

HAUSER ACI ZONING DETERMINATION PROCESS



Several factors were used to determine what county zone each Hauser ACI parcel should be assigned.

1. COMPATIBILITY WITH EXISTING ZONING

Each Hauser ACI zone has a county equivalent that has the same or similar minimum lot size, use, and development rights. The large majority of parcels were rezoned using this method.

If parcels were split zoned, the amount of area in each zone was considered. Parcels equally split were assigned the zone with more development rights.

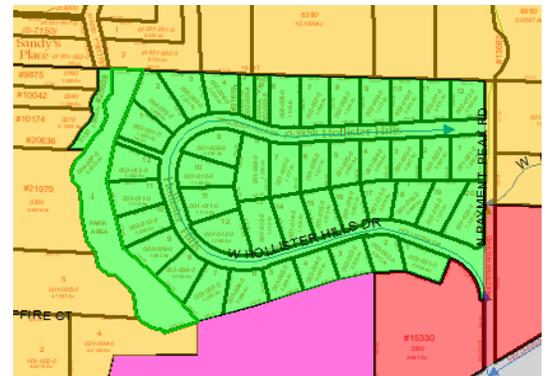


These Upper Watershed parcels north of the lake are proposed as Agriculture

2. COMPATIBILITY WITH ZONING CODE AND SURROUNDINGS

The Hauser ACI does not have a residential zone allowing parcel density of less than 1 per 5 acres. The County has two such zones. The Agricultural Suburban (Ag-sub) has specific code language and use limitations for parcels less than 2 acres whereas the Rural zone code treats all parcels less than 5 acres the same.

If an entire subdivision or area has small parcels, it was rezoned Ag-sub. Parcels adjacent to or surrounded by city limits may also have been zoned Ag-Sub.

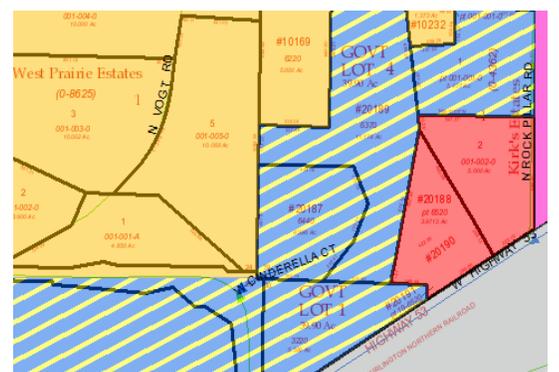


In the Hollister Hills subdivision, only the park is more than 2 acres.

3. COMPATIBILITY WITH EXISTING USES

In some cases the existing use of the property did not align with one of its zoned uses. If the zone is not residential but the current use residential, the property owner was given a choice.

Parcels fully or partially zoned Rathdrum Prairie had this conflict.



These lots off Highway 53 were completely or partially zoned Rathdrum Prairie but do not currently have industrial uses

ZONING COMPARISON

Hauser Zone	Primary Use	Hauser Maximum Density	Equivalent County Zone	County Minimum Lot Size	Proposed for Hauser ACI?
Upper Watershed	Residential	1 dwelling per 160 acres	Agriculture	5 acres Subdivisions are prohibited	Yes
Hauser Hills Lake Village	Residential	1 dwelling per 5 acres	Rural	5 acres	Yes
N/A*	Residential		Agricultural Suburban	2 acres	Yes for existing small lots
N/A*	Residential		Restricted Residential	8,250 sq. ft.	No
			High Density Residential	None	No
Highway Corridor	Commercial	None	Commercial	None	Yes
Rathdrum Prairie	Industrial	None	Light Industrial	None	Yes
			Industrial	None	Yes
N/A*	Industrial		Mining	None	No

*No Equivalent Zoning Designation within Hauser