WHERE WE ARE

- Plan
  - Start with a good plan
- Scope
  - Select a project manager
  - Identify your budget
  - Select a code writer or consultant
  - Write a clear scope
- Public Process
  - Talk to people
  - Listen to people
  - Facilitate
- Diagnose
  - Diagnose your code
  - Decide what kind of code you want
- Write
  - Write the standards
- Adopt
  - Vet the standards
- Train
  - Train the staff
  - Train the applicants
### WHAT'S NEW?

- 3 articles: General, Base Districts, and Overlay Districts
- Dimensional tables for each zoning district
- New or revised purpose statements that reflect the Comprehensive Plan
- New use table format organized by land use categories
- No C3 District – collapsed into C2
- Industrial districts lettering changed from M to I
- No TI District – collapsed into I1
ZONING DISTRICTS

- Consolidated unused zoning districts
- Mostly carried forward existing zoning district classifications and dimensions
- No new zoning districts proposed
- Aligned zoning district purpose statements to the Comprehensive Plan
- Simplified language and clean format
OVERLAY DISTRICTS

- Retained most overlay regulations
- All PC regulations maintained
- Proposed overlay acronyms (i.e., HS for Hillside Overlay)
- Strengthened regulations in Boise River Overlay to mirror Boise City’s regulations
- Added the County’s proposed regulations to the Hillside Overlay
**USE TABLE**

**Consolidated uses into general use categories**

**Added modern uses that are common in revised zoning codes**

**Provided definitions for each use**

**Indicated which uses require use-specific standards**

**Proposed which uses are prohibited and permitted by-right or conditional use**

<table>
<thead>
<tr>
<th>Proposed Commercial Use</th>
<th>Proposed Industrial Use</th>
<th>Definitions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>R, R2</td>
<td>A dwelling unit, other than a portable dwelling, designed for and occupied by one family only and not structurally connected to any other dwelling.</td>
</tr>
<tr>
<td>Residential, Single-family</td>
<td>P, P</td>
<td>A duplex, triplex, quadruplex, or townhouse (horizontal or stacked) dwelling unit which is attached by a common wall, with dwelling units located on the same or separate property.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>One of a group of dwelling units in an attached multifamily residential structure. For purposes of this ordinance, multi-dwelling includes any unit that does not meet the definition of single-family attached or single-family detached. Examples: apartments and flats.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>Any plot of ground on which mobile manufactured homes are located for long-term occupancy (for periods of thirty years or more) for use as dwelling units. These are not occupied by travel trailers. Includes standard accessory buildings such as clubhouses, laundry rooms, or management and sales units. A manufactured home is structure constructed and supplied, the National Manufactured Home Construction and Safety Standards (42 U.S.C. §§ 5401 et seq.), which is: Transportable in one or more sections; 8 feet or more in width and 40 feet or more in length in the traveling mode, or is 320 or more square feet when erected on a permanent chassis; and designed to be used as a single-family dwelling, without or without a permanent foundation, when connected to the required utilities.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>An owner occupied dwelling providing overnight accommodations and breakfast food service for no more than ten (10) occupants, including the owner and owner’s family.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>An establishment with individual rooms where meals and lodging are provided, for profit or without compensation, to two (2) or more not more than ten (10) persons. A boarding house shall include, but not be limited to, a rooming house, share house, convent, monastery, dormitory, fraternity house, sorority house, or any group of individuals whose association is temporary, seasonal, or of a nature heretofore. Hotels, motels, multiple-family developments, and bed and breakfast establishments, as herein defined, can be considered boarding houses.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>An establishment that provides lodging to the public for a fee as defined by Idaho Code section 67-471, excluding boarding houses and bed and breakfast establishments as herein defined.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>Congregate Living Facility: an establishment that provides independent living, affiliated with a hospital, and located near a hospital. This also includes child care facilities, and drug and alcohol treatment facilities.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>Adult Assisted Living: an establishment for people who cannot live independently and who need assistance with daily living and housekeeping. Nursing Home: an establishment for individuals who require specialized nursing care on a regular basis but who do not require institutionalization. This use also includes residential care facilities and adult residential health care centers.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>An establishment, or portion thereof, that a) provides permanent provisions for living, sleeping, eating, cooking, and bathing and b) provides foster care for seven (7) to thirteen (13) children under the age of eighteen (18).</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>Establishments where animals have been, are, or will be stalled, confined, gathered, or concentrated and fed or maintained (watered, cleaned, groomed, medicated, etc.) for a total of forty-five (45) days or more in any twelve (12) month period do not have to be consecutive.</td>
</tr>
<tr>
<td>Commercial</td>
<td>C, I</td>
<td>A property in agricultural use that is five (5) acres in size or greater and has obtained tax exempt status from the Ada County Assessor.</td>
</tr>
</tbody>
</table>
NEXT STEPS

- **Module 2: deliverable presented to staff in mid-October**
  - Draft:
    - Development Standards (parking, lighting, landscaping, signs, open space, etc.)
    - Use-specific Standards
    - Subdivision Regulations

- **Module 1 Revisions**
  - Finalize Module 1 revisions
  - Create Module 1 graphics
Mark Perfect, Planning and Zoning Administrator  
Development Services  
Ada County  
(208) 287-7923  
DSPERFMA@adacounty.id.gov

Mark White  
Project Manager  
White & Smith, LLC  
(816) 221-8700  
mwhite@planningandlaw.com