



BONNER COUNTY

PLANNING DEPARTMENT

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ZONE CHANGE INFORMATION

What is a zone change?

A zone change is a reclassification or rezoning from one zoning district to another zoning district.

Why is a zone change required?

Bonner County is divided into specific zoning districts. Each district provides a range of uses that are permitted “outright” and a range of uses that are “conditional.” However, not all land uses are compatible within all zoning districts. When someone wants to do something that is not listed either “outright” or “conditionally” within an existing zoning district, a zone change may be the appropriate action to achieve that goal. All zone change proposals should be reviewed by a staff planner prior to being submitted. This pre-application review allows the landowner and planner an opportunity to discuss the appropriateness of the desired zoning and the standards of review.

How long does it take to process a zone change application?

Processing time is dependent on a number of factors, including the complexity of the project, the completeness of the application and the number of applications being considered by Bonner County at any given time. Plan on a minimum of 150 days for the processing of the application.

How much does it cost to apply for a zone change?

Zone change application fees are based on the type of zone change:

To Commercial or Industrial:	\$1,200.00
To all other zones: 25 acres or fewer	\$890.00
More than 25 acres	\$1,000.00

Who prepares a zone change application?

Applicants typically retain a licensed land surveyor or registered civil engineer to serve as the project representative. Detailed mapping & legal descriptions are required. Bonner County Revised Code does not require a licensed land surveyor or civil engineer to prepare a zone change application, but the legal description of the area to be rezoned **must** be prepared by an Idaho-licensed surveyor.

Who reviews and approves a zone change application?

Planning department staff reviews zone change applications for compliance with Bonner County Revised Code and the Comprehensive Plan. Applications will also be reviewed by local, state and federal agencies for conformity with local, state and federal guidelines. If additional information is required by either Bonner County or any reviewing agency, planning staff will forward this request for information to the applicant. After all reviews are complete, the project will be acted on by the Planning & Zoning Commission and County Commissioners at public hearings.