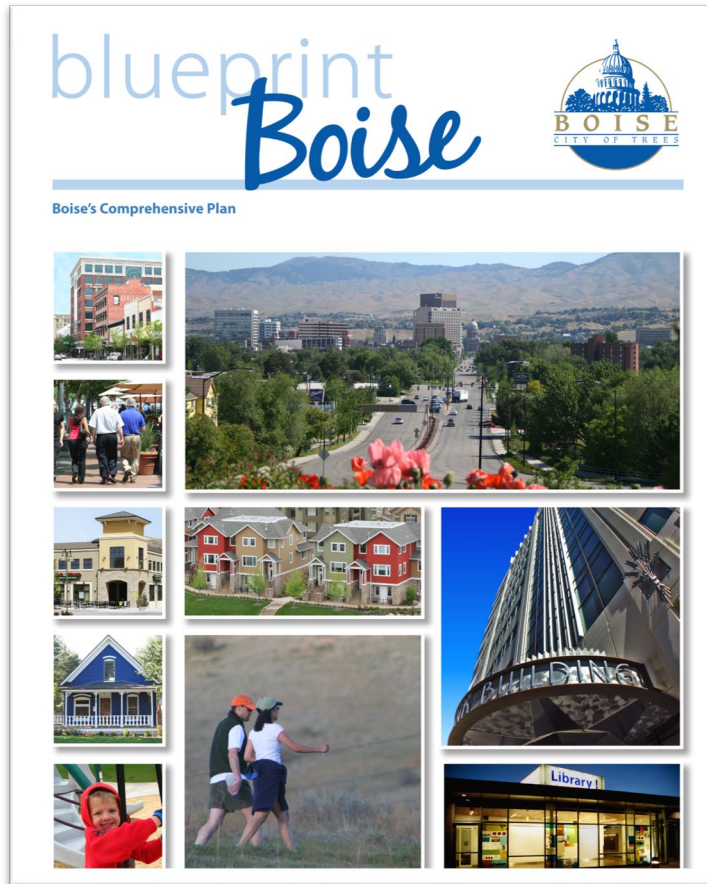


An aerial photograph of Boise, Idaho, showing the city's urban landscape and the surrounding mountain ranges. The image is overlaid with a semi-transparent blue filter.

CITY *of* **BOISE**

MODERN ZONING CODE

Planning and Development Services



WHY DID WE AMEND THE ZONING CODE?

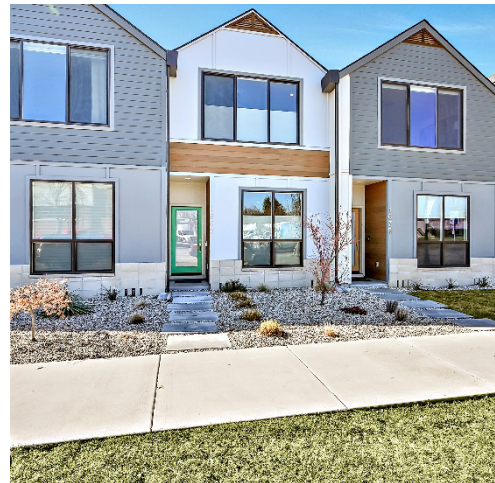
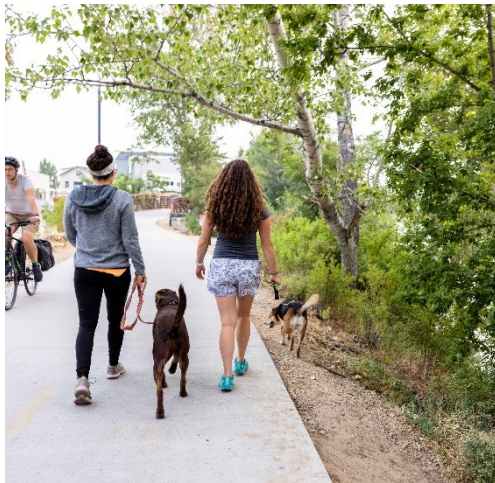
Make progress on Blueprint Boise

- Adopted in 2011, Blueprint Boise outlined ways to ensure development supports the vision for future land use.
- No substantive changes to the zoning code were made after adoption of Blueprint Boise.
- In Chapter 5 (Action Plan) 18 out of 45 actions direct PDS to amend the development code.

WHY DID WE AMEND THE ZONING CODE?

Address Boise Challenges Today and into the Future





MODERN ZONING CODE GOALS:

Create a variety
of housing options
for Boiseans



Development
pattern that is
less water &
energy
consumptive.

Create mobility
options for
Boiseans

Growth and
development
that we can
afford.

MODERN ZONING CODE:

PROCESS OVERVIEW

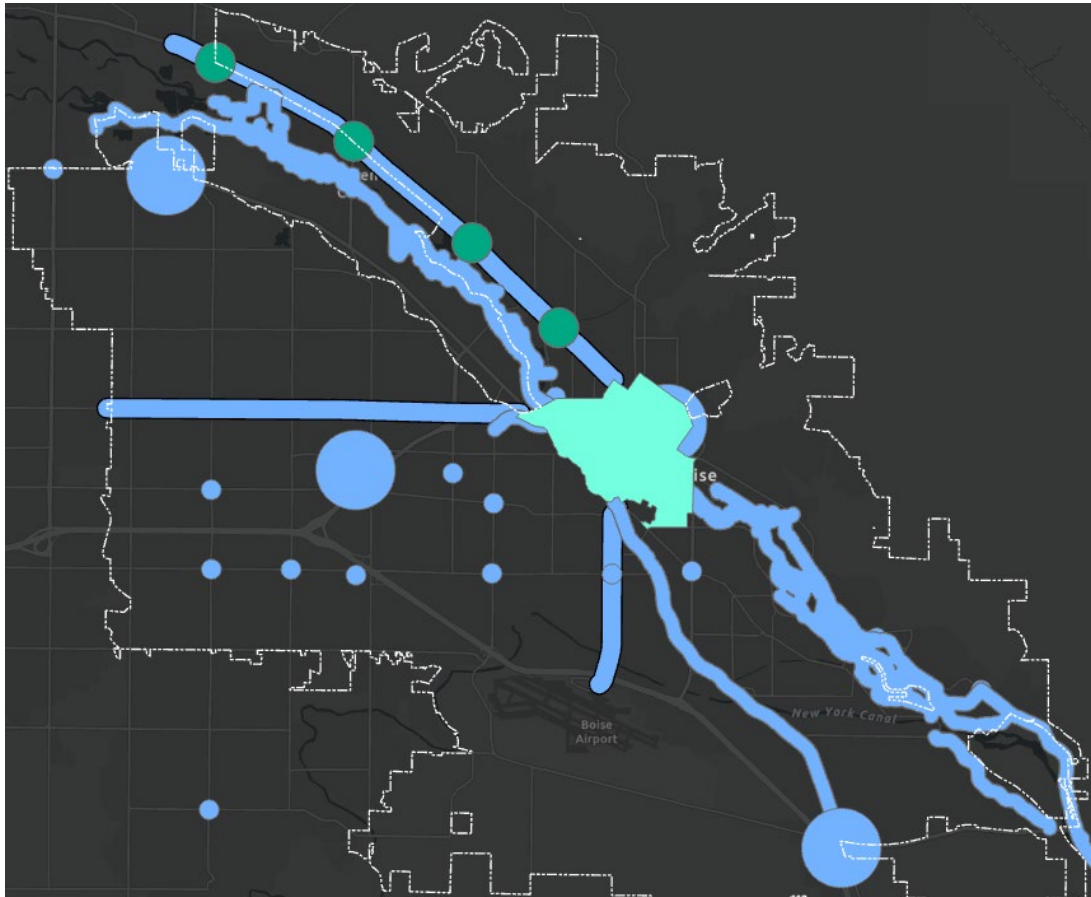
MODERN ZONING CODE ADOPTION TIMELINE						
2023						
FEBRUARY	MARCH	APRIL	JUNE	JULY	NOVEMBER	DECEMBER
<p>Planning and Zoning Applications submittal</p> <p>Transmittal to agencies</p> <p>New code released</p> <p>New conversion map released</p>	<p>Staff report uploaded for Planning and Zoning Commission</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

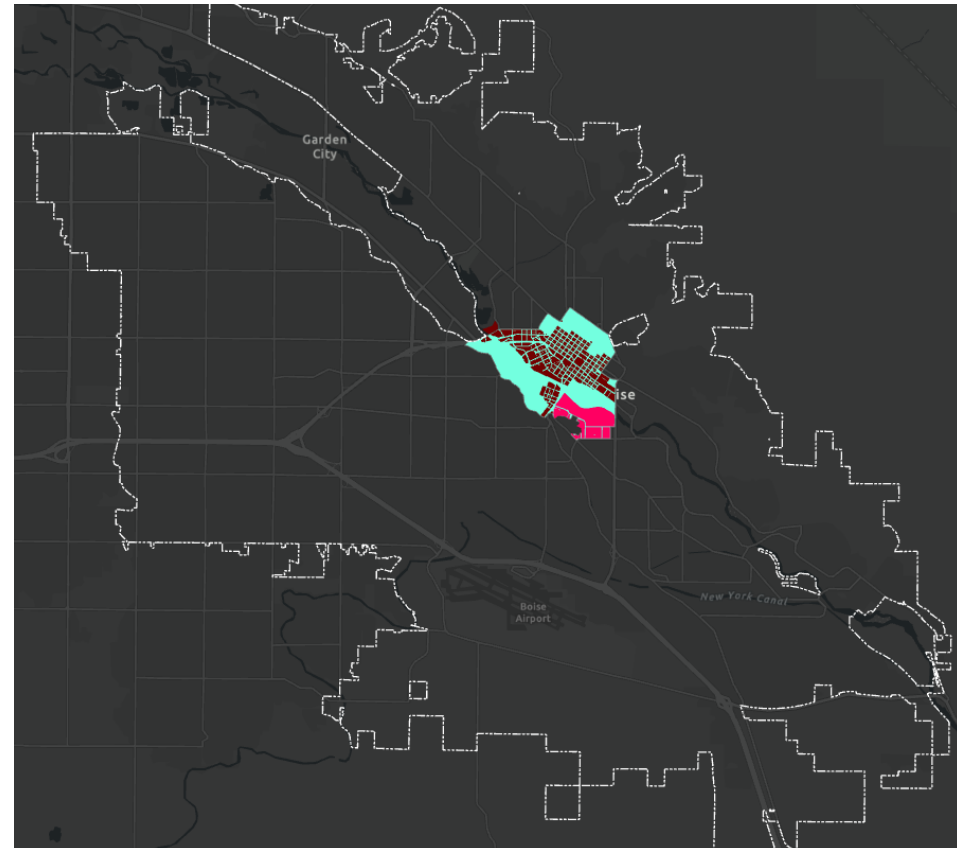
DIRECT DEVELOPMENT WHERE THERE IS **PLANNED PUBLIC INVESTMENT**



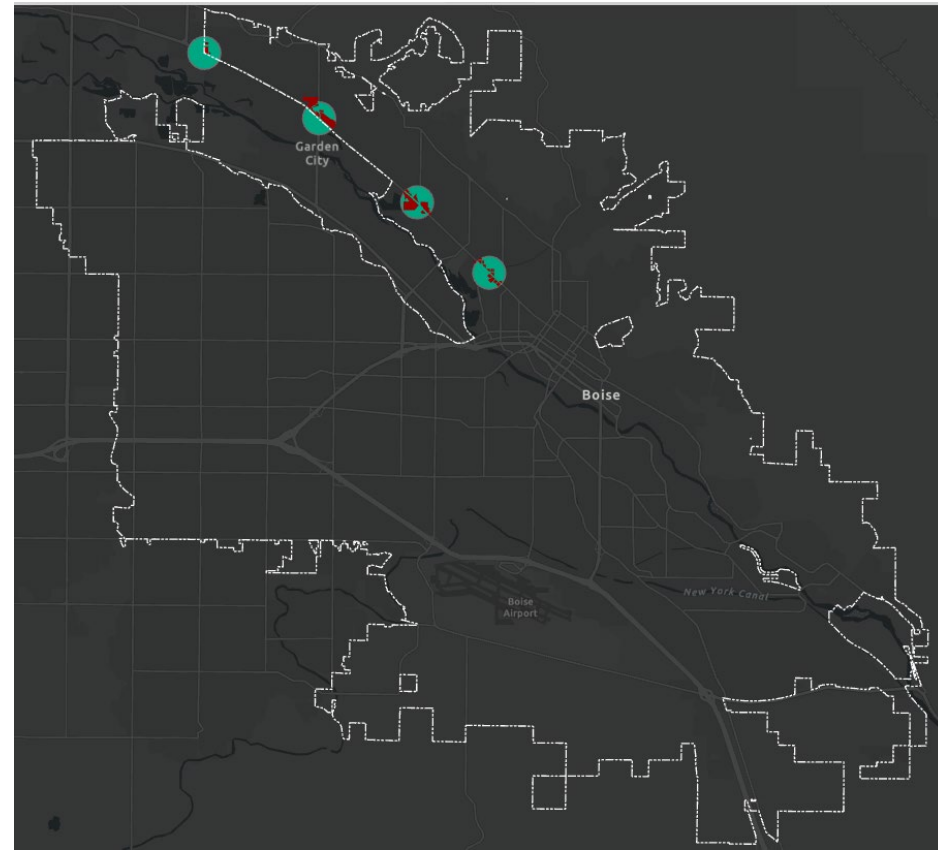
Establish new mixed-use zones with strong urban design requirements in investment areas

- 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)**



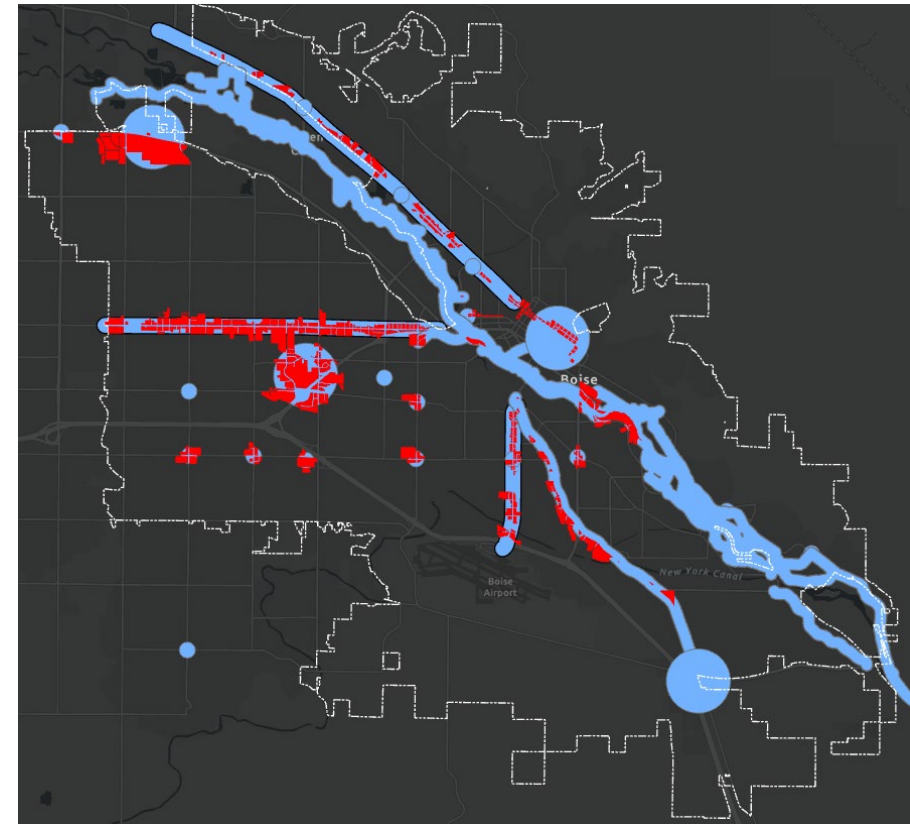
DIRECT DEVELOPMENT: STATE STREET TRANSIT STATIONS (MX-4)



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

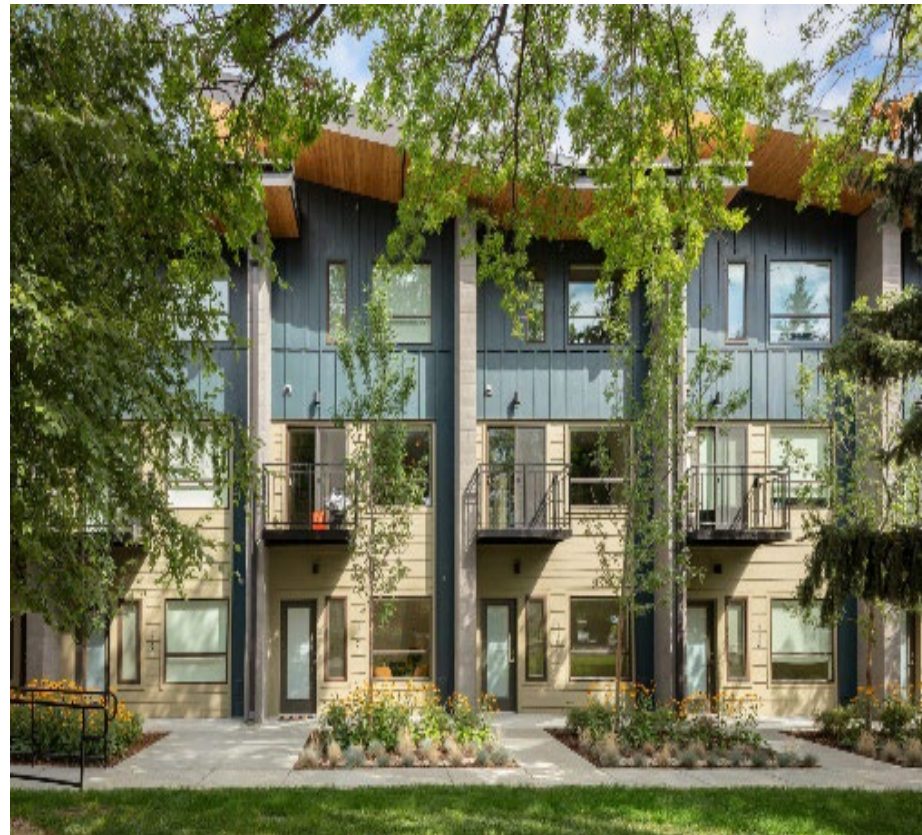
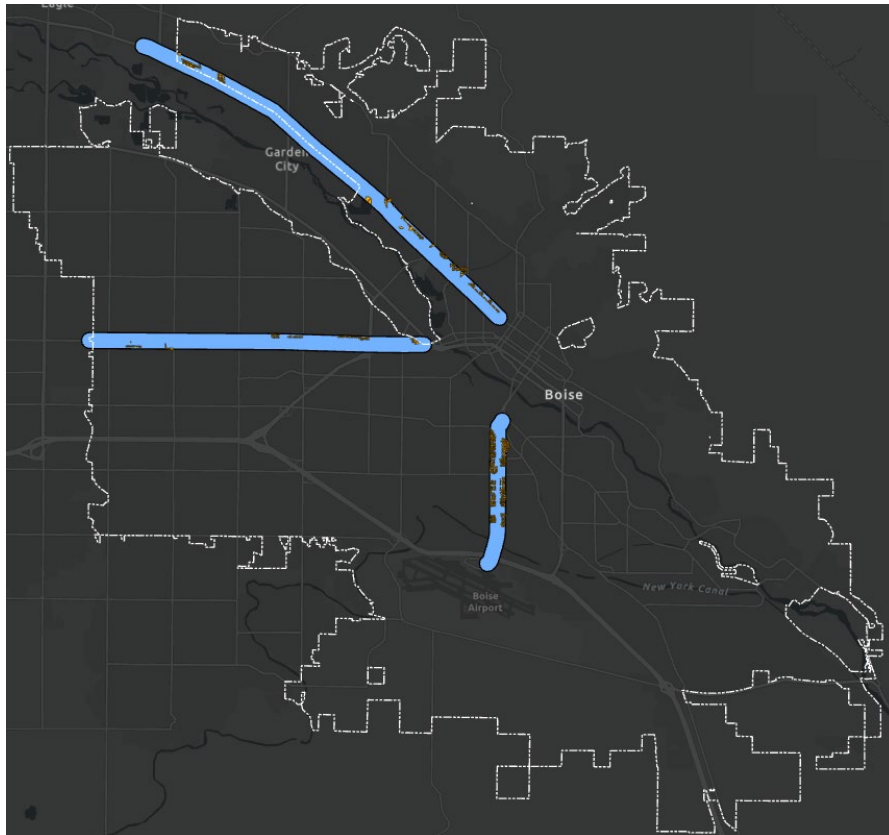


The Franklin



USE DEVELOPMENT TO SUPPORT PLANNED PUBLIC INVESTMENT

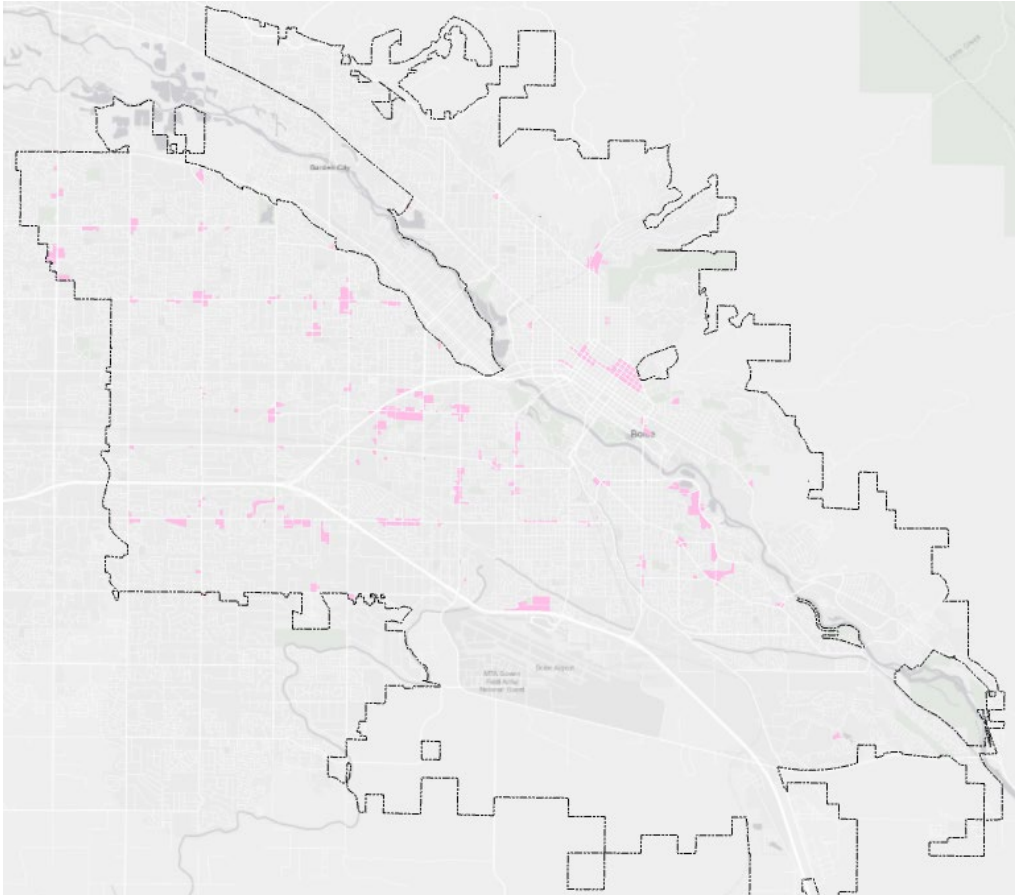
R-2 CONVERSION



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**

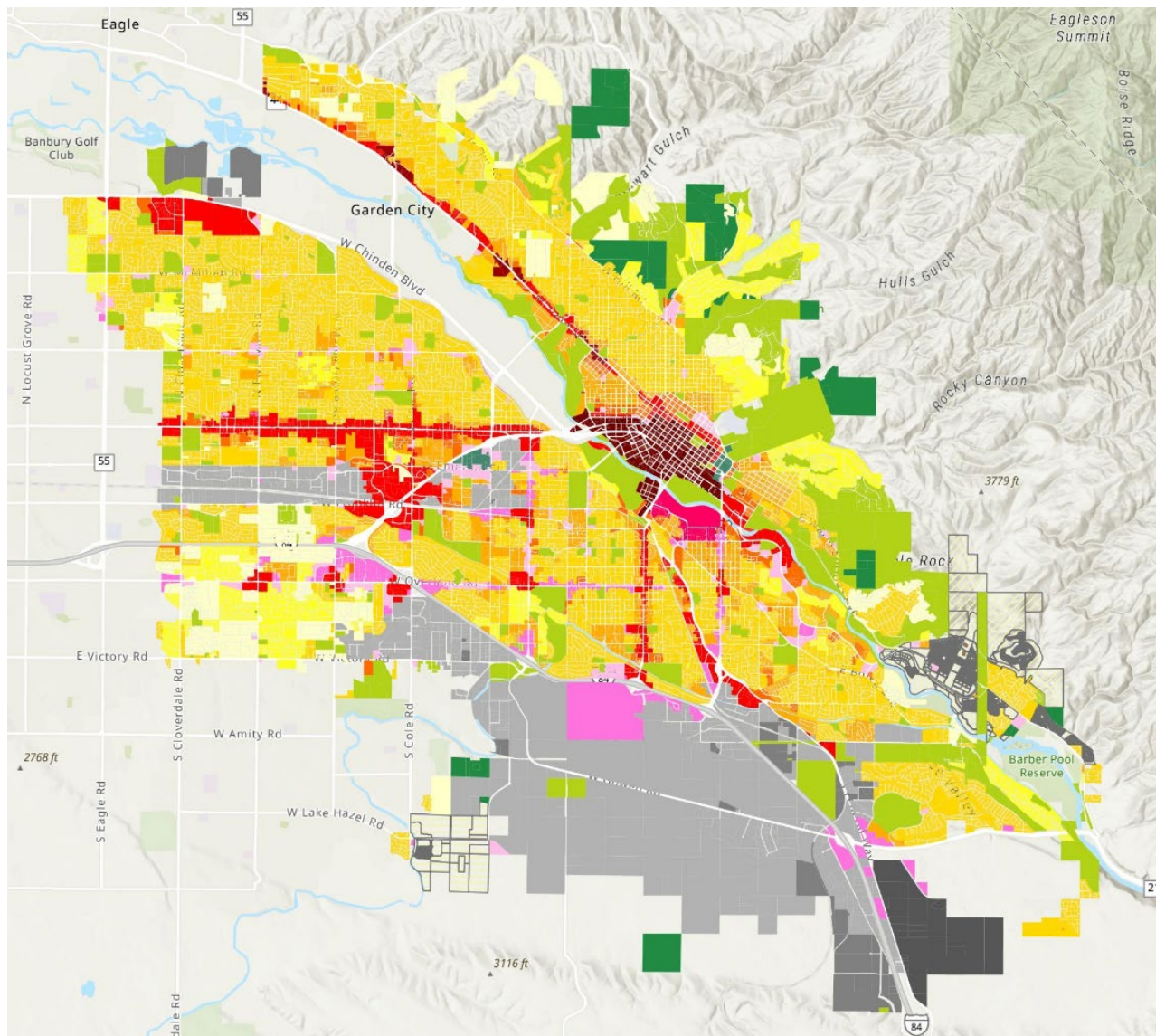


Neighborhood Housing Diversity:

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

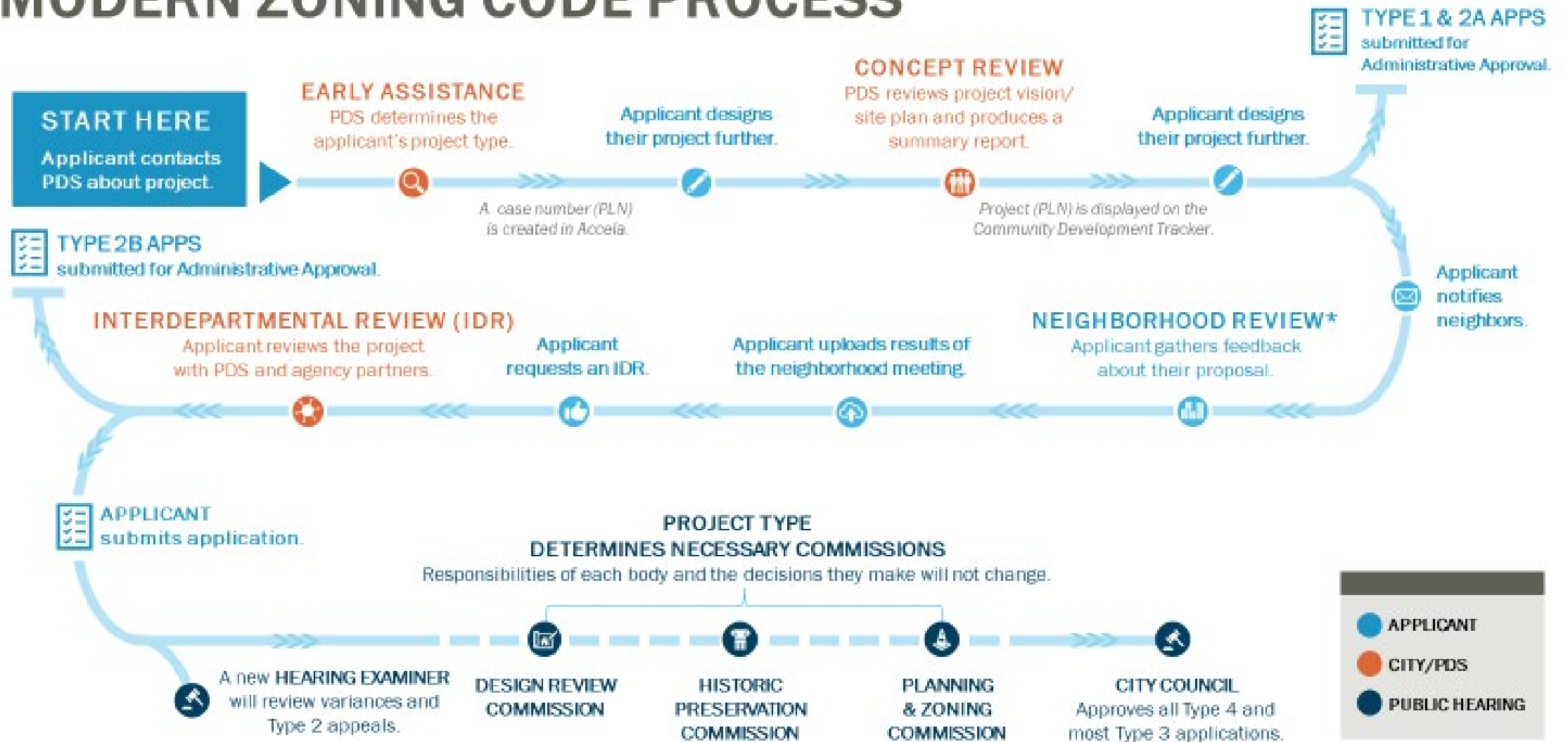
Appointed Body
Review

TYPE 4

City Council
Review

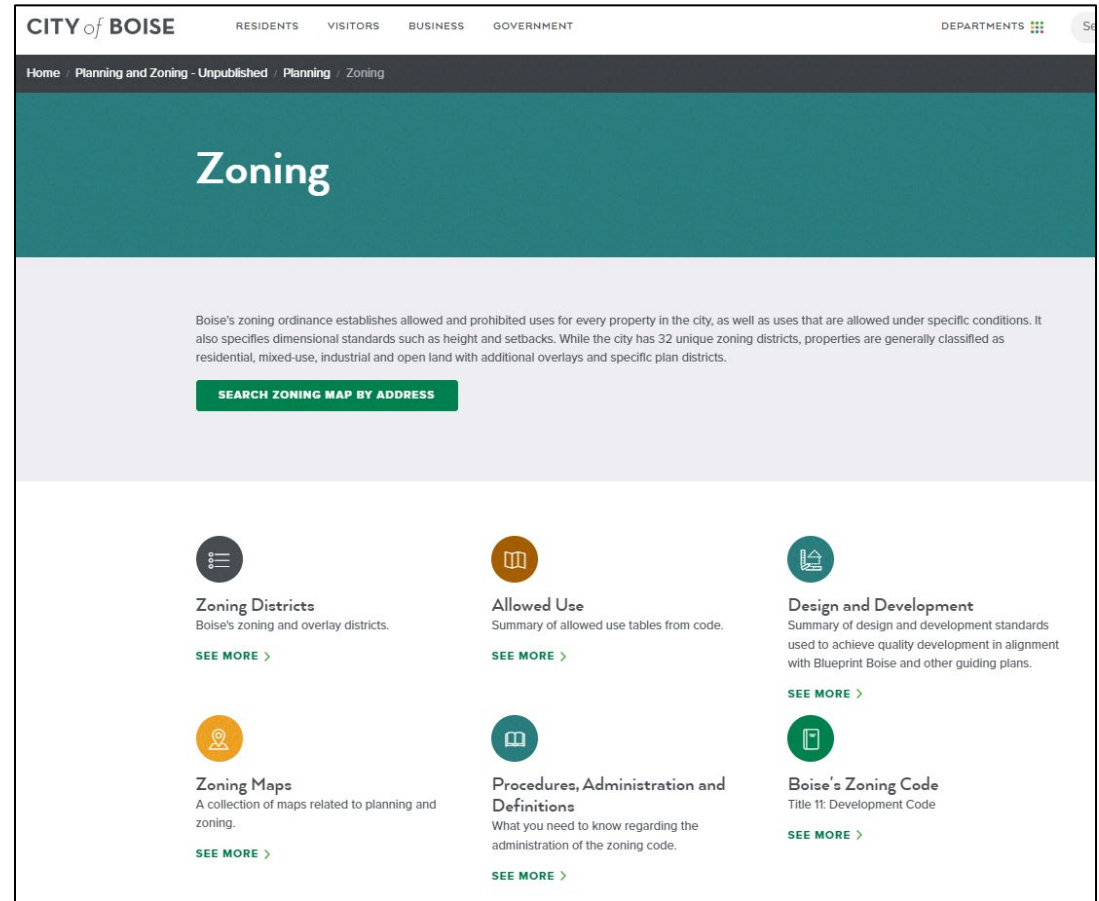
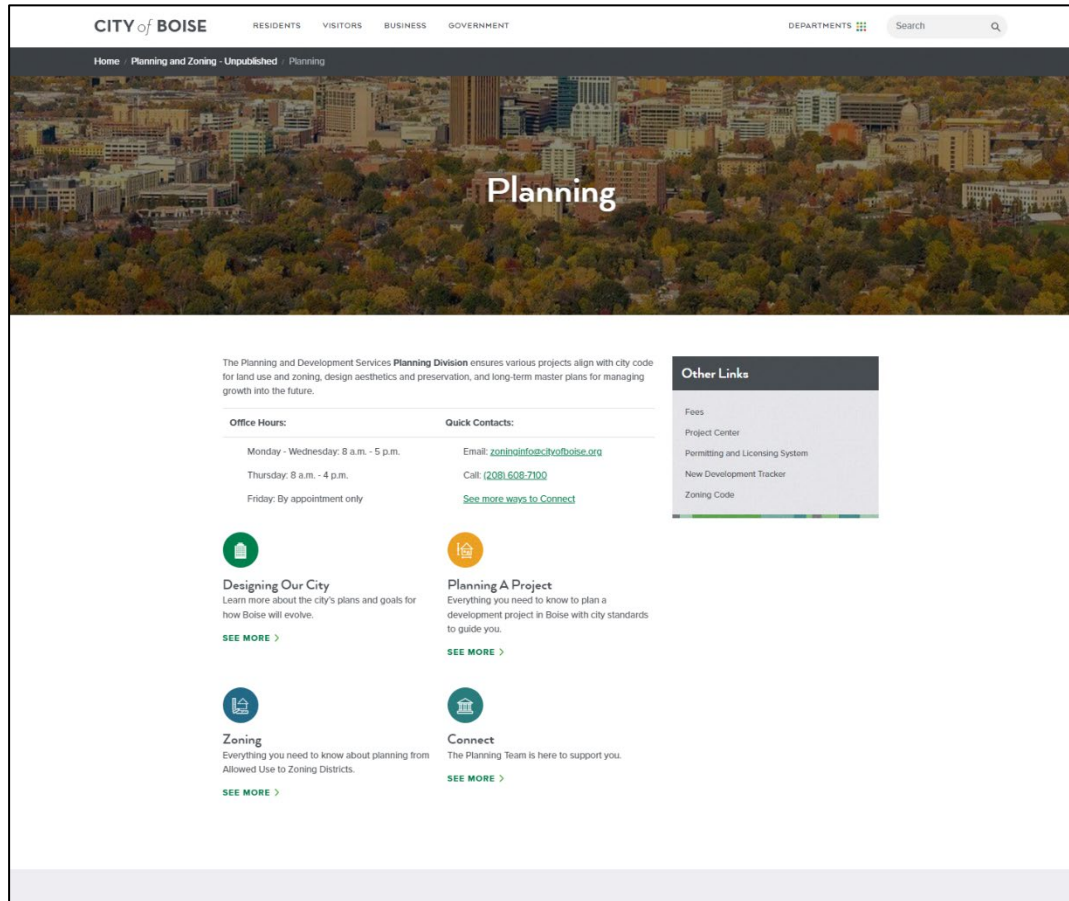
TYPE 1 Simple Review	TYPE 2 Administrative Review <i>*May require Interdepartmental Review</i>	TYPE 3 Appointed Body Review and Decision <i>Requires Interdepartmental Review</i>	TYPE 4 City Council Review and Decision <i>Requires Interdepartmental Review</i>
No Appeal	Appeal to Hearing Examiner	Appeal to City Council	Appeal to District Court
<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

MODERN ZONING CODE PROCESS

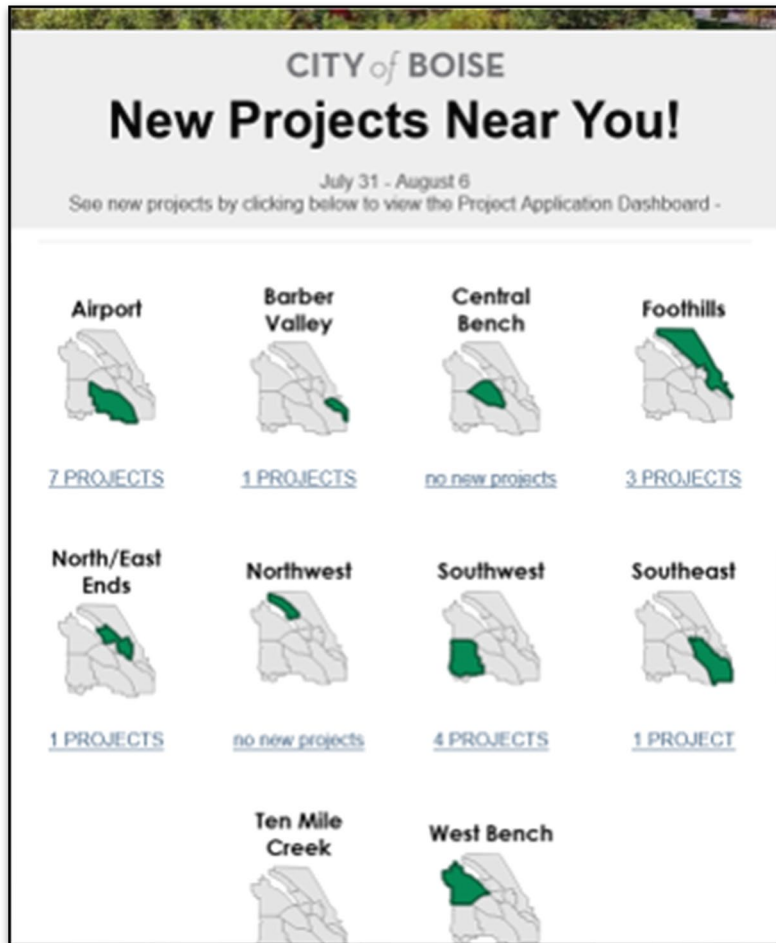


*Note: Type 2b applications do not require a neighborhood review and proceed directly to the IDR.

NEW PLANNING WEBSITE



DEVELOPMENT TRACKER



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:

Search by Permit #, Name, or Address

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

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



**Questions +
Comments**