arboretum
Accessory use or building	Cemetery or mausoleum
Animals, agricultural kept as pets ^{2,4, 5}	Dwelling, caretaker ³
Apiaries (Beehives)	Dwelling, duplex (two-family)
Church or religious facility	Firearm Sales
Cottage/Cluster Subdivision ¹²	Governmental office building or facility
Dwelling, as place of occupancy for no more than 2 registered sex offenders living therein	Home occupation daycare (7 - 12 children) ^{7, 6}
Dwelling, congregate residence	Kennel, noncommercial ⁵
Dwelling, single-family including legal "group residences" as defined by this title and Idaho Code (1 per lot/parcel)	Mobile home, caretaker
Golf course and country club	Nursing home, assisted living center/home, retirement home, convalescent, geriatrics, Alzheimer's care, hospice, group care home (9+ beds)
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	Townhouse 2 unit ⁴
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	Utility owned building, structure or use
Home occupation (subject to chapter 1 of this title) ⁵	
Home occupation daycare (1 - 6 children) ⁷	
Hospice, group care home (up to 8 beds) ⁹	
Manufactured home (subject to chapter 29 of this title)	
Park, playground or open space (subject to chapter 1 of this title)	
School, public/nonprofit (subject to chapter 1 of this title)	
Storage (including for RVs) space (used exclusively inside an approved subdivision or PUD for residents therein as an amenity, not open to the general public for business, and not held/operated as a private business enterprise by a developer or other party)	
Tiny house, accessory structure ¹⁴	
Tiny house, principal residence ¹³	

Footnote:

Accessory dwelling, detached¹

1. Uses normal and incidental to the uses permitted in each respective zoning district. Specific regulations governing certain accessory uses in residential zones are as follows:

- a. See definition of ACCESSORY DWELLING (RESIDENTIAL), DETACHED in chapter 1 of this title.
- b. In all residential (R) zones, detached accessory structures must comply with § 10-1-7.D.3 of this title and the detached accessory residential structure footprint shall not exceed the principal structure (i.e., a house) footprint area on the same lot/parcel.
- c. Height and quantity regulations pertaining to accessory structures

Animals, agricultural kept as pets^{2,4, 5}

2. Potbellied pigs are only allowed when kept as "pets" as outlined in § 10-21-3 of this title.
4. Refer to chapter 21 of this title for regulations governing keeping certain agricultural animals as pets.
5. Only allowed on properties with a single-family dwelling unit.

Cottage/Cluster Subdivision¹²

12. Cottage/Cluster subdivisions in the RS zoning district shall only be within RS4.

Home occupation (subject to chapter 1 of this title)

5. Certain types of home occupations require application for and issuance of a conditional use permit prior to establishment; see § 10-1-10 of this title

Home occupation daycare (1 - 6 children)⁷

7. A caregiver's children under age 6 count against the number of daycare children allowed.

Hospice, group care home (up to 8 beds)⁹

9. A home occupation registration is required.

Tiny house, principal residence¹³

13. Tiny Houses as a principal residence shall only be permitted in Cottage/Cluster subdivisions. Subdivisions with tiny houses are subject to a Conditional Use Permit or Planned Unit Development. See §10-27-4.A.5.I. of this title

Tiny house, accessory structure¹⁴

14. Only one tiny house as an accessory structure shall be permitted per residential lot. They are subject to the 'Accessory Dwelling (Residential)' regulations in this chapter.

Dwelling, caretaker³

3. 1 per business or property, as most restrictive. To be allowed, there must already be some kind of related business structure or complex on the same property. Use of a mobile home requires a Conditional Use Permit

Home occupation daycare (7 - 12 children)^{7, 6}

6. Operations in existence before September 1, 1986, providing care for 7 plus children do not require a CUP in RS districts.

7. A caregiver's children under age 6 count against the number of daycare children allowed.

Kennel, noncommercial⁵

5. A kennel license is required to operate a noncommercial kennel.

Townhouse 2 unit⁴

4. With each dwelling and/or a portion of the original lot independently owned having lot lines along common walls provided respective zoning district requirements are satisfied.