

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF BUHL, IDAHO, AMENDING TITLE 9, CHAPTER 8, SECTION 1 OF THE CITY OF BUHL, IDAHO, CODE, 2010, WHICH SETS FORTH THE ZONING SCHEDULE OF LAND USE CONTROLS, TO ESTABLISH THE ALLOWABLE USES IN THE AIRPORT ZONING DISTRICT (AZ) ACROSS ALL TABLE CATEGORIES (AGRICULTURAL, RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND PUBLIC/SEMIPUBLIC); REPEALING ALL ORDINANCES AND CODE SECTIONS IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT UPON PASSAGE, APPROVAL, AND PUBLICATION.

**WHEREAS**, the Buhl Planning & Zoning Commission and City Council held public hearings on the proposed amendment with proper notice; and

**WHEREAS**, the City recognizes the need to provide clear guidance for land uses near the Buhl Municipal Airport to ensure safety, compatibility, and orderly development; and

**WHEREAS**, it is necessary to amend the zoning schedule to establish allowable uses within the Airport Zoning District (AZ) across all table categories (agricultural, residential, commercial, industrial, and public/semipublic); and

**WHEREAS**, all ordinances or code provisions in conflict with this amendment should be repealed to the extent of the conflict;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council and Mayor of Buhl:

**Section 1.** Title 9, Chapter 8, Section 1 of the City of Buhl Code, 2010, "Schedule for Land Use Control," is amended to establish allowable uses in the Airport Zoning District (AZ) as outlined in **Exhibit A**, incorporated herein by reference.

**Section 2.** All ordinances, code sections, or parts thereof in conflict with this ordinance are repealed.

**Section 3.** This ordinance shall be in full force and effect upon passage, approval, and publication.

PASSED by the Buhl City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED by the Mayor of the City of Buhl, the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF BUHL, IDAHO

\_\_\_\_\_  
Doug Howarth, Mayor

ATTEST:

\_\_\_\_\_  
Chelsea Popplewell, City Clerk

# Exhibit A

## CHAPTER 8 SCHEDULE OF USES

SECTION:

9-8-1: Schedule Of Land Use Controls

9-8-1-1: Land Use Violation

9-8-2: Livestock And Poultry

**9-8-1: SCHEDULE OF LAND USE CONTROLS:**

The following zoning schedule of land use controls is hereby adopted for the City and its impact area:

(Blank) = Not Allowed
P = Permitted
C = Conditional Use
P-A = Permitted as Accessory Use

LAND USES	ZONING DISTRICTS												
	AZ	AG-20	AG-R5	R-1	R-4	R-6	R-16	RP	B-1	B-2	B-3	I-1	
AGRICULTURAL:													
Accessory uses, agricultural <sup>1</sup>	p <sup>5</sup>	P										P	
Agricultural, general <sup>1</sup>	p <sup>5</sup>	P	P									P	
Animal, grazing, and keeping of domestic farm animals <sup>2</sup>	p <sup>5</sup>	P	P									P	
Berry and bush crops	p <sup>5</sup>	P	P	P								P	
Flower gardening	p <sup>5</sup>	P	P	P	P	P	P	P				P	
Gardening (for home consumption)	p <sup>5</sup>	P	P	P	P	P	P	P					
Gardening, truck	p <sup>5</sup>	P	P									P	
Kennels, noncommercial	C	C	C										
Mineral resources, natural (subject to State law provisions)		C										C	
Orchards, tree crops	p <sup>5</sup>	P	P	P								P	
Plant nurseries	C	P	P								P	P	
Poultry, fowl, rabbits, bees	p <sup>5</sup>	P	P	4	4	4	4	4				C	
Roadside stands <sup>3</sup>	p <sup>5</sup>	P	C										
Rock crushing		C											
Subdivisions (dividing of land to continue Ag uses) <sup>6</sup>	p <sup>5</sup>	P	P										

**NOTES:**

1. Uses normal and incidental to the uses permitted in each respective zoning district.
2. Provided the lot area shall be no less than 10 acres.
3. Except at locations designated for future residential use or development on the comprehensive plan.
4. Conditional use permit required for residential or outpatient facilities.
5. Uses in the Airport Zoning District (AZ) should verify with the Airport Board and meet FAA regulations.
6. Any subdivisions of land can be no less than 10 acres.

LAND USES	ZONING DISTRICTS												
	AZ	AG-20	AG-R5	R-1	R-4	R-6	R-16	RP	B-1	B-2	B-3	I-1	I-2
RESIDENTIAL:													
Accessory uses, residential <sup>1</sup>	p <sup>4</sup>	P	P	P	P	P	P	P					
Boarding and rooming houses							C	C					
Childcare centers						C	C	C	C	C	C	C	C
Dwelling, multi-family							C						
Dwelling, single-family	p <sup>4</sup>	P	P	P	P	P	P	P	C	C	C	C	C
Dwelling, two-family duplex	C <sup>4</sup>					P	P						
Dwelling units <sup>2</sup>									P		C		
Family childcare home (section 9-12-3 of this title)		P-A	P-A	P-A	P-A	P-A	P-A	P-A	C	C	C	C	C
Group care home		C	C	C	C	C	C	C	C	C	C	C	C
Group childcare home		C	C	C	C	C	C	C	C	C	C	C	C
Home for the aged (see Idaho Code section 67-6531)		C	C	C	C	C	C	C	C	C	C	C	C
Home Occupation (subject to chapter 12 of this title) <sup>3</sup>	P-A <sup>4</sup>	P-A	P-A	C	C	P-A	P-A	P-A	P-A				
Manufactured home (subject to chapter 11 of this title)	p <sup>4</sup>	P	P	P	P								
Mobile Home (see chapter 22 of this title)													
Mobile home park (see chapter 22 of this title)						C	C					C	
PUD general planned residential								C	C	C		C	
PUD planned residential development				C	C	C	C		C				
RV Park											C	C	

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LAND USES	ZONING DISTRICTS											
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COMMERCIAL:	AZ	AG-20	AG-R5	R-1	R-4	R-6	R-16	RP	B-1	B-2	B-3	I-1
Accessory uses, commercial <sup>1</sup>	P	P	P		P	P	P	P	P	P	P	P
Ambulance services	P									C	C	P
Antique	P							C	P	P	P	P
Appliance sales and service	P								P	P	P	
Art Supply	P								P	P	P	P
Auction sales (no livestock auction in B-1, B-2, B-3)	P	C	C						C	C	C	C
Automobile parts and accessories	P								P	P	P	P
Automobile sales, new and used	P								C	C	P	P
Bakery, retail	P								P	P	P	P
Bakery, wholesale	P											P
Banks								P	P	P	P	
Barber and beauty shop	C							P	P	P	P	
Bicycle shop	P								P	P	P	P
Blood banks									P		P	
Blueprinting	P								P		P	P
Boat storage	P										C	
Bookstores	C								P	P	P	
Bowling alleys									C		P	
Building maintenance service	P										P	P
Business offices, general	C								P	P	P	
Camera Supplies	P								P	P	P	
Car washes	P								P	C	P	P
Carnivals, circuses, amusement parks (duration of more than 2 weeks)		C							C		C	C
Catering services	P								P		P	P
Chapels									P	P	P	
Clinics, medical, dental, optical								C	P	P	P	
Clothing	C								P	P	P	
Cocktail lounges	C								C		C	
Community shopping center	C								P	C	P	
Confectionery	P								P	P	P	P
Convenience stores (subject to performance standards)	P								P	P	P	P
Curio and novelty	P								P	P	P	
Dairy products, retail only	P								P	P	P	
Dance halls	P								C		C	
Dancing and music schools	P								P	P	P	
Data processing	P							C	C	P	P	P
Day nursery						C	C	C	C	C	C	C
Delicatessen	P								P	P	P	P
Department stores									P	P	P	
Drapery stores									P	P	P	
Dress millinery									P	P	P	P
Dry cleaners, coin operated, custom and self-service									P	P	P	P
Dry cleaners, coin or attendant operated, no on-site cleaning plant									P	P	P	P
Electrical and electronic supplies, retail	P								P	P	P	P
Entertainment and amusement (within a wholly enclosed building)	P								P	P	P	P
Fabric									P	P	P	
Florist								C	P	P	P	
Furniture									P	P	P	
Game Rooms									P	P	P	
Garden Supply	P		C						C	C	P	P
Gift	C								P	P	P	
Golf, miniature									P	P	P	
Grocery	C										C	C
Hardware	P								P	P	P	P
Health clubs									P	P	P	
Hobby shops									P	P	P	
Hotels	C								P	C	C	
Jewelry									P	P	P	
Kennels, commercial	C	C	C								C	C
Laboratories, biochemical and x-ray	C							C	C	C	C	C
Laboratories, Medical and Dental	C							C	P	P	P	C
Laundromat									P	C	C	
Leather Goods									P	P	P	
Liquor stores, package									P	P	P	
Lockers, cold storage, retail use only	P										P	P
Locksmith	P								P	P	P	P
Meat Market									P	P	P	
Ministorage Units	P										C	P
Mobile home, manufactured home, and recreational vehicle sales	C										P	P
Mortuaries								C	P	P	P	
Motels and motor hotels	C										P	P
Museums	P								P	P	P	
Music									P	P	P	
Neighborhood shopping center										P	P	
Newspaper Printing	P								P	P	P	P



