



Custer County Planning and Zoning

P.O. Box 385/Challis, ID. 83226

Ph. (208) 879-6894

Fax (208) 879-5246

jclemenhagen@co.custer.id.us

Zoning Certificate Application

Fee depends on square footage and type of structure (please call for help if needed).

An application is needed for each structure on the property.

Owner: _____

Phone: (____) _____ - _____ email: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Applicant: (if different from owner): _____

Phone: (____) _____ - _____ email: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Property Location:

Address _____

Parcel ID number: _____ Lot Size: _____

Section _____ Township _____ Range _____ Tract _____

Subdivision Name _____ Blk _____ Lot _____

Zone: _____

Is this building site in a **Floodplain Area**? ☐ Yes ☐ No

** If yes, a Custer County Floodplain application will also need to be completed with the additional fees.*

Contractor Information:

Name of Contractor

Mailing Address

City

State

Zip Code

Estimated Construction Cost: _____

Estimated Completion Date: _____

Building Height: _____

Estimated Square Footage: _____

Bedrooms: ☐ Yes ☐ No If yes how many bedrooms: _____

Bathrooms: ☐ Yes ☐ No If yes how many bathrooms: _____



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Include with this application

- Filing Fee based on square footage and type of structure.
- Site Plans- See page 3 for requirements
- Approved septic permit

Foundation:

☐ Formed Concrete ☐ Slab ☐ Block ☐ Wood ☐ Rock ☐ Slab Only

Will there be a basement? ☐ Yes ☐ No

Will there be a crawl space? ☐ Yes ☐ No

BASEMENT: Full - $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{3}{4}$

CRAWL SPACE: Full - $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{3}{4}$

Type of Structure ☐ New Structure ☐ Addition to Current Structure ☐ Remodel

- | | | |
|---|---|--|
| ☐ Home | ☐ Att / Det Garage / Carport | ☐ Livestock Shelter |
| ☐ Manufactured / Modular Home | ☐ Balcony | |
| ☐ Mobile Home | ☐ Porch – Enclosed or Open | ☐ Other _____ |
| ☐ Vacation Cabin / Guest House | ☐ Deck | _____ |
| ☐ Apartment(s) | ☐ Shop | _____ |
| ☐ Duplex(s) | ☐ Barn | _____ |

Proposed Use of Structure

- | | | |
|--------------------------------------|-------------------------------------|--------------------------------------|
| ☐ Residential | ☐ Commercial | ☐ Agriculture |
| ☐ Educational | ☐ Government | ☐ Religious |
| ☐ Other _____ | | |

The applicant is responsible for location of all property lines and setbacks. This notification is received subject to Ordinances contained in the Custer County records and applicant hereby agrees that the work will be done in accordance with ordinances pertaining and applicable thereto. All Custer County Ordinances can be found at the Custer County Courthouse by request.

Applicant is responsible for obtaining all permits required by applicable federal, state, county, or other government authority.

Owner's Signature _____ Date _____



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Site Plan Checklist:

- ☐ Include a diagram of the floor plan showing dimensions of new structure being built or placed. Include number of bedroom and bathrooms if applicable. Please provide architect, engineer, or builders drawings when available.
- ☐ Arial photo showing existing structures, easements, and access.
- ☐ Setback Requirements: All buildings and structures shall be setback a minimum distance in accordance with the table below. Setbacks shall be measured at right angles from the property line.

Zone	Front	Rear	Side
Agricultural A	50 30 feet (fn. 1) <i>Ord 09-01</i>	20 feet	20 feet
Transitional Agriculture	50 30 feet (fn. 1) <i>Ord. 09-01</i>	20 feet	20 feet
Residential	50 30 feet (fn. 1) <i>Ord. 09-01</i>	10 feet	10 feet
Commercial	14 feet (fn. 2)	None (fn.3)	None (fn. 3)
Industrial	None (fn. 2)	None (fn. 3)	None (fn. 3)

Footnote 1 - All buildings and structures shall be set back a minimum distance of ~~fifty (50)~~ **thirty (30)** feet from the edge of a surveyed road right of way and ~~eighty (80)~~ **sixty (60)** feet from the center of all unsurveyed roads and private roads providing access to two or more homes measured at right angles. Any development in Custer County along state highways must meet state highway standards. (*Ordinance 2016-01*)

Footnote 2 - If parking spaces are required, they cannot be included with the public right of way. Setbacks shall be measured at right angles from the property line.

Footnote 3 - Industrial (I) and Commercial (C) shall meet the setback requirements of A and TA zones when said zones abut industrial property.

☐ Official Height & Area Regulations:

Zone	Maximum Height	Minimum Lot Size
Agricultural, Zone A	No limitation 35 ft. (Ord. 2016-01)	20 acres (fn. 1)
Transitional Agricultural	35 ft.	2.5 acres (fn. 1)
Residential	35 ft.	9,000 sq. ft. – if proper septic system (fn. 2)
Industrial	No limitation	1 acre
Commercial	No limitation	9,000 sq. ft. (fn. 2)

***Dwellings shall not exceed 35 feet in ANY zone. (Ordinance 2016-01)**

Footnote 1 - Administrative lot splits will be allowed pursuant to Article III, Section B, 1.

Footnote 2 - If central water and sewer are provided and is approved by the District 7 Health District



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FOR DEPARTMENT USE ONLY

Fee Amount \$ _____

Application Received By _____

Date Application Received _____

Zoning Certificate # _____ Receipt # _____

Type of Payment: ☐ Cash ☐ Check # _____ ☐ Money Order _____

Date Fee Given To Clerk _____

Other paper/permits/applications attached?

☐ Floodplain ☐ Elevation Certificate ☐ Site/Building Plan ☐ Approved Septic Permit
☐ Other _____

Date Zoning Certificate Issued _____

Copy of Application Sent to:

- ☐ North Custer - Custer County R&B
- ☐ South Custer - Lost River Highway District
- ☐ Custer County Assessor
- ☐ East Idaho Public Health