

MODULE I

WHITE & SMITH, LLC
LOGAN SIMPSON

AGENDA



Where We Are



What's New?



Zoning Districts



Overlay Districts

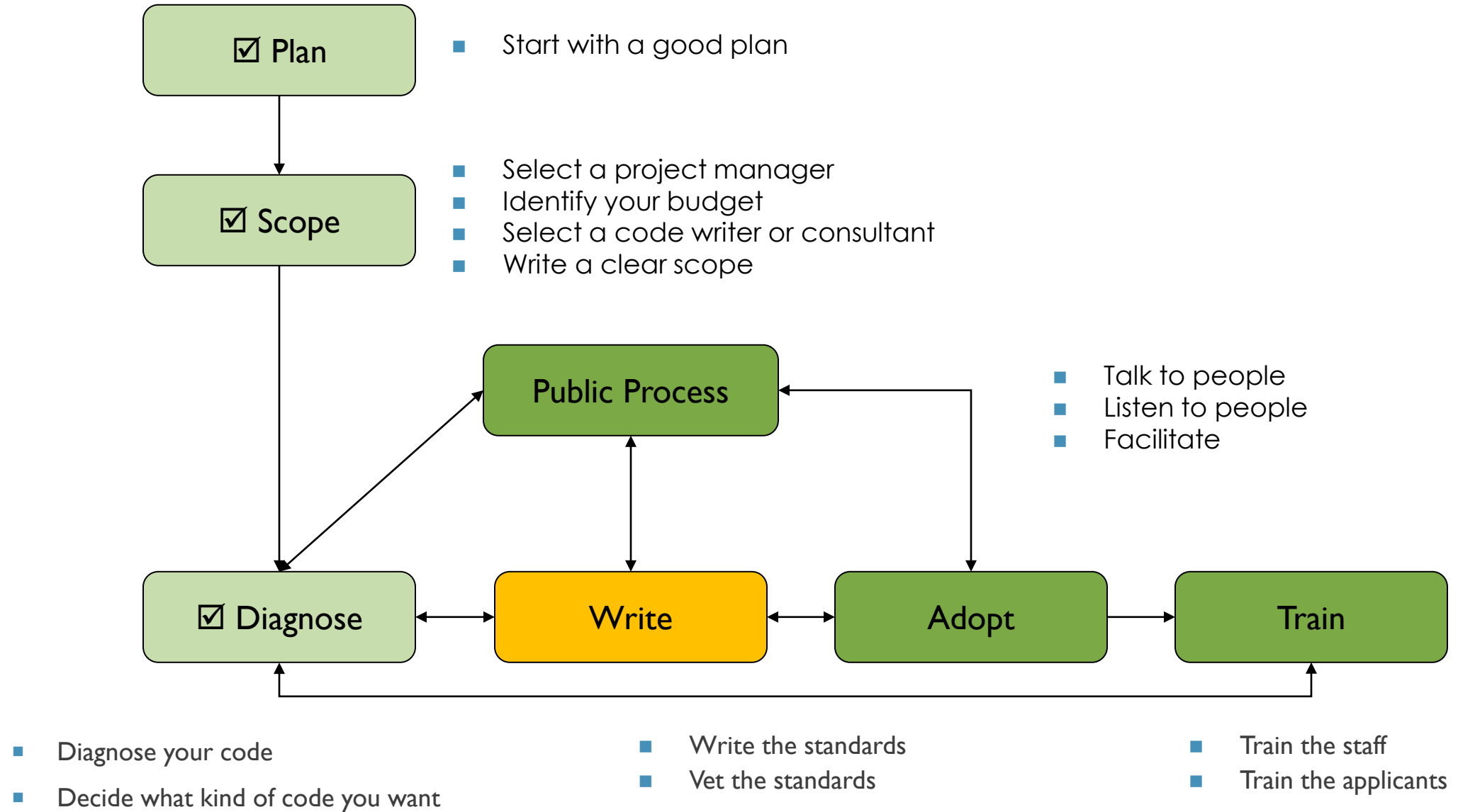


Use Table



Next Steps

WHERE WE ARE



WHAT'S NEW?

Base Districts		
New Zoning Districts	Future Land Use Designations	Former Zoning Districts
	Open Space, Parks, and Recreational Facilities	
Southwest Community Residential (RSW)	Residential	Southwest Community Residential (RSW)
	Rural Residential	Southwest Community Residential (RSW) Existing
	Open Space, Parks, and Recreational Facilities	
Estate Residential (R1)	Residential	Estate Residential (R1) Estate Residential – Manufactured Home (R1M)
Low Density Residential (R2)	Residential	Low Density Residential (R2)
Medium Low Density Residential (R4)	Residential	Medium Low Density Residential (R4)
Medium Density Residential (R6)	Residential	Medium Density Residential (R6)
Medium High Density Residential (R8)	Residential	Medium High Density Residential (R8) Medium High Density Residential – Manufactured Home (R8M)
High Density Residential (R12)	Residential	High Density Residential (R12)
Very High Density Residential (R20)	Residential	Very High Density Residential (R20)
Limited Office (LO)	Commercial	Limited Office (LO)
Neighborhood Commercial (C1)	Residential	Neighborhood Commercial (C1)
	Commercial	
	Public / Quasi Public	
Community Commercial (C2)	Commercial	Community Commercial (C2) Regional Commercial (C3)
Light Industrial (I1)	Emerging Industrial Centers	Technological Industrial (T1)
	Industrial	Limited Industrial (M1)
General Industrial (I2)	Emerging Sand and Gravel Locations	General Industrial (M2)
	Emerging Industrial Centers	
	Industrial	
Airport Industrial (I3)	Industrial	Airport Industrial (M3)
	Boise Airport Influence Area	
Planned Communities (PC)	Planned Communities	Planned Communities (PC)
Overlay Districts		
New Overlay Districts	Former Overlay Districts	
Boise Air Terminal Airport Influence Areas (BAT)	Boise Air Terminal Airport Influence Areas	
Wildland – Urban Fire Interface (WUFI)	Wildland – Urban Fire Interface	
Southwest Planning Area (SPA)	Southwest Planning Area	
Planned Unit Development (PUD)	Planned Unit Development	
Area of Military Influence (AMI)	Area of Military Influence	
Flood Hazard (FH)	Flood Hazard	
Boise River Greenway (BRG)	Boise River Greenway	
Hillside (HS)	Hillside	

- 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

Zoning Ordinance
Chapter 2 Zoning Districts | 8-2-11 Medium Density Residential (R6)

8-2-11 Medium Density Residential (R6)

Purpose. The Medium Density Residential (R6) district implements Comprehensive Plan goal 2.3. The R6 district primarily accommodates single-family detached and attached residences, duplexes, zero lot line homes, and townhomes. A limited degree of multi-unit houses may be developed with moderate density adjacent to commercial uses. This district provides housing diversity at appropriate scales for a suburban context.

A. Development and Dimensional Standards.

Table 8-2-11-1 Medium Density Residential (R6) Dimensional Standards

[IMAGE TO BE INSERTED]

Density and Development		
1	Lot Size (min square feet)	6,000 ¹
2	Density, Gross (max dwelling units per acre) ²	6
3	Lot Width (min)	60'
4	Lot Depth (min)	80'
5	Lot Coverage (max percentage)	N/A
6	Building Height (max feet/stories)	35'
7	Street Frontage	60'
	Common Open Space (min. sf per dwelling, for applications proposing at least 10 dwellings)	500 sf
Setbacks		
8	Front Setback from Arterial or Collector Street (min)	25'
9	Front Setback from Local Street or Private Road (min)	20'
10	Front Setback if providing alley access, a side loaded garage, or rear garage (min)	15'
11	Interior Side Setback (min)	5'
12	Side Setback from Local Street or Private Road (min)	20'
13	Rear Setback (min)	15'

¹ For a Duplex, the minimum lot size is 9,000 square feet.

² An Accessory Dwelling Unit is permitted on an R6 lot and does not count towards the maximum density requirement. See section 8-2-1C, Table 8-2-1-1 (Summary / Description of Dimensional Standards). See Chapter *** (Use Regulations) for additional or supplemental standards for use types, such as Accessory Dwelling Units.

B. Permitted Uses. Refer to section 8-2-23 of this chapter (Use Table).

- 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

8-2-30 Hillside Overlay District (HS)

Purpose: The purpose of the Hillside overlay (HS) district is to:

- *To provide for public safety and welfare in the development and design of building sites, roadways, and other service amenities;*
- *To preserve and enhance the hillside landscape by encouraging retention of natural features, such as drainage swales, streams, slopes, ridgelines, crests of hills, rock outcroppings, vistas, and natural formations;*
- *To provide safe ingress and egress for vehicular, bicycle, and pedestrian traffic to and within the hillside areas, while at the same time minimizing the scarring effects of hillside development; and*
- *To use to the fullest extent the current understanding of the planning, design, and engineering professions and the natural sciences including botany, biology, ecology, soils and geology, to mitigate potential hazards, and to enhance the existing and future appearance and resources of the hillsides.*

(Ord. 389, 6-14-2000)

A. Applicability³⁷.

1. Trail development that does not exceed five feet (5') in width and a three feet (3') cut or three feet (3') fill shall be exempt from the provisions of this section.
2. Except for as allowed in subsection 1 of this section, the regulations of this section apply to any grading, filling, clearing, or excavation of any kind where either of the following is present:
 - a. Slopes that exceed fifteen percent (15%); or
 - b. Adverse conditions associated with slope stability, erosion, or sedimentation are present, as determined by the County Engineer.
3. The County Engineer shall determine when a watercourse shall be classified as major or minor as used in this section.
(Ord. 389, 6-14-2000; amd. Ord. 426, 9-26-2001; amd. Ord. 766, 12-8-2010)
4. The Hillside areas shall be designated in two (2) levels:
 - a. Level 1: Areas 15% – 25% and areas adjacent to steep slopes or other identifiable adverse condition;
 - b. Level 2: Areas of 25% of slope and greater or special hazard areas as described in subsection D2.

B. Application Requirements.

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

³⁷ Added revisions from Staff's Hillside Proposed Regs

Proposed Use Categories	Existing Use Categories	Rural	Trans.	Residential	Commercial	Industrial	Definitions	
		RP	RT	R6, R8, R12	LO, C1, C2	I1, I2, I3		
Detached Dwelling, Single Attached	Family Dwelling, single-family detached	P	P	P			A dwelling unit, other than a portable dwelling, designed for and occupied by one family only and not structurally connected to any other dwelling.	
Detached Dwelling, Single Attached	Family Duplex or single-family attached dwelling	P	P	P			A duplex, triplex, quadruplex, or townhouse (horizontal or stacked) dwelling unit which is attached by a common wall, wall, or walls. Dwelling units are located on the same or separate property.	
Detached Dwelling, Multi-Family	Multi-family detached dwelling	[P]	[P]	[C]	[C]	[C]	One of a group of dwelling units in an attached multi-family residential structure. For purposes of this ordinance, multi-family dwelling includes any unit that does not meet the definition of single-family attached or single-family detached. Examples include apartments and flats.	
Manufactured Home	Manufactured home, manufactured home park	P	P			P	Any plot of ground on which mobile manufactured homes are located for long-term occupancy (for periods of thirty (30) or more) for use as dwelling units. These are not occupied by travel trailers. Includes customary accessory buildings or structures such as clubhouses, laundries, or management and sales units. A manufactured home is structure constructed and used in accordance with 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 foundation; -Built on a permanent chassis; and -Designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities. A manufactured home includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. A manufactured home does not include units built prior to June 15, 1976 (known as "mobile homes"). [References: National Manufactured Home Construction and Safety Standards, 42 U.S.C. §§ 5401- 5426]; 24 C.F.R. §§ 3200-3279 (the "HUD Code")]	
Boarding House / Bed and Breakfast	Boarding house, bed and breakfast				C	C	C	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.
Boarding House	Boarding house			P	C	C	C	An establishment with individual rooms where meals and lodging are provided for, with or without compensation, to more than two (2) but not more than ten (10) persons. A boarding house shall include, but not be limited to, a rooming house, shared apartment, convent, monastery, dormitory, fraternity house, sorority house, or any group of individuals whose association is temporary and seasonal in nature. Hotels, motels, multi-family developments, and bed and breakfast establishments, as herein defined, shall not be considered boarding houses.
Hotel / Motel	Hotel, motel				[C]	[P]	[P]	An establishment that provides lodging to the public for a fee as defined by Idaho Code section 67-4711, excluding bed and breakfast establishments as herein defined.
Continuing Care Retirement Community	Continuing care retirement community facility, drug and alcohol treatment facility, nursing facility, skilled adult respite care center				[C]	[P]	[P]	A building or structure used for any of the following: -Congregate Living Facility: an establishment that provides independent living affiliated with, or located near health care facilities. This also includes children's treatment facilities, and drug and alcohol treatment facilities. -Adult Assisted Living: an establishment for people who cannot live independently and who need assistance with daily activities and housekeeping. -Nursing Home: an establishment for individuals who require specialized nursing care on a regular basis but who do not need to be hospitalized. This use also includes residential care facilities and adult respite health care centers.
Group Home	Foster Home, group			C	C			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).
Agriculture								
Stock confinement facility	facility (300 AU, 301 to 999 AU, 1000 AU or more)	P	P					Establishments where animals have been, are, or will be stabled, 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. Animals do not have to be consecutive.
Farm	Farm	P	P					A property in agricultural use that is five (5) acres in size or greater and has obtained tax exempt status from the Ada County Board of Commissioners.

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

USE TABLE

- Consolidated uses into general use categories
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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

INPUT AND COMMENTS

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