

Canyon County Agriculture Related Items

- Idaho State Code 67-6502
- Idaho State Code 63-604
- 2030 Comprehensive Plan
- 2020 Comprehensive Plan
- Current Zoning Ordinance
- Chart for 2030 Comprehensive Plan to Zoning Ordinance Densities
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Idaho Code 67-6502 (Local Land Use Planning Act)

Purpose Section:

(e) To encourage the protection of **prime agricultural**, forestry and mining lands and **land uses for production of food, fiber and minerals**, as well as the economic benefits they provide to the community.

67-6529. APPLICABILITY TO AGRICULTURAL LAND — COUNTIES MAY REGULATE SITING OF CERTAIN ANIMAL OPERATIONS AND FACILITIES. (1) No power granted hereby shall be construed to empower a board of county commissioners to enact any ordinance or resolution which deprives any owner of full and complete use of agricultural land **for production of any agricultural product**. Agricultural land shall be defined by local ordinance or resolution.

TITLE 63
REVENUE AND TAXATION
CHAPTER 6
EXEMPTIONS FROM TAXATION

63-604. LAND ACTIVELY DEVOTED TO AGRICULTURE DEFINED.

(1) **For property tax purposes, land actively devoted to agriculture** shall be eligible for **appraisal, assessment, and taxation as agricultural property each year it meets one (1) or more of the following qualifications:**

(a) The total area of such land, including the homesite, is more than five (5) contiguous acres, and is actively devoted to agriculture, which means:

- (i) It is used to produce field crops including, but not limited to, grains, feed crops, fruits and vegetables; or
- (ii) It is used to produce nursery stock as defined in section 22-2302(11), Idaho Code; or
- (iii) It is used by the owner for the grazing of livestock to be sold as part of a for-profit enterprise or is leased by the owner to a bona fide lessee for grazing purposes; or
- (iv) It is in a cropland retirement or rotation program.

(b) The area of such land is five (5) contiguous acres or less and such land has been actively devoted to agriculture within the meaning of subsection (1)(a) of this section during the last three (3) growing seasons; and

- (i) It agriculturally produces for sale or home consumption the equivalent of fifteen percent (15%) or more of the owner's or lessee's annual gross income; or
- (ii) It agriculturally produced gross revenues in the immediately preceding year of one thousand dollars (\$1,000) or more. When the area of land is five (5) contiguous acres or less, such land shall be presumed to be nonagricultural land until it is established that the requirements of this subsection have been met.

(2) Land that is contiguous to land qualifying under subsection (1) of this section shall also be appraised, assessed, and taxed as land actively devoted to agriculture if the land:

(a) Consists of pivot corners for a center pivot-irrigated crop, provided such pivot corners are not used for a commercial or residential purpose; or

(b) Is used primarily to store agricultural commodities or agricultural equipment, or both.

3) Land shall not be classified or valued as agricultural land which is part of a platted subdivision with stated restrictions prohibiting its use for agricultural purposes, whether within or without a city.

(4) Land utilized for the grazing of a horse or other animals kept primarily for personal use or pleasure rather than as part of a bona fide for-profit enterprise shall not be considered to be land actively devoted to agriculture.

(5) Land actively devoted to agriculture, having previously qualified for exemption under this section in the preceding year, or that would have qualified under this section during the current year, shall not lose such qualification due to the owner's or lessee's absence in the current year by reason of active military service in a designated combat zone, as defined in section 112 of the Internal Revenue Code. If an owner fails to timely apply for exemption as required in this section solely by reason of active duty in a designated combat zone, as defined in section 112 of the Internal Revenue Code, and the land would otherwise qualify for exemption under this section, then the board of county commissioners of the county in which the land actively devoted to agriculture is located shall refund property taxes, if previously paid, in an amount equal to the exemption that would otherwise have applied.

(6) If the land qualified for exemption pursuant to section 63-602FF, Idaho Code, in 2005, then the land will qualify in 2006 for the exemption pursuant to section 63-602K, Idaho Code, upon the filing of a statement by the owner with the board of county commissioners that the land will be actively devoted to agriculture pursuant to this section in 2006.

7) For purposes of this section, the act of platting land actively devoted to agriculture does not, in and of itself, cause the land to lose its status as land being actively devoted to agriculture if the land otherwise qualifies for the exemption under this section.

(8) As used in this section:

(a) "Contiguous" means being in actual contact or touching along a boundary or at a point, except no area of land shall be considered not contiguous solely by reason of a roadway or other right-of-way.

(b) "For-profit" means the enterprise will, over some period of time, make or attempt to make a return of income exceeding expenses.

(c) "Platting" means the filing of the drawing, map or plan of a subdivision or a replatting of such, including certification, descriptions and approvals with the proper county or city official.

History:

[63-604, added 1996, ch. 98, sec. 7, p. 360; am. 2001, ch. 12, sec. 1, p. 14; am. 2002, ch. 93, sec. 1, p. 255; am. 2005, ch. 271, sec. 1, p. 835; am. 2006, ch. 233, sec. 2, p. 692; am. 2021, ch. 270, sec. 1, p. 820.]

Canyon County 2030 Comprehensive Plan:

Under Chapter 4: Land Use and Community Design:

Under Land Use Trends it discusses “Working Land,” which demonstrates the Comprehensive Plan identifies certain agricultural ground that is more large-scaled productive than others. The section is below

Working Lands

Working Lands are an essential component in the landscape of the County and consist of farms, ranches, and other extractive land uses that support economic activity and land-based livelihoods. A majority of these uses occur on private lands and public lands. Approximately 293,049 acres of County land are zoned agricultural, and 3,428 acres are zoned industrial. Of this land, there are 2,289 farms with 274,952 acres farmed.

Important Note: Some of the Zoning Districts & Overlay Districts were new in the Plan & Are Not in Canyon County Zoning Code.

The Zoning Regulations (pg. 26) demonstrate below from the 2030 Comprehensive Plan the Board of Canyon County Commissioners at the time had a plan to separate more large-scale farming operations like those in the AC-40 zones (which is likely more related to the agricultural preservation draft ordinance) from the AC-20 or AC-5 Zones.

Zoning Regulations

Zoning Districts

Zoning codes establish uses and regulations in different zoning districts. Each zoning district sets a list of land uses permitted in each zone. Regulations include, but are not limited to, lot size, building height, and setbacks. A zoning map outlines the designations throughout the County.

District	Description	Density Maximum
Rural Residential (R-R)	The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses.	One unit per two acres
Commercial Agriculture (AC-5)	The AC-5 district provides a variety of rural and farming lifestyles, including hobby farms, while protecting the commercial agricultural activities in the vicinity.	One unit per five acres
Commercial Agriculture (AC-20)	The AC-20 district encourages agricultural development through the maximum cultivation of lands by restricting incompatible uses within such areas. It also aims to protect and promote existing and future agricultural operations as viable, permanent land use and acknowledge the importance of agricultural lands and activities to their livelihood. Production of food, fiber, and associated support activities are the primary land uses in this district.	One unit per twenty acres
Commercial Agriculture (AC-40)	The AC-40 protects agricultural land, which is necessary for the conservation of the County's economic resources and vital for a healthy agricultural economy of the County, and to eliminate the encroachment of land uses which are incompatible use of land by preventing the unnecessary conversion of agricultural land to urban uses.	One unit per forty acres

One of the Overlay Districts in the County is “Intensive Agriculture,” which demonstrates there are certain areas in Canyon County where agriculture should be preserved because of soils, crops, and agricultural uses already in use in the area. This specifically seems to be targeting more large-scale productive lands, as it mentions “Working Lands and Operations”

Intensive Agriculture	This overlay is applied to protect working lands and operations. These areas may have higher quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety. (Map 2)
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Chapter 12 of the 2030 Comprehensive Plan has the following Goals, Policies, and Actions

A common theme with the below goals is preservation of agricultural land (specifically those in production) and to not put incompatible uses next to productive agricultural land. This chapter also puts quite a bit of emphasis on the agricultural industries located in Canyon County, which is important for Canyon County’s economy. A large emphasis is on crops, but livestock is also discussed.

GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions are incorporated to address the need for agriculture in the County.

	Goal	Policy	Action
Table 12. Agriculture Goals, Policies, and Actions			
G12.01.00	Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.		
P12.01.01	Preserve and maintain agriculturally designated lands for agricultural use.		
A12.01.01a	Work with agencies and organizations that play a role in agricultural conservation.		
A12.01.01b	Establish an Agriculture Preservation Ordinance and adopt an Intensive Agriculture Overlay.		
A12.01.01c	Create an Agriculture Strategic Plan to be used with the Comprehensive Plan to lay the framework for farmland protection, conservation, agritourism, education, and other topics that support agriculture.		
P12.01.02	Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.		
P12.01.03	Support farmland through zoning, purchasing and transferring development rights, clustered development, conservation easements, and other opportunities to guide development to more suitable areas.		
A12.01.03a	Regularly update County zoning regulations and standards to ensure farmland protection and reduce land-use conflicts.		
A12.01.03b	Update the County zoning regulations to support the continued use of agricultural land.		
A12.01.03c	Formulate a task force of stakeholders (including municipalities) to design a Transfer of Development Rights program.		
P12.01.04	Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County's economy, identity, and sense of place.		
A12.01.04a	Develop programs, policies, and other regulations to achieve agricultural conservation, preservation, and support agricultural activities.		
P12.01.05	Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources		

P12.02.01	Encourage soil and water stewardship to ensure that agriculture remains an essential and sustainable part of Canyon County's future.
A12.02.01a	Develop programs to help conserve soil resources by coordinating with adjacent counties, cities, USDA, and Soil Conservation Districts.
A12.02.01b	Work with agencies and advisory groups to develop informational materials and educational opportunities regarding best management practices for agricultural activities.
A12.02.01c	Appoint an Agricultural Advisory Committee to review zoning applications for agricultural conflicts, provide policy direction, assist in reviewing and developing agriculture preservation tools, and propose funding levels for farmland protection and other topics.
G12.03.00	Recognize the importance of aerial application (crop dusting) to the County's agriculture and protect existing operations
P12.03.01	Restrict residential development that impacts aerial application flight patterns and operations.
A12.03.01a	Provide notice to aerial application operators when the County is considering new uses in areas with farmland.
A12.03.01b	Develop aviation easements or buffers around existing private airstrips and airports to prevent incompatible development.
P12.03.02	Place new structures appropriately to minimize disruption to aerial application flight patterns.
G12.04.00	Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses.
P12.04.01	Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses.
A12.04.01a	Explore the feasibility of requiring disclosure agreements for new developments within 1,000 feet of agricultural land.
P12.04.02	Protect agricultural operations from conflicts by providing buffers between proposed non-agricultural uses and adjacent farming operations.
A12.04.02a	Form a committee of stakeholders (including municipalities) to develop land development guidelines for new projects proposed near existing agricultural activities, operations, or facilities.

Agriculture Land Use

The majority of farms in the County consist of cropland at eighty percent, followed by pastureland at fourteen percent. A total of 213,410 acres were irrigated, coming out to seventy-eight percent of farmland. The top crops in acres were forage (hay/haylage) 49,359, wheat for grain 31,647, corn for grain 21,012, corn for silage 20,293, and vegetables harvested 19,314.¹

Economy

The market value of the County's agriculture products sold in 2017 was \$574,757,000. \$314,467,000 of those sales were crops, and \$260,290,000 was livestock, poultry, and products. Based on sales in the State, the County ranked number five in total sales, number two in crops, and number six in livestock, poultry, and products. As of 2022, the value of the agricultural economy in the County was just under \$620 million. If no cropland were converted over the next twenty years, the value is estimated to be over \$1 billion.²

Total and Per Farm Overview, 2017 and change since 2012

	2017	% change since 2012
Number of farms	2,289	-2
Land in farms (acres)	274,952	-10
Average size of farm (acres)	120	-8

Farms by Size

	Number	Percent of Total
1 to 9 acres	1,051	46
10 to 49 acres	728	32
50 to 179 acres	242	11
180 to 499 acres	122	5
500 to 999 acres	87	4
1,000 + acres	59	3

Agritourism

Agritourism is an economic driver in the County. An agritourism business model allows farmers to diversify their operations and supplement their farm income. Combining agriculture and tourism offers rural experiences to urban residents and instills a sense of community for residents. The County has several agritourism farms that include wine tasting and tours, produce stands, farm tours, farm-to-fork dining, beekeeping tours, u-pick flowers and fruits, goat yoga, and farmers markets. The Snake River Canyon Scenic Byway is Idaho's only agriculturally-themed Byway, and its route highlights the variety of agricultural products grown in Canyon County, from beef to dairy to row crops to hops.

Commodity Crops

According to USDA's CropScape and the National Agricultural Statistics Service, the top nine commodity crops grown in the County are alfalfa, hay, spring and winter wheat, corn, sugar beets, beans, potatoes, and onions. Secondarily, the alfalfa, hay, and corn crops grown are a significant source of the feed supply for the dairies and feed lots in the County.¹

Specialty Crops

The USDA defines specialty crops as "fruits and vegetables, tree nuts, dried fruits and horticulture and nursery crops, including floriculture." They include several fruits and tree nuts, vegetables, culinary herbs and spices, medicinal herbs, horticulture, annual bedding plants, potted flowering plants, potted herbaceous perennials, cut flowers, cut cultivated greens, foliage plants, Christmas trees, deciduous flowering trees, broadleaf evergreens, deciduous shade trees, landscape conifers, deciduous shrubs, and ineligible commodities. Several specialty crops are grown in the County, such as echinacea, cherries, apples, grapes, honey, hops, mint and many more.

Livestock

According to the 2017 Census of Agriculture County Profile for the County, livestock is ranked number six in the state, with fourteen percent of land in farms identified as pastureland. As shown on Map 17 the County has several feedlots and dairies.

Comprehensive Plan 2030 Definitions

Ag-Incubators are “starter farm” parcels essentially, which appears to be important for those just starting out that may become productive farmers later. Agriculture is an all-encompassing definition, which includes a variety of activities, similar to Canyon County’s current definition of agricultural in our Zoning Code. Prime Farmland targets those specific parcels that produce high yields due to the type of land (soil, irrigation factors) and size.

AG-INCUBATORS - A place where individuals are provided with temporary, exclusive, and affordable access to small parcels of land and infrastructure and often training to hone skills and launch farm businesses.

AGRICULTURAL LAND - Land suited for agriculture. See definition of Agriculture.

AGRICULTURE - Tilling of soils, pasture, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, beekeeping or beekeeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses customarily accessory and incidental thereto

FARM - A tract of land for growing crops and raising livestock and aquaculture for agriculture production.

PRIME FARMLAND - Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Canyon County Zoning Code (current)- selected related sections

Canyon County's current Zoning Code related to agriculture is very all-encompassing and does not distinguish zones based on size of the property or type of operations; for example, a 2-5-acre piece of land vs. 40-acre piece of land, and/or type of agricultural activities done on site.

CCZO §07-02-03 DEFINITIONS ENUMERATED: (selected)

AGRICULTURE: Tilling of soil, pasturage, sod/turf farms, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, beekeeping or beekeeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses and facilities customarily accessory and incidental thereto, including, but not limited to, the storage and warehousing of fertilizers or agricultural produce or raw products.

AGRICULTURALLY RELATED ACTIVITIES: Uses that include incidental farm equipment sales and service, incidental farm supply sales, roadside stands, sod and/or turf farms, U-pick fruit or vegetables, corn mazes, and similar uses that do not involve processing (except those incidental operations necessary to prepare for market or to convert into marketable form).

ANIMAL FACILITIES (LARGE): A facility that exceeds more than four (4) animal units per acre of land devoted to the animals' care. Large animal facilities include:

Bird Farm: A facility or confined area for the keeping of birds.

Calf Raising Operation: The raising of young animals, predominantly without the parent, in preparation to return them to a dairy or feedlot.

Dairy Farm: A facility for bovine, sheep, goats or other animals that are milked; the operation is licensed by the State of Idaho Department of Agriculture to sell milk.

Feedlot: A facility or confined area for cattle, horses, sheep, goats, and/or swine.

CONFINED ANIMAL FEEDING OPERATION (CAFO):

(1) Confined animal feeding operation, also referred to as "concentrated animal feeding operation", means a lot or facility where the following conditions are met:

A. Animals have been, are, or will be stabled or confined and fed or maintained for a total of ninety (90) consecutive days or more in any twelve (12) month period;

B. Crops, vegetation, forage growth or postharvest residues are not sustained in the normal growing season over any portion of the lot or facility; and

C. A facility designed to confine or actually does confine the minimum animal numbers as contained in chapter 8 of this Code, confined animal feeding operations.

(2) Two (2) or more concentrated animal feeding operations under common ownership are considered, for the purposes of this definition, to be a single animal feeding operation if they adjoin each other or if they use a common area or system for the disposal of wastes.

DAIRY/DAIRY FARM: A use of land where one or more bovine, sheep, or goats are milked and the operation is licensed by the State of Idaho Department of Agriculture to sell milk for human consumption.

FARM ANIMALS: Animals kept or raised for recreation or compensation. These animals may include, but shall not be limited to, equine, bovine, sheep, goat, swine, and fowl.

FEEDLOT: A facility or confined area that is used for finishing or fattening animals where less than fifty percent (50%) of the feed for such fowl or animals is produced by the owner on his immediate owned or leased property. A feedlot may also be a confined animal feeding operation.

LIVESTOCK: Domesticated animals (other than household pets or exotic animals) raised for food, fiber or transport.

NURSERY: A place where plants are grown for sale or transplanting and where seventy five percent (75%) of the products offered for sale are grown on the premises.

SWINE FARM: Land where swine are raised for compensation or animal care projects.

VIALE FARMLAND: Land that is capable of producing marketable farm animals or crops.

WIND FARM: Multiple wind turbines grouped in a single location for the purpose of generating a large amount of electric power.

CCZO §07-10-21: SETBACKS; MINIMUM PARCEL OR LOT SIZE; HEIGHT REGULATIONS

	Minimum Lot Size	Minimum Lot Width
Agricultural Zone A	40 acres <u>or</u> in accordance with the administrative land division requirements of article 18 of this chapter	60'

CCZO §07-10-25: PURPOSES OF ZONES:

(1) The purposes of the A (Agricultural) Zone are to:

- A. Promote the public health, safety, and welfare of the people of the County by encouraging the **protection of viable farmland and farming operations;**
- B. **Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;**
- C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
- D. **Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and**
- E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

CCZO §07-10-27: LAND USE REGULATIONS (MATRIX): *selected sections*

This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

ZONING AND LAND USE MATRIX

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Agriculturally related activities	A	C	-	-	-	-	-	-	-
Agriculture, except those animal uses with more restrictive provisions within this article and all other uses specifically listed in other zones ¹	A	A	A	A	-	-	A	A	A
Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm ¹	C	-	-	-	-	-	C	C	-
Animal facility (small) on 5 acres or more ¹	A	A	C	-	-	-	A	A	A
Animal facility (small) on less than 5 acres	C	C	C	-	-	-	A	A	A
Animals are allowed as long as it is not an animal facility or CAFO ¹	A	A	A	A	A	A	A	-	A
Nursery	A	A	-	-	A	A	A	A	A
Nursery (retail/wholesale)	C	C	-	-	A	A	A	A	A

Canyon County 2030 Comprehensive Plan Designations Comparison to Current Zoning Ordinance:

2030 Comprehensive Plan Designations	Ag	AC-5	AC-20	AC-40	R-R	R-1	R-2	RNC (would be C-1 in current code)	C-2	M-1	M-2	MU-A
2030 Comprehensive Plan Zoning Districts	N/A	One unit per 5 acres	One unit per twenty acres	One unit per forty acres	One unit per 2 acres	One unit per one acre	One unit per half acre	RNC has no min. lot size	No min. lot size	No min. lot size	No min. lot size	No min. lot size
Zoning Ordinance	40 acres	N/A	N/A	N/A	Average min. lot size of 2 acres for a residential lot	Average min. lot size of 1 acre for a residential lot	Average min. lot size of 1/2 acres for a residential lot	C-1 has no min. lot size	No min. lot size	No min. lot size	No min. lot size	No min. lot size
Allowed with Administrative Divisions (07-18-07, 07-18-09, or 07-18-11)	1-acre min. lot size	N/A	N/A	N/A	Average min. lot size of 2 acres for a residential lot	Average min. lot size of 1 acre for a residential lot	Average min. lot size of 1/2 acres for a residential lot	C-1 has no min. lot size	No min. lot size	No min. lot size	No min. lot size	No min. lot size

Canyon County 2020 Comprehensive Plan Designations Comparison to Current Zoning Ordinance:

There are no lot sizes/density in the 2020 Canyon County Comprehensive Plan.

2020 Comprehensive Plan Designations	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
2020 Comprehensive Plan Zoning Districts	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Zoning Ordinance	40 acres	Average min. lot size of 2 acres for a residential lot	Average min. lot size of 1 acre for a residential lot	Average min. lot size of 1/2 acres for a residential lot	C-1 has no min. lot size	No min. lot size	No min. lot size	No min. lot size	No min. lot size
Allowed with Administrative Divisions (07-18-07, 07-18-09, or 07-18-11)	1-acre min. lot size	Average min. lot size of 2 acres for a residential lot	Average min. lot size of 1 acre for a residential lot	Average min. lot size of 1/2 acres for a residential lot	C-1 has no min. lot size	No min. lot size	No min. lot size	No min. lot size	No min. lot size

Important Note: Other Jurisdictions appear to not have zones and acreages listed in their Comprehensive Plans like Canyon County does in 2030.

Ada Current Zoning Ordinance

Relevant Definitions in their Code Related to Agriculture:

AGRICULTURAL LAND, PRIME: Land that contains class I, II, or III agricultural soils as defined by the natural resources conservation service.

AGRICULTURAL SERVICE: An activity that provides support for agriculture and forestry as classified by the U.S. census bureau "North American Industrial Classification System." The term shall include agricultural service composting. The use must serve a rural district with agricultural use as herein defined.

AGRICULTURE AND AGRICULTURAL USE: Activities that take place on a "farm," as herein defined, that are classified by the Ada County assessor's office tax categories of 010, 020, 030, 040, and/or 050. The application of fertilizer or process wastewater at agronomic rates shall be deemed a component of the agricultural use.

ANIMAL FEEDING OPERATION (AFO): A "livestock confinement facility", as herein defined, with more than three hundred (300) animal units, and where the animal confinement areas do not sustain crops, vegetation, forage growth, or postharvest residues in the normal growing season as generally described in 40 CFR (code of federal regulations) 122.23(b)(1).

Two (2) or more abutting AFOs under common ownership shall be considered a single AFO. Two (2) or more AFOs that are operated as a single facility shall be considered a single AFO if it is determined by the director that they significantly link operations including, but not limited to, shared storage or treatment systems or shared equipment.

FARM: A property in agricultural use that is five (5) acres in size or greater and has obtained tax exempt status from the Ada County Assessor's office.

FARM RESIDENTIAL PARCEL: The residential parcel created as a result of a farm development right.

LIVESTOCK: Poultry or other birds, horses, cattle, dairy cattle, swine, sheep, llamas, goats, or other grazing animals, excluding any such animal kept as a "domestic pet" as herein defined.

LIVESTOCK CONFINEMENT FACILITY: Establishments where animals have been, are, or will be stabled, confined, gathered, or concentrated and fed or maintained (watered, cleaned, groomed, medicated, etc.) for a total of forty-five (45) days or more in any twelve (12) month period. The days do not have to be consecutive.

RURAL RESIDENCE: Farm development right parcels, non-farm residential lots, and non-conforming residential properties under 2.5 acres in a rural base district.

Important Notes: (No densities listed in their Comprehensive Plan for 2025)

Ada County uses the Cities Comprehensive Plan within their City Impact Areas..

They have additional urban base districts not listed below.

Ada Zoning Ordinance Zones	Rural Preservation (RP)	Rural Residential (RR)	Rural-Urban Transition (RUT)	Limited Office (LO)	Neighborhood Commercial (C1)	Community Commercial (C2)	Regional Commercial (C3)	Industrial Zones (T1, M1, M2, and M3)	Planned Community Base District
Zone Minimum Size	40 acres	10 acres		6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	100,000 sq. ft.	No min. size	Varies

Bonneville County Current Zoning Ordinance:

Relevant Code Sections:

Agriculture means the growing of soil crops in the customary manner in the open, on tracts of land which size is dependent upon the growth ring in which the parcel of ground is located. In growth ring one the size is ten (10) acres or larger, in growth ring two the size is twenty (20) acres or larger, in growth ring three the size is sixty (60) acres or larger. “Agriculture” shall include all farming and livestock raising activities associated with the acreage so used in the neighborhood where situated. “Agriculture” shall also include the incidental retail selling on the premises of goods and products raised on the premises, and the placing of non-agriculturally related dwellings in accordance with zoning restrictions

Bonneville Zoning Ordinance Zones	Agricultural Zone (A-1)	Residential Agricultural Zone (RA-1)	Residential Agricultural Zone (RA-2)	Residential Agricultural Zone (RA-3)	Residential Agricultural Zone (RA-4)	Grazing Zone (G-1)
Zone Minimum Size	1 acre, with an average density of one lot per 10 acres within one mile of any incorporate city or urban growth area as designated in Comp Plan	15,000 sq. ft. min.	1 acre	2.5 acres	5 acres	Same as A-1 Zone