





CITY *of* **BOISE**

MODERN ZONING CODE

Planning and Development Services

MODERN ZONING CODE:

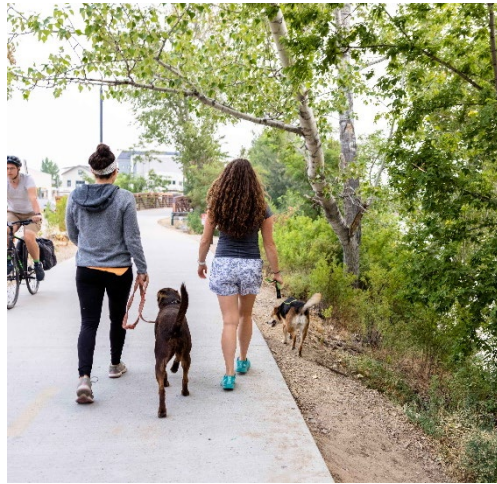
PROCESS OVERVIEW

| MODERN ZONING CODE ADOPTION TIMELINE | | | | | | |
|--|---|--|---|--|--|---|
| 2023 | | | | | | |
| FEBRUARY | MARCH | APRIL | JUNE | JULY | NOVEMBER | DECEMBER |
| <p>Planning and Zoning Applications submittal</p> <p>Transmittal to agencies</p> <p>New code released</p> <p>New conversion map released</p> | <p>Staff report uploaded for Planning and Zoning Commission</p> | <p>Planning and Zoning Commission unanimously recommended approval</p> <p></p> <p>PUBLIC HEARING</p> | <p>Boise City Council unanimously affirmed Modern Zoning Code with changes</p> <p>1st Reading: June 27, 2023</p> <p></p> <p>PUBLIC HEARING</p> | <p>Boise City Council readings</p> <p>2nd Reading: July 11, 2023 3rd Reading: July 18, 2023</p> <p>Resolution is published in the Idaho Statesman</p> <p>July 24, 2023</p> | <p>Staff will present any minor amendments to the code to Boise City Council</p> | <p>Modern Zoning Code Effective</p> <p>December 1, 2023</p> |



CITY COUNCIL DIRECTION

- December 1 adoption
- Return to City Council within 1 year to discuss effectiveness and make appropriate amendments
- Quarterly updates to City Council
- Continue outreach with the community



MODERN ZONING CODE GOALS:

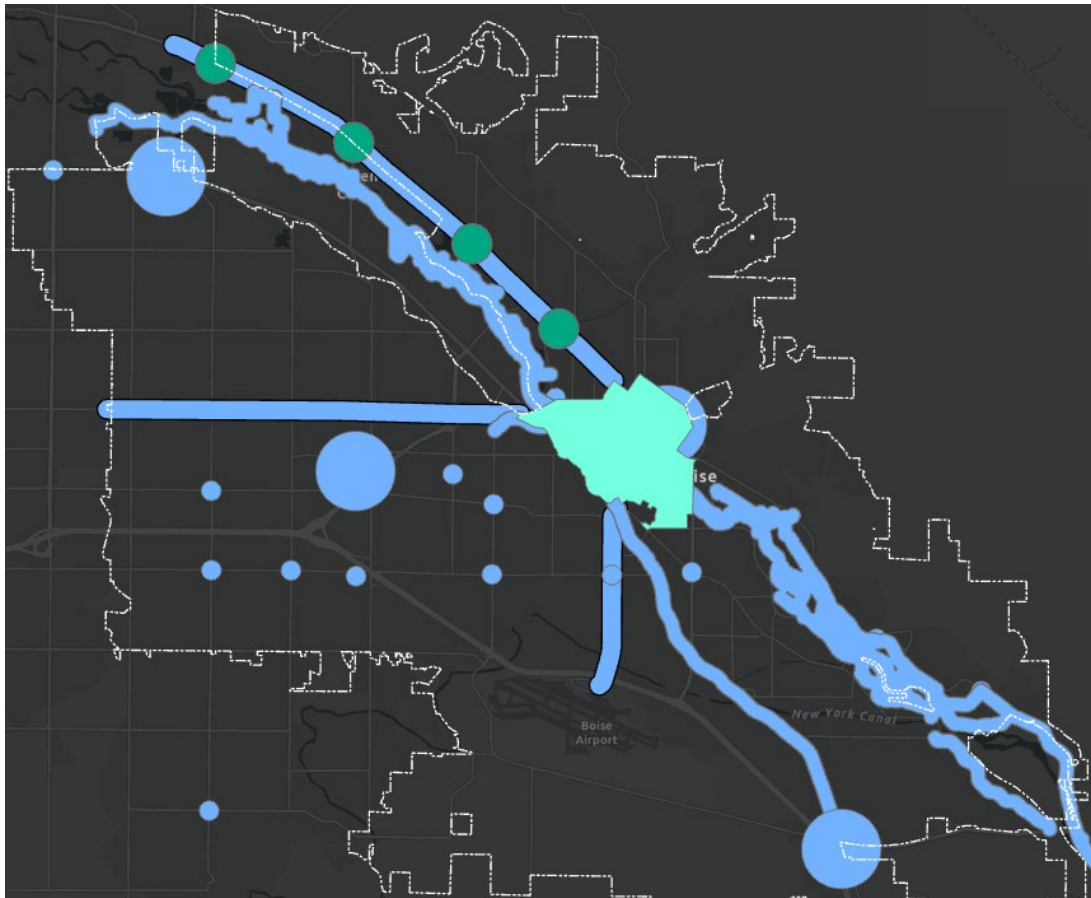
Create a variety of housing options for Boiseans

Create a predictable + sustainable development pattern

Create transportation options for Boiseans

Support a healthy community + environment

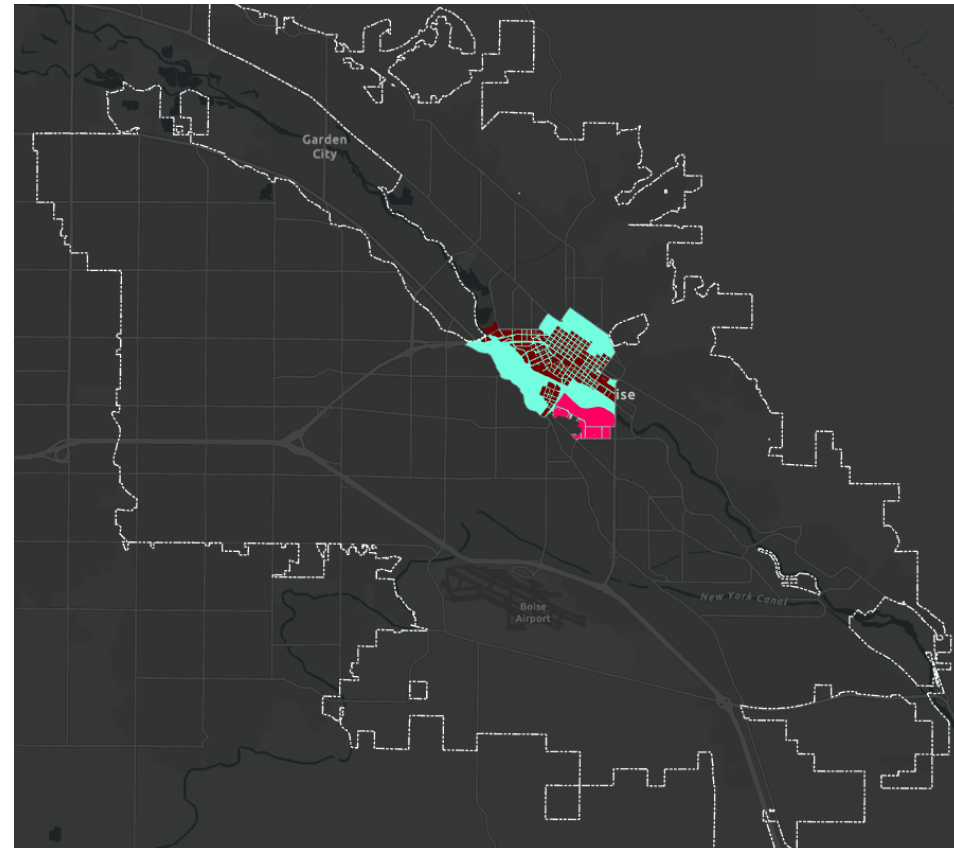
DIRECT DEVELOPMENT WHERE THERE IS **PLANNED PUBLIC INVESTMENT**



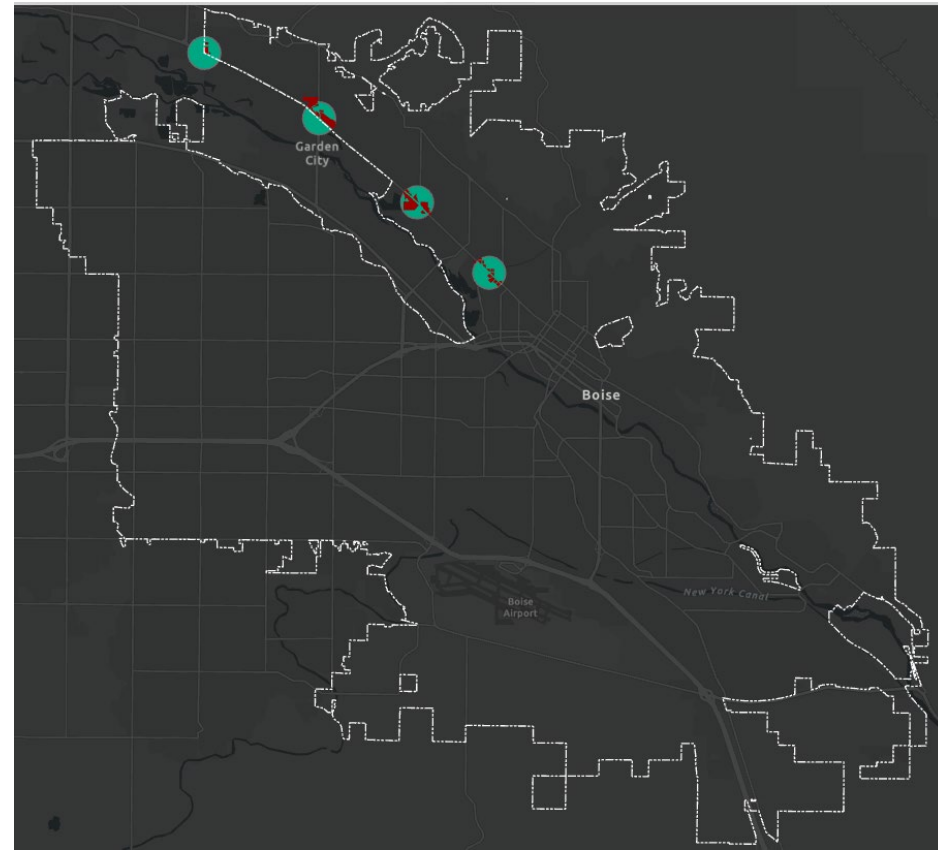
Establish new mixed-use zones with strong urban design requirements in investment areas

- Downtown
- Identified State Street Transit Stations
- Best-In-Class Transit Routes
(State Street, Vista Avenue, Fairview Avenue)
- Pathway Corridors
(Greenbelt & Federal Way)
- Regional & Community Activity Centers

DIRECT DEVELOPMENT: DOWNTOWN (MX-5)



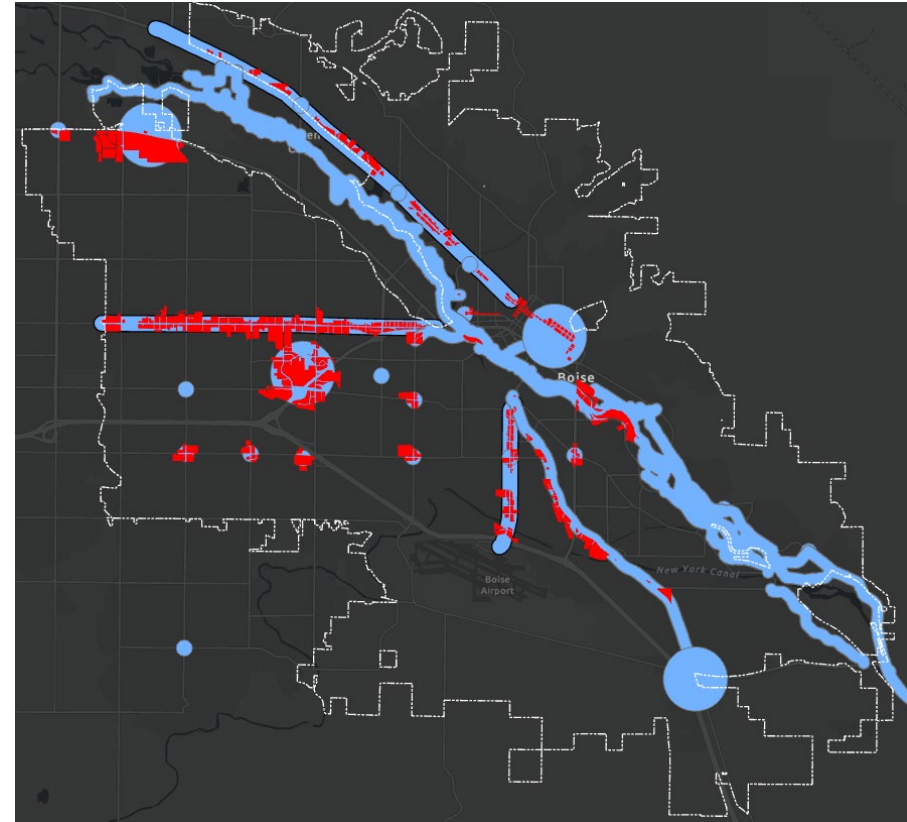
DIRECT DEVELOPMENT: STATE STREET TRANSIT STATIONS (MX-4)



DIRECT DEVELOPMENT: **ACTIVE CORRIDORS (MX-3)**

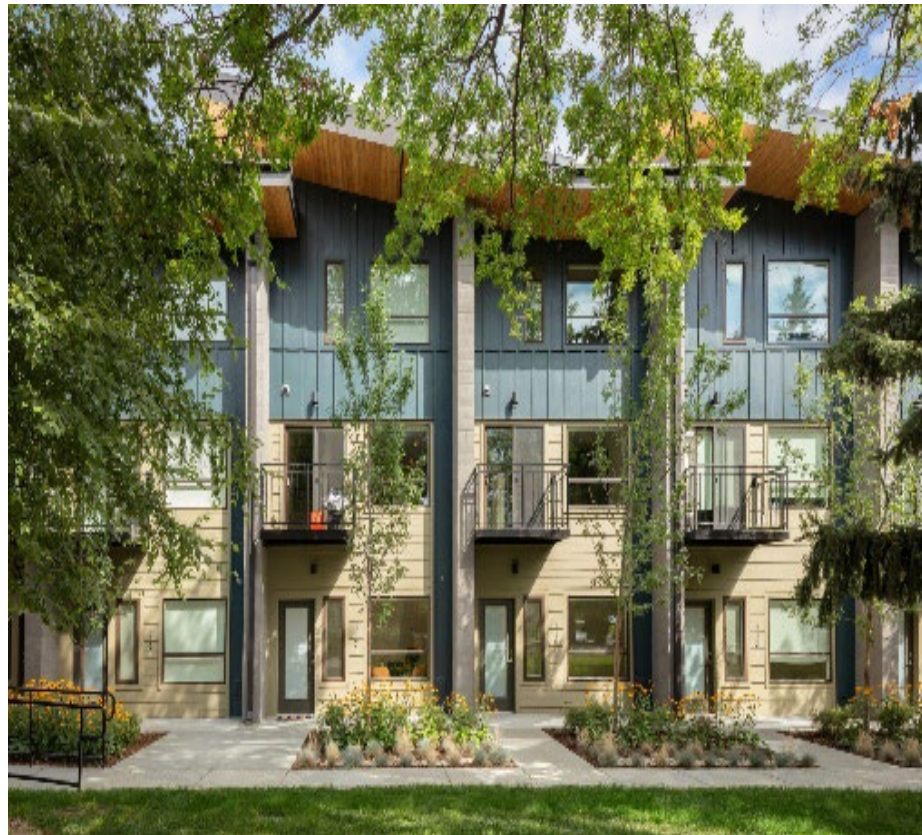
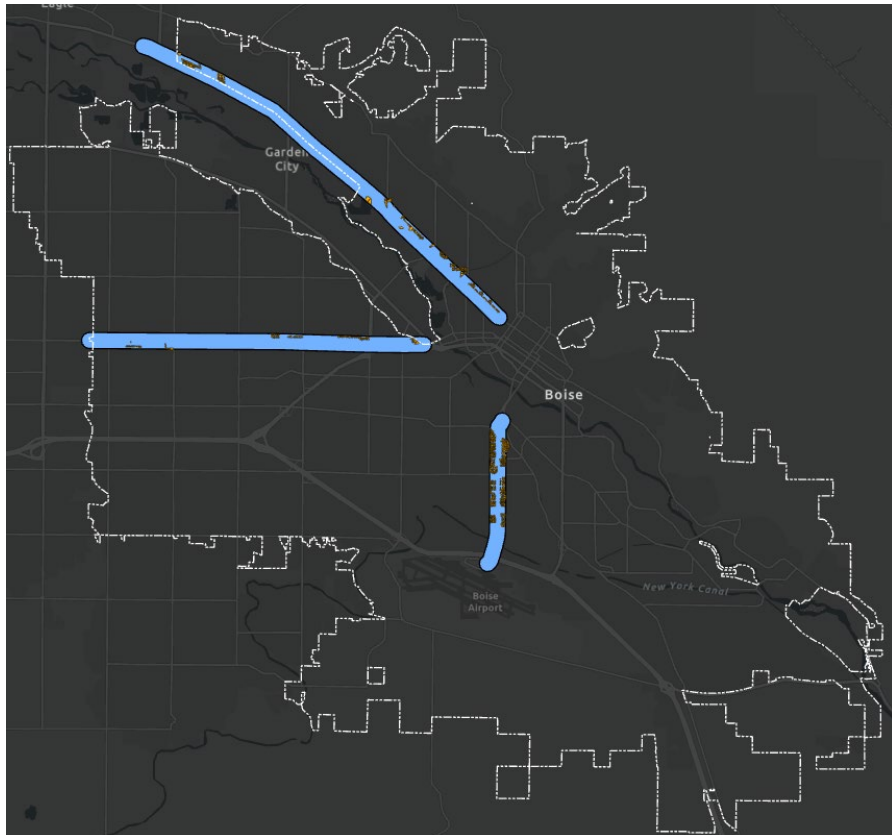


The Franklin



USE DEVELOPMENT TO SUPPORT PLANNED PUBLIC INVESTMENT

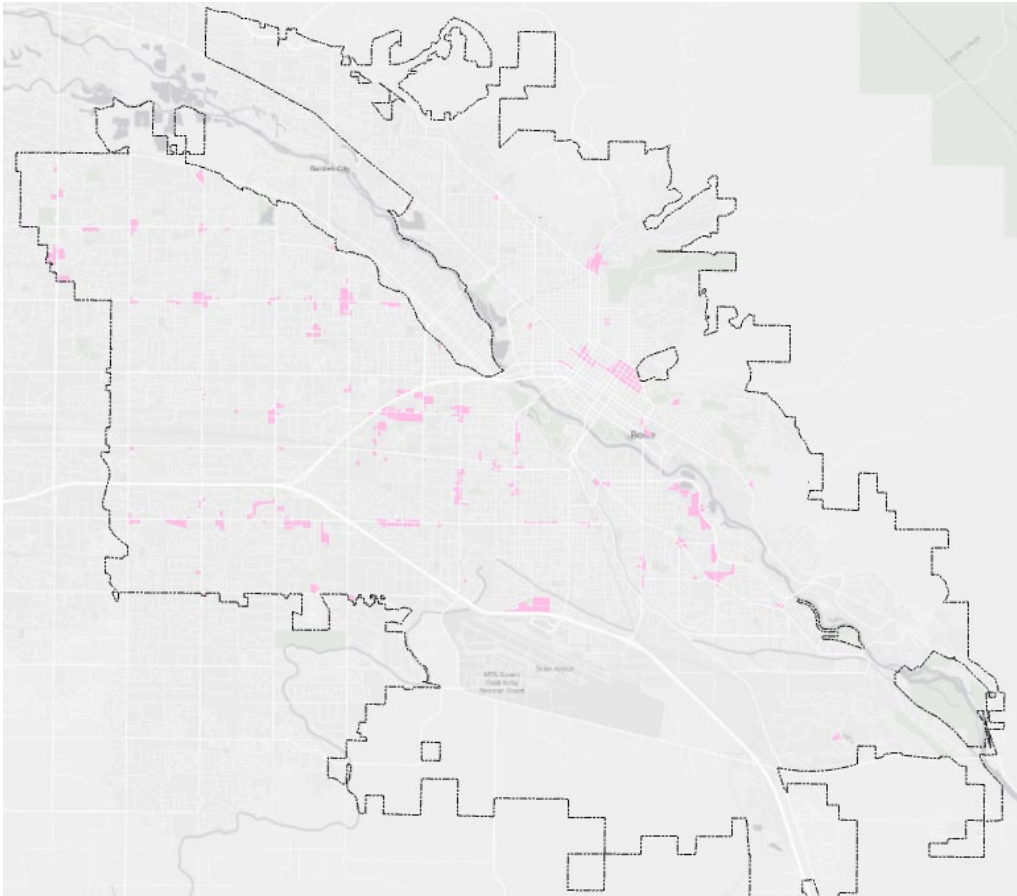
R-2 CONVERSION



Conversion Guidance:

- R-1 zone within 1/8 mile of centerline from a Best-in-Class Transit Route or designated “Mixed-Use” in the Boise Comprehensive Plan along a Best-In-Class Route: R-2
- Natural or implied borders such as streets and alleys
- ~1,000 parcels (1.3% of all residential parcels)

NEIGHBORHOOD MIXED-USE DEVELOPMENT



MX-1: Mixed-Use Neighborhood

Small/neighborhood-scale uses



Photo Credit: The Stil Facebook Page

NEIGHBORHOOD CAFE



Allowed

- MX zones, R-3, R-2, R-1C (corner lots only)

Conditional Use

- R-1C Interior Lots

Use Specific Standards

- 2,000 sq ft gross floor area (GFA) maximum
- Alcoholic drinks must be served with food
- Outdoor seating limited to no more than 30% of gross floor area
- Drive-Through prohibited
- Hours: 7 AM to 8 PM

Parking

- 1 per 1,000 sq ft Gross Floor Area
- Maximum 4 parking spots

STRATEGIZE TO PRODUCE

AFFORDABLE + SUSTAINABLE DEVELOPMENT

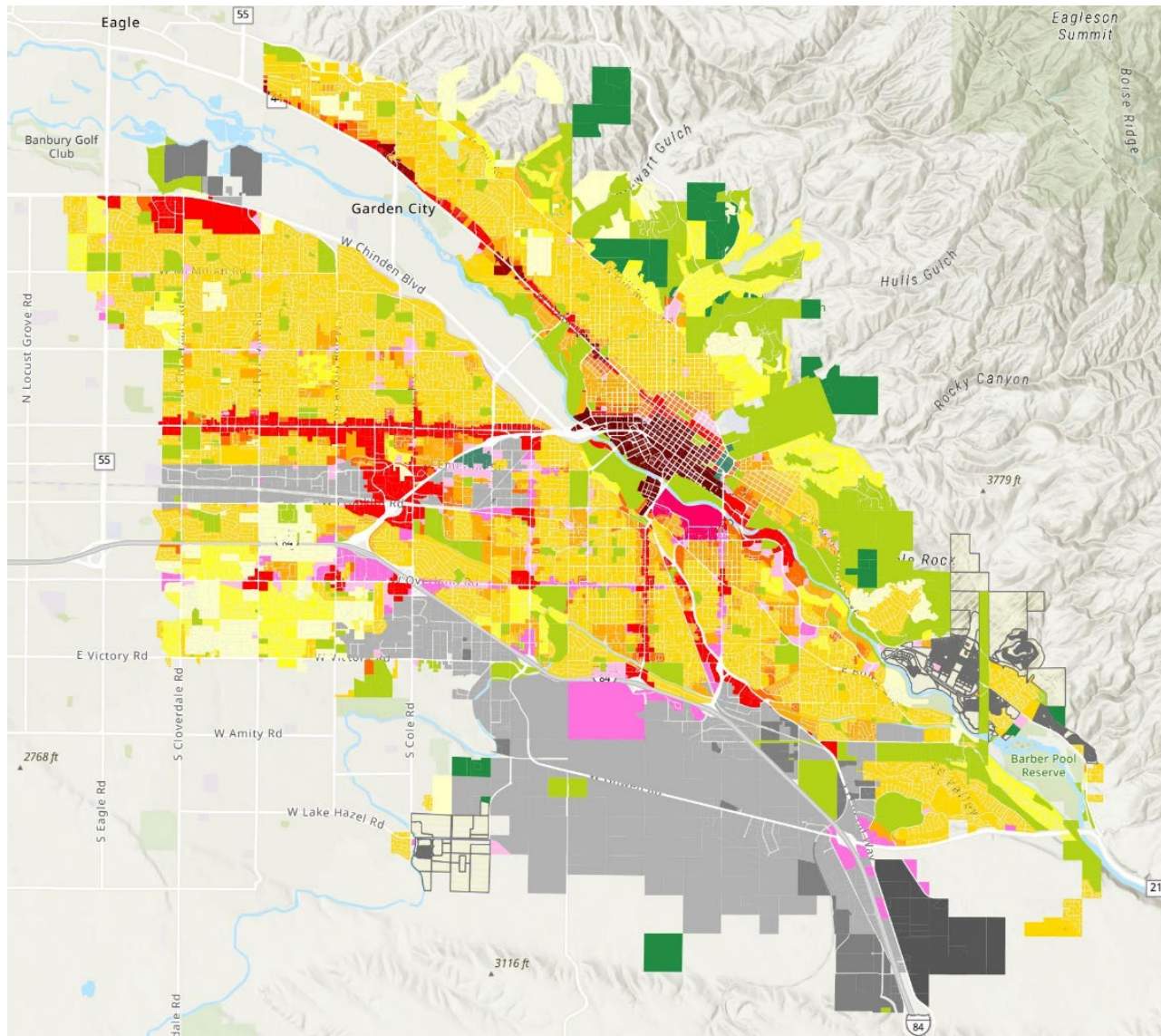


Neighborhood Housing Diversity:

Affordable or Sustainable Housing in R-1: Up to 4 units on any R-1 lot if affordable or sustainable

Strategic Infill: Allow up to 12 units if certain R-1B and R-1C lots meet location & site criteria

Adaptive Reuse: Parking and density flexibility



CONVERSION MAP

- Convert all properties within the city to proposed new zone districts based on a set of rules
- Conversion rules apply generally but there is some variation
- Any pending annexations and/or rezones will convert based on the conversion table

APPROVAL PROCESS

PROJECT TYPE CLASSIFICATIONS

TYPE 1

Simple Review

TYPE 2

Administrative
Review

TYPE 3

Appointed Body
Review

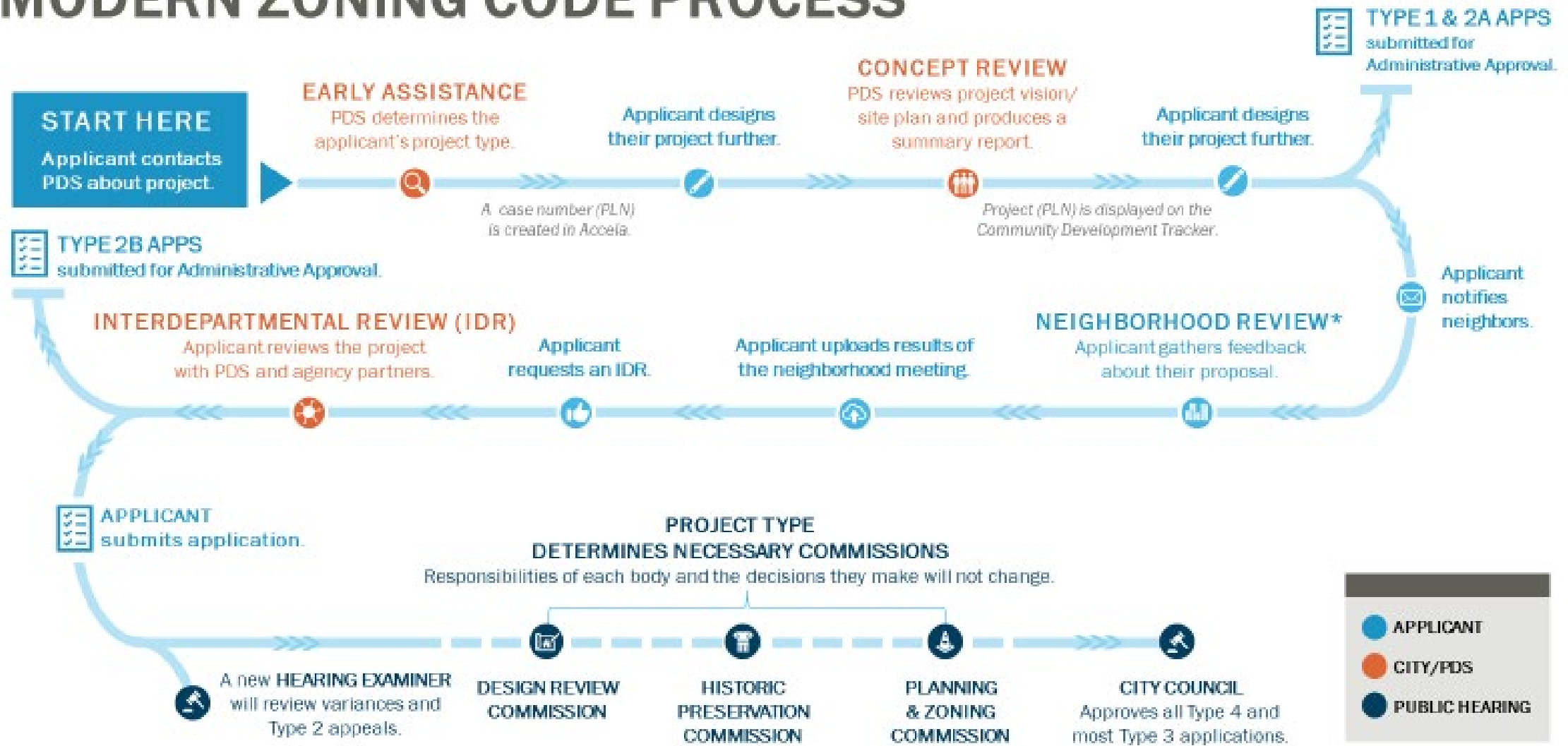
TYPE 4

City Council
Review

| <p>TYPE 1 Simple Review</p> | <p>TYPE 2 Administrative Review <i>*May require Interdepartmental Review</i></p> | <p>TYPE 3 Appointed Body Review and Decision <i>Requires Interdepartmental Review</i></p> | <p>TYPE 4 City Council Review and Decision <i>Requires Interdepartmental Review</i></p> |
|--|--|--|---|
| <p>No Appeal</p> | <p>Appeal to Hearing Examiner</p> | <p>Appeal to City Council</p> | <p>Appeal to District Court</p> |
| <ul style="list-style-type: none"> • Temporary sign • Home Occupation • Hillside Category 1 and 2 | <ul style="list-style-type: none"> • Record of Survey • Minor Small Lot • Nonconforming Use • Sign Program • Adult or Child Daycare Center • Accessory Dwelling Unit • Duplex/Triplex/ Fourplex • Other Allowed Uses* • River System Permit • Conditional Use Permit – Modification* • Minor Design Review* • Allowed Use – Allowed Form* | <p>Hearing examiner:</p> <ul style="list-style-type: none"> • Variance <p>Planning and Zoning Commission:</p> <ul style="list-style-type: none"> • Major Expansion of a Nonconforming Use • Allowed Use – Alternative Form • Conditional Use Permit • Hillside Category 3 • Complex River System Permit <p>Design Review Commission:</p> <ul style="list-style-type: none"> • Major Design Review • Major Small Lot <p>Historic Preservation Commission:</p> <ul style="list-style-type: none"> • Certificate of Appropriateness | <ul style="list-style-type: none"> • Comprehensive Plan Amendments • Zoning Ordinance Amendments • Annexation/Rezone • Planned Unit Developments • Subdivisions • Subdivision Related Items |

| Application | Posted on Community Development Tracker | Mailed notice of Neighborhood Meeting (Applicant) | Transmittal to Neighborhood Associations & Agencies | Mailed notice upon approval (City) | Mailed notice of Public Hearing (City) |
|--|---|---|---|------------------------------------|--|
| Type 1 Simple Review | If Concept Review is required | No | No | No | N/A |
| Type 2 Administrative Review | Yes | No | Yes | Adjacent properties | N/A |
| Type 3 Appointed Body Review | Yes | Standard: 300 feet | Yes | No | Standard: 300 feet |
| Type 3 - Variance | Yes | Standard: Adjacent properties | Yes | No | Standard: Adjacent properties |
| Type 4 City Council Review | Yes | Standard: 500 feet | Yes | No | Standard: 500 feet |
| Type 4 – Subdivision Plat (2 or more parcels) | Yes | No | Yes | No | 5 acres or greater: 500 feet |

MODERN ZONING CODE PROCESS

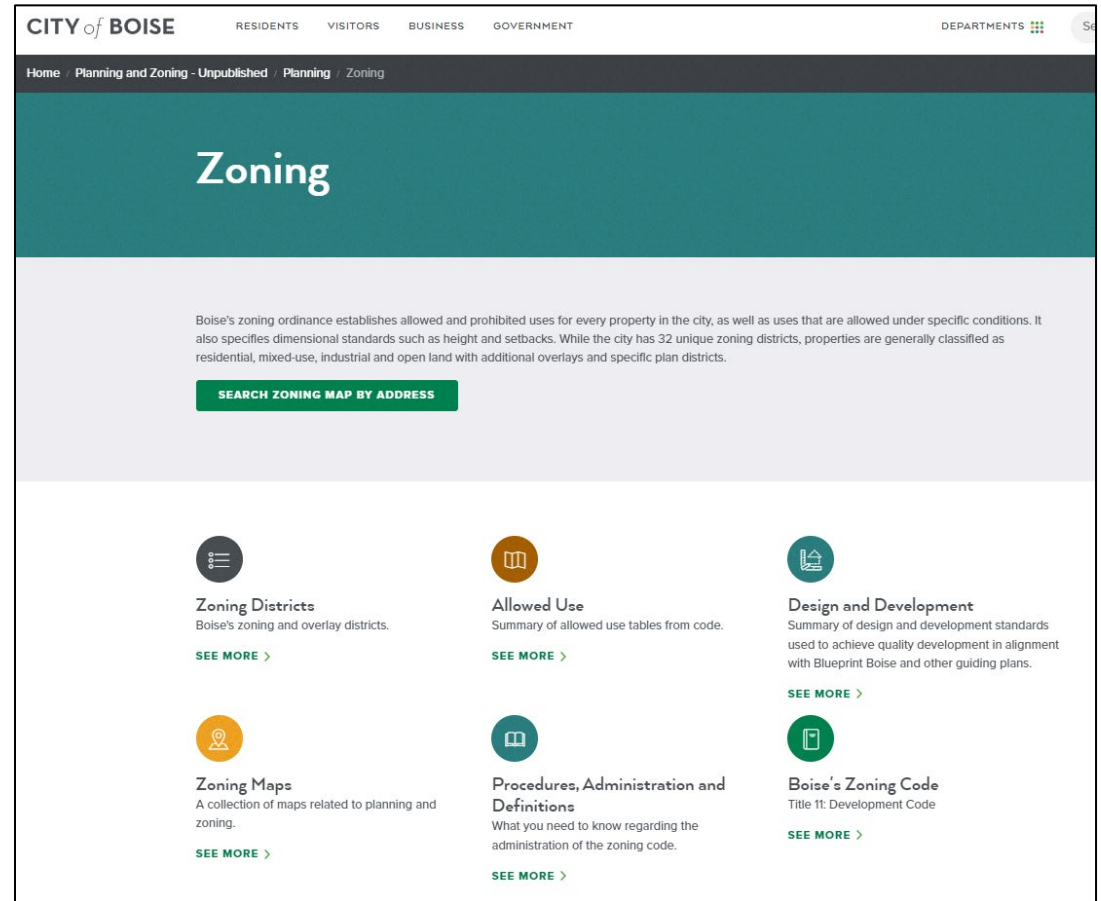
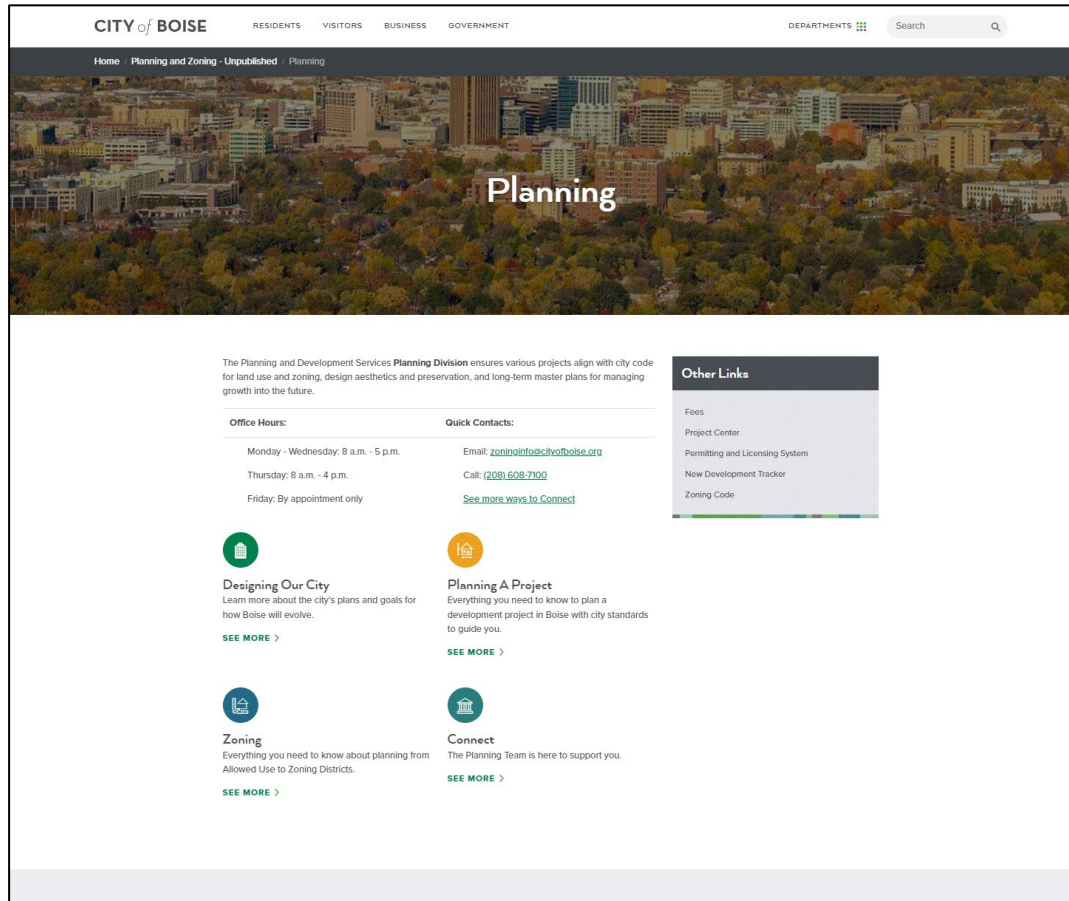


* Note: Type 2b applications do not require a neighborhood review and proceed directly to the IDR.

OTHER UPDATES

- New code will be effective December 1
- Planning Website Update – December 4
- Both old code and new code will be on the website for several months
- Accela will follow new processes + updates
 - Accela will be unavailable Friday, December 1
 - Staff and walk-ins will be available

NEW PLANNING WEBSITE



*This is not the final version of the website and is subject to change

DEVELOPMENT TRACKER

CITY of BOISE
New Projects Near You!
 July 31 - August 6
 See new projects by clicking below to view the Project Application Dashboard -

| | | | |
|--|---|---|--|
| Airport 7 PROJECTS | Barber Valley 1 PROJECTS | Central Bench no new projects | Foothills 3 PROJECTS |
| North/East Ends 1 PROJECTS | Northwest no new projects | Southwest 4 PROJECTS | Southeast 1 PROJECT |
| Ten Mile Creek no new projects | | West Bench 1 PROJECT | |

CITY of BOISE RESIDENTS VISITORS BUSINESS GOVERNMENT DEPARTMENTS Search

Home / PDS / Planning / Zoning Code / ZCR Application

VIEW MAP

County of Ada, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS | City of Boise Powered by Esri

Comprehensive Planning Area: 0 Selected

Neighborhood Association: 0 Selected

New (Received in last 7 days):

Date Received: Received after: Received before:

| | | |
|--|---|--|
| | CUP23-00050 - BOI Airport Fuel Farm Record Type: Conditional Use Address: 220 - 220 W GOWEN RD Review Authority: Planning & Zoning Commission Feedback Opportunities Date Accepted: 8/8/2023 Status: Accepted | No Related Application Contact Project Representative |
| | CAR23-00015 - 5749 Production Record Type: Annexation-Rezone Address: 5749 S PRODUCTION AVE Review Authority: City Council Feedback Opportunities Date Accepted: 9/7/2023 Status: Accepted | No Related Application Contact Project Representative |
| | DRH23-00252 - Vermeer Addition Record Type: Design Review-Historic Address: 6434 W GOWEN RD Review Authority: Administrative Date Accepted: 7/19/2023 Status: In Review | No Related Application Contact Project Representative |
| | SOS23-00021 - 2615 S Liberty Street Record Type: Subdivision Other: Stuf Address: 2615 S LIBERTY ST Review Authority: City Council Feedback Opportunities Date Accepted: 6/13/2023 Status: In Review | No Related Application Contact Project Representative |
| | DRH23-00193 - West Gowen Road Project Record Type: Design Review-Historic Address: Review Authority: Design Review Committee Feedback Opportunities Date Accepted: 5/22/2023 Status: In Review | No Related Application Contact Project Representative |
| | SUB23-00001 - Innovator Business Park Subdivision Preliminary Plat Record Type: Subdivision | No Related Application |

CODE TRANSITION SCHEDULE

December 1

- New code goes into effect
- All current entitlements will be reviewed under old code

February

- Old code will be at commissions + City Councils

March

- New code at commissions and City Council

*Disclaimer: These dates are subject to change based off current application needs



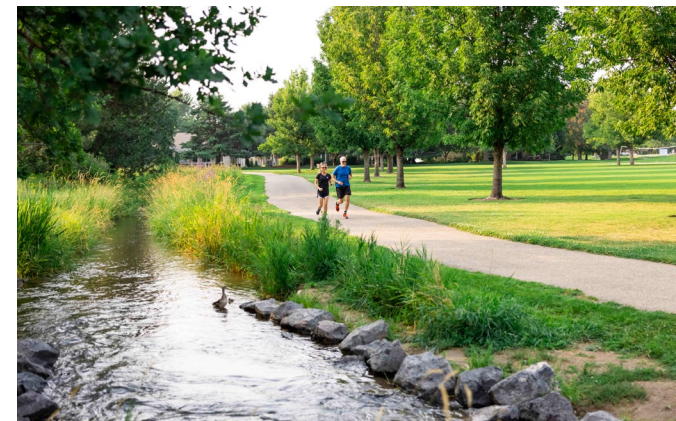
UPCOMING OUTREACH

- **Tuesday, November 21** | 6:30 7:30 p.m. | Library! At Collister
 - **Wednesday, November 29** | 6:00 – 7:00 p.m. | Library! At Hillcrest
-
- November 13 | Planning + Zoning Commission
 - November 14 | City Council
 - November 27 | Historic Preservation
 - December 6 | Design Review



A MODERN ZONING CODE

Effective December 1, 2023





**Questions +
Comments**