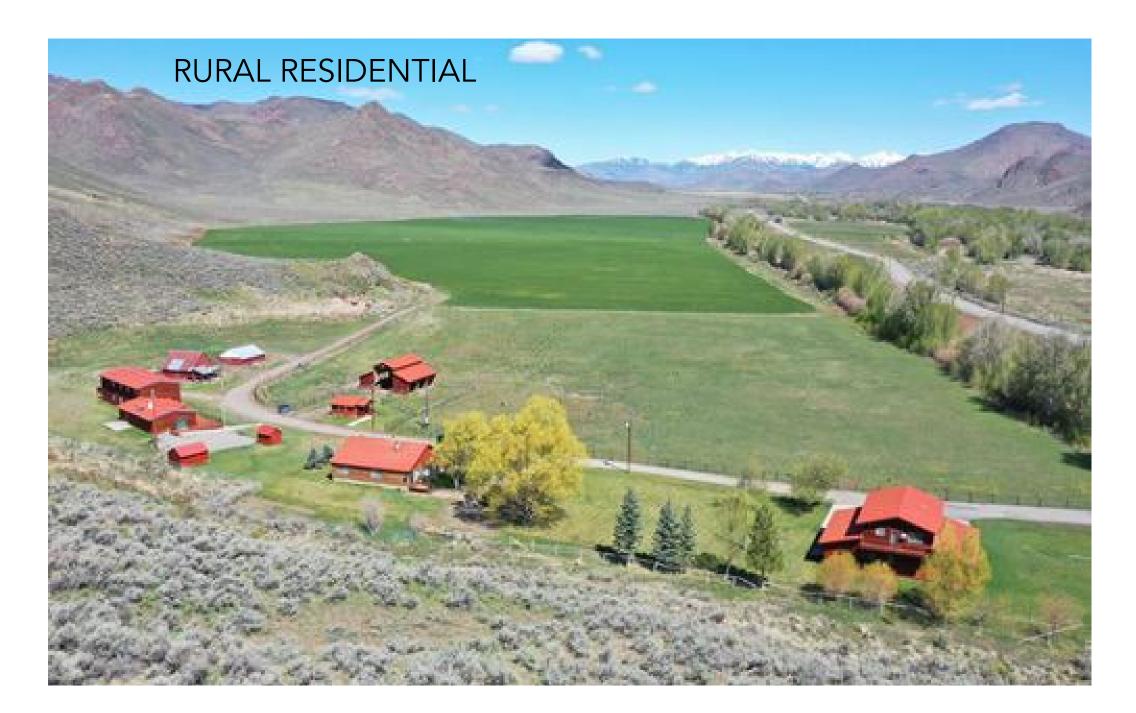
RESIDENTIAL PLACETYPES



Description: The Rural Residential placetype creates a buffer between active agricultural operations present in the Working Lands designation and areas that may have established infrastructure and are closer to service delivery, making them more desirable for residential development. These lands are typically in smaller tracts ranging from one to five acres that have been previously divided, exhibit varied development patterns where prime agricultural soils are not present and are typically served by limited infrastructure (gravel roads, individual well, and septic, etc.). While smaller-scale agricultural activities and hobby farms may be present, these lands are also appropriate for single-family residential development when scaled and clustered at an appropriate density. The character of these areas remains eclectic, with limited design standards and a "live and let live" mentality applied to personal property.

	EXISTING CONDITIONS		FUTURE CHARACTERISTICS
	Mid to small-scale agricultural activitiesHobby farmsLarge tract residential	Primary Land Use	Mid to small-scale agricultural activitiesHobby farmsClustered residential
Environment	 Irrigated farmland Sporadic, irregular development patterns Small streams and watercourses 	Secondary Land Use	 Large tract residential Farm stands and potential agritourism Active and passive recreation, as appropriate
	 Paved roads Shared right-of-way Limited bicycle and pedestrian infrastructure Traditional street grid or curvilinear streets present 	Development Policy	 Conservation servitude Riparian setbacks Clustering/conservation development Engineered septic and community wells promote clustering
Infrastructure	Rural level of servicesPrivate well and septic facilitiesRural Residential	Public and Private Amenities	 Active recreation opportunity within a 5-mile drive of residential development Connectivity to public lands for recreation may be provided
DESIGN CHARACTER		MOBILITY	
Building Placement	 Deep setbacks, both primary and secondary structures 	Street Type	Rural RoadsLocal Streets
Building Frontage Building Height Parking	 100' or more is typical 2 stories typical Paved for residential development 	Multi-modal Infrastructure	 Shared bikeways/"sharrows" Shared use paths where appropriate to serve development Sidewalks within developments
Access	Off-street parking requiredIndividual driveways serving residential development	Transit	 Future expansion of existing service network makes be recommended based on residential clustering patterns
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Buffers required in residential development when

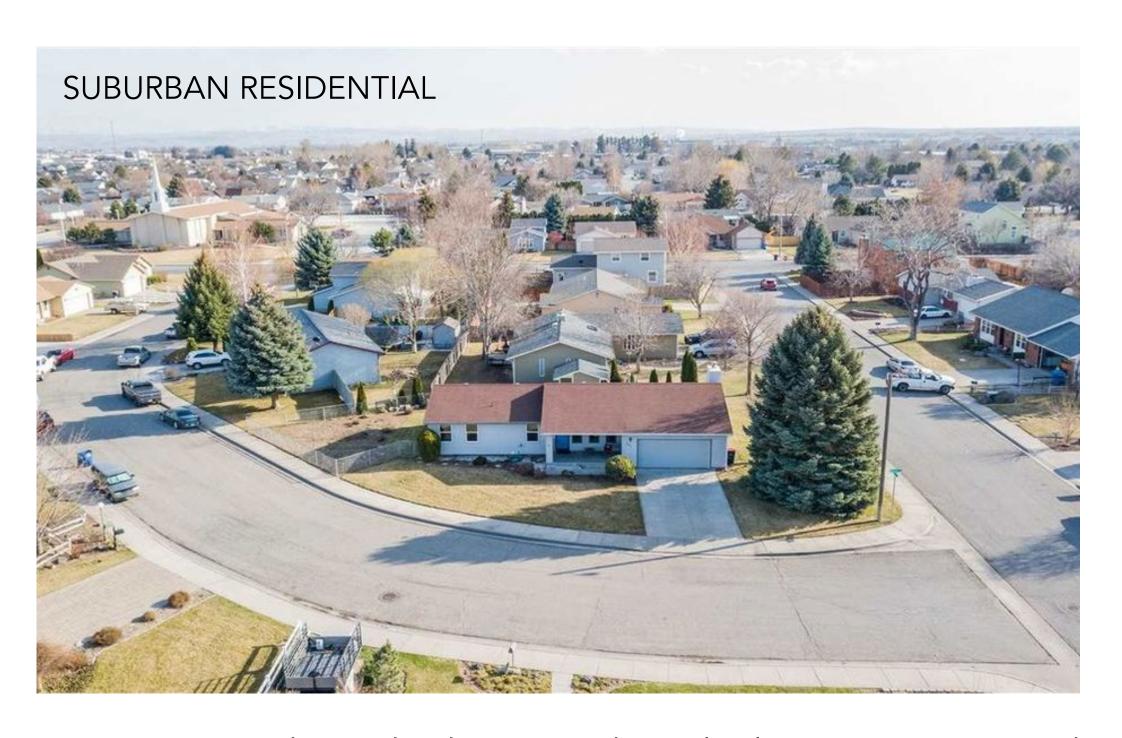
sited adjacent to an active agricultural activityRiparian setbacks and vegetated buffering along



Description: Rural Crossroads refers to those unincorporated areas in Twin Falls County that function as service centers for rural residents, providing goods, services, and fellowship in more remote areas of the County. Local businesses providing limited neighborhood-scale commercial activities, places of worship, post offices and community centers, sewer district, utilities, and educational facilities are common in Rural Crossroads. Residential development may be present, with smaller lots and homes sited closer together. While development is representative of a remote "outpost" feel, Rural Crossroads operate as hubs for residents dispersed throughout the County, many of whom feel very tied to the sense of place these community centers provide.

EXISTING CONDITIONS		DESIGN CHARACTER			
	 Single-family residential Neighborhood-scale commercial Public services and utilities Schools, churches, and other community institutions 	Building Placement	Shallow setbacksOriented toward primary street frontage		
		Building Frontage Building	• 50' minimum		
invironment	• Developed	Height	• 2 stories		
Mobility and	Rural outpost characteristicsStreet network presentLimited sidewalks	Parking	 Paved or gravel off-street parking for commercial services Located to the side or rear of commercial structures 		
frastructure	Rural level of servicesPrivate well and septic facilities	Access	Individual driveways for residentialAlley access where possible		
Current Zoning	Rural Residential		Shared access between business encouraged		
		Landscaping	 Required of commercial development 		
rimary Land Use	 • Neighborhood-scale commercial • Public services and utilities • Schools, churches, and other community institutions 	Buffering	 Required between commercial and residential uses Required for parking areas Riparian setbacks and vegetated buffering along lakes and streams, when present 		
Secondary	Single-family residential	MOBILITY			
Land Use	 Duplex and tri-plex development where services may support 	Street Type	Rural RoadsLocal Streets		
evelopment Policy	Mixed-use development encouragedHistoric preservation	Multi-modal Infrastructure	Sidewalks common or requiredShared bikeways/"sharrows" on roadways		
Public and Private Amenities	 Active recreation hub to serve rural residents; pocket parks, ballfields Trail and greenway terminal destination/ 	Transit	 Future expansion of existing service network may be recommended based on residential clustering patterns 		

starting point



Description: The Suburban Residential placetype promoted a predominantly single-family development type while also allowing for two and three family housing and accessory dwelling units that meet the scale and design character of established neighborhoods, where appropriate. These areas and neighborhoods have a distinct development pattern that typically includes lots less than two acres, paved local road networks with bicycle and pedestrian facilities, proximity to parks and open space, schools, and amenities. This designation is intended to accommodate the housing expectations and changing trends for existing residents and projected population increases through flexible lot sizing, variable density, provision of recreational areas, and preservation of open space. Suburban neighborhoods are typically located near urban areas but have lower density development with access to community services like elementary schools within walking or short driving distance.

