

**Figure VI-1.
Summary and Conclusions of Land Use Review, Idaho Counties 2011**

County	Evaluation of Land Use/Zoning Policies and Affordable Housing Barriers							Notes
	Lot dimensions	Minimum lot size.	Affordable Housing Incentives	Group Housing Regulations	Manufactured Home/Mobile	ADU Regulations	Parking	
Ada	Among the lowest reviewed. Min. width could be lower. Multifamily density and building height could be higher.	2,000 square feet	None; should consider offering.	Need to allow more group home types.	Good overall; should allow parks in residential zones.	Good.	Single family good; multifamily could be lower.	
Adams	Should lower minimum lot sizes; have multifamily district with density.	1 acre. "High" density 9,000 square feet.	None.	Need to allow more group home types.	Allow manufactured homes outside of parks.	Do not promote affordable housing.	Could be lower.	
Bannock	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	1 acre	None.	Good.	Good.	Should permit rentals.	Could be lower.	
Bear Lake	Should be lower; do not facilitate affordability of housing.	1/2 acre	None.	Need to add group home provisions to code.	Good.	Good.	N/A	
Benewah	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Benewah does not have a zoning code, only subdivision regulations that do not address affordability factors. A zoning code should be adopted.
Bingham	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	1/4 acre	None.	Need to allow more group home types.	Good.	Should expand beyond farm and ranch uses.	Could be lower.	
Blaine	Should be lower; do not facilitate affordability of housing. Multifamily densities should be higher.	1/4 acre	None; should offer, given expensive housing.	Need to allow more group home types.	Good, should adopt park standards.	Good.	Could be lower.	
Boise	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	2 acres	None.	Among the best reviewed.	Good.	Should permit rentals.	Multifamily could be lower.	
Bonner	Should be lower; do not facilitate affordability of housing. Multifamily densities should be higher.	10,000 square feet	None; should offer, given expensive housing.	Need to add group home provisions to code.	Should be allowed in residential zones. Park provisions good.	Good.	Single family could be lower.	
Bonneville	Relatively low. Multifamily density could be higher.	5,200 square feet for duplex lots; 6,000 square feet otherwise	None.	Need to allow more group home types.	Should be allowed in residential zones. Park provisions good.	Should be added to code.	Could be lower.	
Boundary	Should lower minimum lot sizes; add multifamily provisions to code.	1/4 acre	None. Should offer, given expensive housing.	Need to add group home provisions to code.	Good.	Should not limit to family members.	N/A	
Butte	Should be lower; do not facilitate affordability of housing.	1/2 acre	None.	Need to allow more group home types.	Good.	Should expand beyond farm use.	Single family could be lower.	
Camas	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	1/4 acre	None.	Need to allow more group home types.	Good.	Allow in more zones and on smaller lots.	N/A	
Canyon	Should be lower; do not facilitate affordability of housing. Multifamily provisions should allow higher densities.	12,000 square feet	None.	Among the best reviewed.	Good.	Good.	Could be lower.	
Caribou	Should be lower; do not facilitate affordability of housing.	1/2 acre	None.	Should be allowed in low density residential.	Should be allowed in residential zones. Park provisions good.	Good.	Single family could be lower.	
Cassia	Should be lower; minimum lot sizes in subdivisions should be given.	1 acre	None.	Need to allow more group home types.	Good.	Should be added to code.	Single family could be lower.	

Note: Items that should be given the most attention in code revision are highlighted in red. Items in blue indicate models for other counties. An acre is 43,560 square feet. 1/2 acre = 21,780 square feet. 1/4 acre = 10,890 square feet.

Source: Clarion Associates and BBC Research & Consulting.

Figure VI-1. (continued)
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Clark	Among the best reviewed. Multifamily permits should allow efficient densities and heights.	5,000 square feet	None.	Could be expanded to include large facilities for elderly.	Good.	Should permit rentals.	N/A	
Clearwater	Generally good, could be slightly lower. Multifamily permits should allow efficient densities and heights.	7,500 square feet	None.	Need to allow more group home types.	Good.	Should be added to code.	Single family could be lower.	
Custer	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	9,000 square feet	None.	Need to allow more group home types.	Good.	Good.	Single family could be lower.	
Elmore	Among the best reviewed; promotes affordability.	No minimum	None.	Among the best reviewed.	Good.	Good.	Single family could be lower.	
Franklin	Good, could be lower, smallest minimum lot width. Multifamily permits should allow efficient densities and heights.	7,250 square feet	None.	Need to add group home provisions to code.	Should be allowed in residential zones. Park provisions should be added to code.	Should be added to code.	N/A	
Fremont	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	1/2 acre	Yes. PUD and rural village districts set out to maintain affordability through flexibility.	Good, but should define groups.	Good.	Good.	Could be lower.	
Gem	Good, could be lower. Multifamily maximum density and height could be raised.	6,000 square feet	None.	Need to allow more group home types.	Good.	Should be added to code.	Single family could be lower.	
Gooding	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	10,000 square feet	None.	Good.	Good.	Should be added to code.	N/A	
Idaho	Should be lower; do not facilitate affordability of housing. Multifamily provisions should be added to the code.	8,000 square feet	None.	Need to add group home provisions to code.	Good.	Should be added to code.	N/A	
Jefferson	Should be lower; do not facilitate affordability of housing. Multifamily provisions should be added to the code.	1/5 acre	None.	Need to allow more group home types.	Good.	Could be extended into R-1 district.	Single family could be lower.	
Jerome	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	1 acre	None.	Need to allow more group home types.	Good.	Should be added to code.	Single family could be lower.	
Kootenai	Among the best reviewed; promotes affordability.	3,000 square feet	None; should offer, given expensive housing.	Need to allow more group home types.	Good.	Should permit rentals.	Best single family requirements at 1/2 DU	
Latah	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	9,600 square feet	None.	Need to add group home provisions to code.	Good.	Should permit rentals.	N/A	
Lemhi	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	1/4 acre	None.	Need to add group home provisions to code.	Good.	Good.	Could be lower.	
Lewis	Should be lower; should state minimum size with services. Should add multifamily provisions to code.	1 acre (will consider less if services are available).	None.	Could allow more group home types.	Siting good; should add park provisions.	Should be added to code.	N/A	
Lincoln	Should be lower; should add multifamily housing provisions.	1/2 acre	None.	Need to add group home provisions to code.	Siting good; should add park provisions.	Should be added to code.	N/A	
Madison	No minimum lot size promotes affordability, but minimum width does not.	No minimum	None.	Need to add group home provisions to code.	Good.	Good.	Could be lower.	
Minidoka	Among the best reviewed; promotes affordability. Multifamily permits should allow efficient density and height.	1,500 square feet	None.	Among the best reviewed.	Good.	Should specify zones allowed.	Could be lower.	

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Nez Perce	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	1/2 acre	None.	Need to add group home provisions to code.	Good.	Good.	Single family could be lower.	
Oneida	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Code only contains airport overlay and flood plain districts. Needs to address other aspects of land use.
Owyhee	Minimum lot size with services should be stated. Multifamily permits should allow efficient density and height.	N/A	None.	Need to allow more group home types.	Should be allowed in residential zones. Park provisions good.	Should not limit to family members.	N/A	
Payette	No minimum lot size promotes affordability, but minimum width does not.	3,500 square feet	None.	Good.	Good.	Should be added to code.	Could be lower.	
Power	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	1 acre	None.	Need to add group home provisions to code.	Good.	Good.	Could be lower.	
Shoshone	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	7,700 square feet	None.	Good.	Good.	Should be added to code.	Single family could be lower.	
Teton	Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height.	7,000 square feet	None; should offer, given expensive housing; also use in Valley	Good.	Good.	Good.	Could be lower.	
Twin Falls	Should be lower; do not facilitate affordability of housing. Multifamily provisions should be added to the code.	9,000 square feet	None.	Need to add group home provisions to code.	Good.	Should specify zones allowed.	Could be lower.	
Valley	No minimum lot size promotes affordability. Multifamily permits should allow efficient density and height.	No minimum	None.	Need to add group home provisions to code.	Good.	Good.	N/A	
Washington	No minimum lot size promotes affordability. Multifamily provisions should be added to the code.	No minimum	None.	Need to add group home provisions to code.	Good.	Should be added to code.	Single family could be lower.	

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