

Chapter 5

PRODUCTIVE AGRICULTURAL DISTRICT (A-20)

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9-5-1: PURPOSE:

The A-20 district is established to: a) preserve those lands either presently in agricultural use or having potential for agricultural use. Criteria for determining agricultural potential include soil characteristics, topography, microclimate, the availability of water, the cost of applying adequate water for irrigation and distance from incorporated cities; b) encourage agricultural activities, thereby helping to ensure that commercial agriculture will continue as a long term land use and a viable economic activity within the county; c) preserve natural features and the rural landscape, while allowing low density, clustered residential development; and d) respect existing features of the rural landscape.

The preferred land use in the A-20 district is agriculture. The district is intended to permit a range of uses related to agriculture, to encourage the preservation of large blocks of farmland, and to permanently protect from development the tracts of land which remain after permitted residential development has occurred. Residential development shall be permitted only when it is located and designed to minimize its impact on agricultural land, farming operations, and sensitive environmental features and when it is found that the cumulative effect of residential development in the vicinity does not change the character of agriculturally used lands. (Ord. 96-10, 9-16-1996; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-5-2: LOCATION/APPLICABILITY:

This A-20 district shall only apply to lands in the A-20 district effective prior to July 5, 2006, and that meet the following criteria:

A. Location within an urban influence boundary, as defined by the following criteria:

1. Within three (3) miles from the incorporated boundaries of Ketchum, Hailey, or Bellevue; or
2. Within one mile from the incorporated boundaries of Carey or Sun Valley; or
3. Within three-fourths ($\frac{3}{4}$) of a mile from the boundary of the platted townsites of Picabo or Gannett; or

B. Location within one-half ($\frac{1}{2}$) mile from the R-5 zoning district; or

C. Location within township one north and ranges 18 and 19 (excluding section 35) east, Boise meridian. (Ord. 2006-05, 6-29-2006)

9-5-3: DEVELOPABLE DENSITY AND LOT AREA:

A. Minimum Lot Area: The minimum lot area in a subdivision shall be twenty (20) acres, except:

1. Within an A-20 cluster development when authorized pursuant to Blaine County ordinance 77-6, as amended (subdivision ordinance).
2. Within an A-20 TDR receiving area where the minimum lot area shall be one acre.

B. PUDs: For the purposes of a PUD that includes land zoned A-20, the base density may be transferred within contiguous parcels of land under the same ownership from the A-20 district to the R-5 or R-10 district.

C. Maximum Base Density: The maximum base density shall be one dwelling unit per twenty (20) acres.

D. Density Bonus In A CD: One primary residential dwelling unit (and any accessory employee housing as otherwise permitted) shall be allowed within any parent tract of an A-20 CD in addition to the base density. (Ord. 2008-10, 7-8-2008; Ord. 2006-05, 6-29-2006; Ord. 96-10, 9-16-1996; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-5-4: PERMITTED USES:

Permitted uses for this A-20 District are limited to the following:

A. Use of land for agricultural purposes.

B. Open space recreation uses.

C. Wildlife reserves.

D. Single-family residences. (Ord. 2006-05, 6-29-2006; Ord. 96-10, 9-16-1996; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-5-5: ACCESSORY USES:

The accessory uses for this A-20 District are limited to the following:

- A. Living quarters for persons employed on the premises; provided, however, that mobile homes shall be set back at least fifty feet (50') from any property line (100 feet from Highway 75). Living quarters for employees shall be limited to parcels in the A-20 District twenty (20) acres or greater in size, up to two (2) units per twenty (20) acres.
- B. Recreation facilities for private use.
- C. Accessory dwelling unit (see section [9-3-11](#) of this title).
- D. Agricultural related structures and buildings.
- E. Temporary roadside stands for the sale of agricultural products grown on the premises or as part of an integrated agricultural operation under common management with administrative approval.
- F. Keeping of riding horses for private use; provided, that at least one-third ($\frac{1}{3}$) acre of permeable land area is available for each horse.
- G. Tier 1 home occupations. (Ord. 2019-03, 1-8-2019; Ord. 2018-03, 2-13-2018; Ord. 2012-06, 7-10-2012; Ord. 2012-05, 6-5-2012; Ord. 2006-05, 6-29-2006; Ord. 96-10, 9-16-1996; Ord. 95-5, 4-3-1995; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-5-6: CONDITIONAL USES:

Conditional uses for this A-20 District are limited to the following:

- A. Public or private airfields.
- B. Animal hospitals.
- C. Feedlots.
- D. Public utility installations, not including business offices, repair or storage facilities.
- E. Temporary use of a mobile home during construction of a permanent dwelling for a period not to exceed one year. If construction is clearly underway within this first year, this period may be extended for a second year.
- F. Public campgrounds, when screened or hidden from view from public highways.

G. Tier 2 home occupations.

H. Permanent use of a mobile home as a primary residence on a parcel of land at least forty (40) acres lying within the district; provided, that the mobile home be certified by the builder to meet current building standards in effect for the County.

I. Agricultural businesses. In determining whether to grant the conditional use and in deciding whether to limit aspects of operation including, but not limited to, hours of operation, size, number of employees, size of sign and other limits as allowed in chapter 25 of this title, agricultural businesses are to be evaluated in terms of their relevance to and need by local agricultural operations; impacts on adjacent agricultural lands in terms of traffic flow, visual and noise pollution, odors and other effects; availability of nearby land already zoned for the proposed business as a permitted use; and other factors listed in chapter 25 of this title.

J. Accessory dwelling unit (see section [9-3-11](#) of this title).

K. Group daycare facilities.

L. Public works gravel or shale pits and public works asphalt plants.

M. Wireless communication facilities (see section [9-3-16](#) of this title). (Ord. 2019-03, 1-8-2019; Ord. 2012-06, 7-10-2012; Ord. 2012-05, 6-5-2012; Ord. 2006-05, 6-29-2006; Ord. 2001-10, 10-1-2001; Ord. 96-10, 9-16-1996; Ord. 95-5, 4-3-1995; Ord. 92-5, 9-14-1992; Ord. 90-4, 6-11-1990; Ord. 88-5, 1-12-1989; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-5-7: DIMENSIONAL STANDARDS:

Dimensional standards for this district are the following, except that dimensional standards may be modified in a CD as authorized pursuant to subdivision ordinance 77-6, as amended:

A. Maximum Building Height: Thirty five feet (35'), except barns, silos, and windmills.

B. Minimum Front Yard Setback: One hundred feet (100') on State Highway 75, fifty feet (50') for other major roads and twenty five feet (25') for minor roads.

C. Minimum Side And Rear Yard Setback: Twenty five feet (25').

D. Minimum Lot Width: Four hundred feet (400').

- E. Minimum Setback From Wetlands: Within the A-20 District, the minimum setback from all "wetlands" as defined in [chapter 19](#) of this title shall be one hundred feet (100'). There shall be no disturbance within such setback area except for agricultural purposes (see definition). Buildings existing as of July 5, 2006, that do not comply with the wetlands setback may be allowed to expand if they do not extend farther into the wetlands than the existing structure. Any other disturbance to wetlands or within the wetlands setback, including driveway crossing or installation of utilities leading to a building site, shall comply with the requirements of [chapter 19](#) of this title and all other County, State and Federal requirements. (Ord. 2006-05, 6-29-2006; Ord. 96-10, 9-16-1996; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

9-5-8: TRANSFERABLE DEVELOPMENT RIGHT (TDR) SENDING AREA:

- A. Voluntary Development Rights Transfer: If a property is located within the TDR sending area or other designated A-20 TDR sending area, the property owner shall have the option to voluntarily transfer all or a portion of the maximum permissible density to a designated TDR receiving area pursuant to the provisions of [title 10, chapter 10](#) of this Code.
- B. Minimum Area: The minimum area of a parcel that may be designated for transfer of development rights shall be one hundred sixty (160) acres except for smaller legal parcels in existence on July 5, 2006, for which the minimum size for a transferring parcel shall be forty (40) acres.
- C. Maximum Base Density Prior To Transfer: The base density within the TDR sending area shall be one dwelling unit per twenty (20) acres for purposes of calculating the maximum number of development rights to be transferred. The area of all delineated wetlands and wetland setback areas within a sending parcel may be included in calculating maximum base density for purposes of a TDR transfer.
- D. Site Density After TDR Transfer: After transfer of development rights, the remaining maximum allowable density on the sending parcel shall be one dwelling unit per one hundred sixty (160) acres or fraction thereof. (All fractions below $\frac{1}{2}$ shall be rounded down for purposes of calculating maximum number of allowable units on the sending parcel.) For sending parcels less than one hundred sixty (160) acres, the maximum allowable density after transfer shall be one unit, regardless of the size of the parcel. An existing dwelling unit on a sending parcel shall be counted against this maximum allowable density. (Ord. 2006-05, 6-29-2006)

9-5-9: TRANSFERABLE DEVELOPMENT RIGHT (TDR) RECEIVING AREA:

- A. Minimum Lot Area: The minimum lot area within a designated TDR receiving area to be considered eligible for the purposes of this section shall be ten (10) acres.
- B. Maximum Density: If a parcel is located within a designated A-20 TDR receiving area, the maximum base density may be increased from one dwelling unit per twenty (20) acres to one dwelling unit per two and one-half (2.5) acres as set forth below through the voluntary purchase or transfer of development rights from a parcel in a designated TDR sending area.

C. Base Density Increase Calculation: For each development right purchased or transferred, the density in an A-20 receiving area may be increased according to the following schedule:

Number Of Development Rights	Maximum Density On 20 Acre Parcel
1	2 units on 20 acres
2	3 units on 20 acres
3	4 units on 20 acres
6	8 units on 20 acres
Every development right thereafter	An additional unit for each additional 2.5 acres

D. Minimum Lot Area: One acre.

E. Minimum Open Space Within A TDR Receiving Area Cluster: At least fifty percent (50%) of the receiving parcel shall be set aside as public or private open space.

F. Minimum Setback From Heavy Industrial District: The minimum setback from the HI District for a building envelope in a receiving parcel shall be one thousand two hundred feet (1,200'). (Ord. 2006-05, 6-29-2006)

9-5-10: PLANNED UNIT DEVELOPMENTS AND CLUSTER DEVELOPMENTS:

A. Planned Unit Developments (PUDs): PUDs shall not be allowed in the A-20 District, except:

1. In a designated A-20 TDR receiving area if, as part of a PUD, development rights are being transferred to the site from a TDR sending area to increase the maximum allowable density in the TDR receiving area, or
2. When land zoned A-20 is contiguous to land in the same ownership that is zoned R-5 or R-10. The base density of the A-20 parcel may be transferred to the contiguous R-5 or R-10 zoned land.

B. Cluster Developments:

1. Cluster developments (CDs) shall be allowed in the A-20 District if the parent tract is located within one mile of a paved State, Federal, or County road or a paved road constructed to County standards in existence as of July 5, 2006, and if they meet the criteria set forth in section [10-9-6](#), "Density, Lot, And Development Standards", of this Code.

2. Minimum Lot Area: The minimum lot area in an A-20 CD shall be two and one-half ($2\frac{1}{2}$) acres except in a TDR receiving area where the minimum lot area shall be one acre.
3. Maximum Number Of Lots In A Cluster Tract: The maximum number of lots in an A-20 CD cluster tract shall be five (5) except if the standards set forth in subsection [10-9-6D4](#) of this Code are met. (Ord. 2006-05, 6-29-2006)