

**ADA COUNTY
ZONING DISTRICTS**

The unincorporated territory of Ada County, Idaho, is divided into the following categories of zoning districts and special overlay districts:

RURAL AREA DISTRICTS

Rural Preservation (RP)
Rural Residential (RR)

RESIDENTIAL DISTRICTS

Rural-Urban Transition (RUT)
Southwest Community Residential (RSW)
Estate Residential (R1)
Estate Residential - Manufactured Home (R1M)
Low Density Residential Zone (R2)
R4 Medium Low Density Residential Zone
Medium Density Residential (R6)
Medium High Density Residential (R8)
Medium High Density Residential - Manufactured Home (R8M)
High Density Residential (R12)
Very High Density Residential (R20)

COMMERCIAL DISTRICTS

LO Limited Office
C1 Neighborhood Commercial
C2 Community Commercial
C3 Regional Commercial

INDUSTRIAL ZONE DISTRICTS

TI Technological Industrial
M1 Limited Industrial
M2 General Industrial
M3 Airport Industrial

SPECIAL OVERLAY DISTRICTS

Boise Air Terminal Airport Influence Areas Overlay
Wildland-Urban Fire Interface Overlay
Southwest Planning Area Overlay
Planned Unit Development Overlay
Flood Hazard Overlay
Boise River Greenway Overlay
Hillside Overlay
Avimor Planned Community Overlay
Cartwright Ranch planned Community Overlay
Dry Creek Ranch Planned Community Overlay

HIDDEN SPRINGS PLANNED COMMUNITY

Located in Section ACC 8-21A

RURAL ZONES

COMMON PURPOSE STATEMENTS OF THE RURAL PRESERVATION (RP) DISTRICT AND THE RURAL RESIDENTIAL (RR) DISTRICT:

1. Promote the public health, safety, and welfare of the people of Ada County by encouraging the protection of prime agricultural lands; to ensure the important environmental features of the State and Ada County are protected and enhanced; to direct urban density development inside areas of city impact; and to protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act," Idaho Code §67-6501 et seq. as amended;
2. Implement the Ada County Comprehensive Plan goal to protect prime agricultural land and to maximize opportunities for agricultural activities and an agricultural lifestyle in areas designated as Agriculture/Rural Lifestyle on the Comprehensive Plan Generalized Future Land Use Map;
3. Allow the development of agricultural industries and agriculture service establishments when such uses do not take prime agricultural land out of crop production;
4. Protect agricultural and range land uses and wildlife management areas from undue adverse impacts from adjacent development;
5. Permit the development of schools, churches, and other public and quasi-public uses in rural areas consistent with the applicable comprehensive plan; and
6. Direct urban density development to occur within urban base districts and the planned community base district.

RURAL PRESERVATION (RP)

Permit the continued use of agricultural lands, rangelands, and wildlife management areas within the Boise Front Foothills (in areas designated as the Foothills Planning Area in the Boise City Comprehensive Plan and the Ada County Comprehensive Plan). Limit development of hazardous areas including, but not limited to, fault lines, landslides, subsidence, shallow soils, steep slopes, unstable slopes, flooding, and seeps. Allow a limited number of uses with excessive space requirements or buffering needs on non-prime agricultural lands. This zone allows the development of schools, churches and other public and quasi-public uses, but limits development of hazardous lands. This includes, but is not limited to, lands with fault lines, steep slopes, or lands prone to flooding or landslides.

RURAL RESIDENTIAL (RR)

Permit the development of rural residential uses where the property is annexed into a fire district, public street access is available, and such development would not require excessive expansion of public services.

RESIDENTIAL ZONES

The purpose of this article is to implement the applicable comprehensive plans within areas of city impact. These base districts are intended to provide appropriate density for residential development based on the availability of urban public facilities, the surrounding land uses, and the applicable comprehensive plan designation. The purpose statements of the individual residential base districts are as follows:

RURAL-URBAN TRANSITION (RUT)

1. Provide standards and regulations for the development of property within areas of city impact, consistent with the goals and policies of the applicable city comprehensive plan;
2. Allow agriculture and rural residential uses to continue within areas of city impact until urban public facilities are extended;
3. Provide design standards that shall permit redevelopment of property to higher densities when urban public facilities are extended; and
4. Limit new agricultural uses within the areas of city impact to those that shall not significantly impact nearby urbanizing areas with noise, odor, dust, or other nuisances normally related to more intensive farm uses, such as livestock confinement facilities with three hundred one (301) or more animal units. This article, however, shall in no way preclude the continued use of properties within these areas for agriculture.

SOUTHWEST COMMUNITY RESIDENTIAL (RSW)

1. Implement the Boise City comprehensive plan for the southwest planning area. After the effective date of this title, rezones to designate additional land "southwest community residential" shall not be approved;
2. Allow agriculture and rural residential uses to continue within areas of city impact until urban public facilities are extended.

ESTATE RESIDENTIAL (R1), LOW DENSITY RESIDENTIAL (R2), MEDIUM LOW DENSITY RESIDENTIAL (R4), MEDIUM DENSITY RESIDENTIAL (R6) and MEDIUM HIGH DENSITY RESIDENTIAL (R8)

1. Provide regulations and standards for development where urban public facilities are programmed. The maximum allowed density shall be as follows:
R1 - 1 dwelling unit per acre.
R2 - 2 dwelling units per acre.
R4 - 4 dwelling units per acre.
R6 - 6 dwelling units per acre.
R8 - 8 dwelling units per acre;
2. Provide options for applicants so they may develop areas with the most appropriate density as it relates to the surrounding land uses and the applicable comprehensive plan designation.

R12 and R20 ZONES

1. Provide regulations and standards for development where urban public facilities are programmed;
2. The maximum allowed density shall be as follows:
 - a. R12 - Twelve (12) dwelling units per acre;
 - b. R20 - Twenty (20) dwelling units per acre;
3. Accommodate multiple-family dwellings including, but not limited to, townhouses and/or apartments, consistent with the applicable comprehensive plan designation; and
4. Accommodate zero lot line developments of single-family detached, single-family attached, and multi-family dwellings consistent with the applicable comprehensive plan designation.

MANUFACTURED HOME DISTRICTS (R1M and R8M):

1. To accommodate existing M base districts and recognize the existing development rights of residential properties within a manufactured home base district; and

2. Establish standards and regulations governing the location of manufactured homes in existing M base districts for the purpose of protecting property rights and enhancing property values while making accommodations for other necessary types of development, consistent with the purposes of the "local land use planning act", Idaho Code section 67-6501 et seq., as amended. The maximum allowed density shall be as follows:

- a. R1M - One dwelling unit per acre.
- b. R8M - Eight (8) dwelling units per acre.

COMMERCIAL ZONES

The purpose of this article is to provide commercial base districts inside areas of city impact to implement the applicable comprehensive plans that are adopted as part of the area of city impact agreements. These base districts are intended to provide separate and distinct allowed commercial uses based on the availability of urban services, the surrounding land uses, and the applicable comprehensive plan designation for the area. The purpose statement of each commercial base district is as follows:

LIMITED OFFICE (LO) DISTRICT:

The purpose of the LO District is to provide administrative, professional, and business office uses near residential base districts.

NEIGHBORHOOD COMMERCIAL (C1) DISTRICT:

The purpose of the C1 District is to establish commercial areas near residential areas that provide for the sale of limited merchandise and services required by the population primarily living within the immediate area.

COMMUNITY COMMERCIAL (C2) DISTRICT:

The purpose of the C2 district is to establish areas for community shopping and clustered commercial activities along arterial streets that provide for the sale of a full range of merchandise and services required of persons living within several neighborhood service areas, as well as a rural trade area.

REGIONAL COMMERCIAL (C3) DISTRICT:

The purpose of the C3 District is to establish areas for large-scale commercial structures located in close proximity to interstate or principal arterial roadways that serve the Treasure Valley region.

INDUSTRIAL ZONES

The purpose of this article is to provide industrial base districts inside areas of city impact to implement the applicable comprehensive plans that are adopted as part of the area of city impact agreements. These base districts are intended to provide separate and distinct allowed industrial uses based on the availability of urban services, the surrounding land uses, and the applicable comprehensive plan designation for the area. The purpose statement of each industrial base district is as follows:

TECHNOLOGICAL-INDUSTRIAL (TI):

The purpose of the Technological Industrial District is to provide an environment exclusively for, and conducive to, the development of technological industrial parks that support administrative facilities, research institutions and specialized manufacturing organizations, all

of a non-nuisance type. Professional offices, financial institutions, and other similar uses may be appropriate when they provide services to the technological industrial park employees.

LIMITED INDUSTRIAL (M1):

The purpose of the Limited Industrial District is to encourage light industrial development by providing and protecting an environment exclusively for such development, subject to standards that protect the nearby residential, commercial, agricultural, and public uses of property from hazards, noise, and other disturbances. Professional offices, financial institutions, and other similar uses may be appropriate when they provide services to the neighboring limited industrial businesses and/or employees.

GENERAL INDUSTRIAL (M2):

The purpose of the General Industrial District is to encourage heavy industrial development by providing and protecting an environment for such development, subject to standards that protect public health, safety and welfare.

AIRPORT INDUSTRIAL (M3):

The purpose of the Airport Industrial District is to provide property for industrial uses that are compatible with the safe operation of the Boise Air Terminal (Gowen Field). The Airport Industrial District is intended for non-noise sensitive manufacturing, industrial, and commercial uses.

SPECIAL OVERLAY DISTRICTS

BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS OVERLAY

The purpose of the Airport Overlay is to:

- A. Implement the goals, objectives, and policies of the applicable comprehensive plan as it relates to Airport Influence Areas.
- B. Provide for land uses that are compatible with aircraft noise, approach zones, and airport operations.
- C. Establish the boundaries of the Boise Air Terminal Airport Influence Areas Overlay District.
- D. Promote the public health, safety, and welfare by limiting and/or placing additional restrictions on land use activities within the Boise air terminal airport influence areas overlay district consistent with the federal aviation regulations part 150 noise compatibility study for Boise air terminal.

The purpose of each influence area is as follows:

1. Influence Area A. To establish use restrictions and noise attenuation standards for uses subject to noise levels of up to 65 dNL.
2. Influence Area B-1. To establish use restrictions and noise attenuation standards for uses subject to noise levels of up to 70 dNL, while acknowledging existing residential uses.
3. Influence Area B. To establish use restrictions and noise attenuation standards for uses subject to noise levels of up to 70 dNL
4. Influence Area C. To establish use restrictions and noise attenuation standards for uses subject to noise levels of up to 75 dNL or greater.

WILDLAND-URBAN FIRE INTERFACE OVERLAY

The purpose of this Article is to protect the public health, safety, and welfare by establishing standards to:

- A. Minimize the potential of spreading fire from wildland areas to structures;
- B. Establish special standards that apply to new construction, alteration, moving, or change of use of habitable structures, with the intent to reduce the threat of loss of life and property from fire;
- C. Require vehicle turnouts on new private roads with the intent to provide better emergency access to remote areas; and
- D. Require that new subdivisions and planned unit developments provide water supply systems and suitable access for fire fighting crews, with the intent to increase the resources available to such crews and minimize the spread of fire.

SOUTHWEST PLANNING AREA OVERLAY

To establish standards to accommodate urban density development in the Southwest Planning Area of the Boise City Comprehensive Plan that is compatible with high groundwater and drainage conditions and to ensure provision of urban public facilities, in addition to other applicable standards and procedures in this title.

PLANNED UNIT DEVELOPMENT OVERLAY

The purpose of the Planned Unit Development (PUD) Overlay District is to, at the applicant's request, allow flexibility in site design and dimensional standards to develop residential, commercial and/or industrial uses not allowed individually within specific zoning districts, resulting in:

- A. A more efficient, aesthetic and desirable use of open space and recreational amenities;
- B. A density compatible with abutting development;
- C. An integrated development that is served by essential services;
- D. Protection of existing natural, scenic, and historic resources; and
- E. Protection of existing neighborhoods through buffering techniques including screen planting, open space, and landscaping.

FLOOD HAZARD OVERLAY

It is the purpose of this Article to protect the public health, safety, and welfare by providing regulations to:

- A. Ensure that new development in an area of special flood hazard shall not significantly aggravate existing flooding conditions.
- B. Ensure that new or rebuilt floodplain structures are designed and constructed to resist flood damages.
- C. Prohibit activities that violate the National Flood Insurance Program regulations.
- D. Require that developments dedicate a portion of the flood plain as open space for the purpose of flood control.

BOISE RIVER GREENWAY OVERLAY

The purpose of this Article is to protect and enhance the important environmental features of the Boise River, and to protect fish, wildlife, and recreation resources consistent with the purpose of the Local Land Use Planning Act, Idaho Code §67-6501 et seq. as amended.

HILLSIDE OVERLAY

- A. To provide the maximum in public safety and welfare in the development and design of building sites, roadways, and other service amenities;
- B. To preserve and enhance the hillside landscape by encouraging the maximum retention of natural features, such as drainage swales, streams, slopes, ridgelines, crests of hills, rock outcroppings, vistas, and natural formations;
- C. 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
- D. 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.

AVIMOR PLANNED COMMUNITY OVERLAY

This article is adopted to implement the vision, goals and principles of the Avimor planned community and the Avimor specific plan; to provide a method of land use regulation, as authorized by the Ada County comprehensive plan and the Ada County zoning ordinance; and to set forth the development standards and administrative procedures for implementing the land use policies of the Avimor specific plan, in particular with respect to:

1. The design of quality, mixed use development.
2. Distinctive and effective regulations to guide development.
3. Flexibility and creativity in design and development in response to market demand and site specific conditions.
4. Creative and innovative land planning that is sensitive to existing environmental conditions.
5. The integration and balance of a variety of land uses.
6. The development of essential public services.
7. Phased and orderly development utilizing consistent criteria.
8. Establishing uses and standards for each residential and nonresidential use.
9. The development review and approval process.

CARTWRIGHT RANCH PLANNED COMMUNITY OVERLAY

Generally, this article is enacted with the purpose and intent of promoting, on behalf of the Cartwright Ranch planned community, public health, safety, comfort and general welfare; to conserve and control the population density and to facilitate adequate and economical provisions for public improvements, all in accordance with the Cartwright Ranch comprehensive plan for the desirable future physical development of Cartwright Ranch, all as authorized by the Ada County comprehensive plan, the Ada County zoning ordinance, the state legislature, and the constitution of the state.

Specifically, the purpose and intent of this article is to set forth the development standards and administrative procedures for implementing the land use policies of the Cartwright Ranch comprehensive plan. This article shall be consistent with the adopted Cartwright Ranch comprehensive plan. Furthermore, it is the purpose of this article to:

- A. Provide for the design of quality, mixed use development within the Cartwright Ranch planned community;
- B. Provide distinctive, efficient and effective regulations to guide development in Cartwright Ranch;
- C. Encourage flexibility and creativity in Cartwright Ranch's design and development in order to respond to market demand and site specific conditions while enhancing the economic viability and quality of Cartwright Ranch;
- D. Provide for the integration and balance of a variety of uses in Cartwright Ranch;
- E. Provide flexibility for reconfiguration of residential and nonresidential uses and/or population density as long as these reconfigurations do not conflict with the overall intent of the Cartwright Ranch comprehensive plan and this article; and
- F. Identify and define standards for uses that may occur in each of the land use categories.

DRY CREEK RANCH PLANNED COMMUNITY OVERLAY

Generally, this article is enacted with the purpose and intent of promoting, on behalf of the Dry Creek Ranch planned community, public health, safety, comfort and general welfare; to conserve and control the population density and to facilitate adequate and economical provisions for public improvements, all in accordance with the Dry Creek Ranch comprehensive plan for the desirable future physical development of the Dry Creek Ranch planned community; all as authorized by the Ada County comprehensive plan, the Ada County zoning ordinance, the state statutes and the constitution of the state.

Specifically, the purpose and intent of this article is to set forth the development standards for implementing the land use policies of the Dry Creek Ranch comprehensive plan. This article shall be consistent with the adopted Dry Creek Ranch comprehensive plan. Furthermore, it is the purpose of this article to:

- A. Provide for the design of quality, mixed use development within the Dry Creek Ranch planned community;
- B. Provide distinctive, efficient and effective standards to guide development in the Dry Creek Ranch planned community;
- C. Allow flexibility and creativity for reconfiguration of residential and nonresidential uses and/or population density as long as these reconfigurations do not conflict with the Dry Creek Ranch comprehensive plan and this article;
- D. Provide for the integration and balance of a variety of uses in the Dry Creek Ranch planned community; and
- E. Identify and define standards for uses which may occur in each of the land use categories.

HIDDEN SPRINGS PLANNED COMMUNITY

Located in Section ACC 8-21A

Generally, this Article is enacted with the purpose and intent of promoting, on behalf of the Hidden Springs Planned Community, public health, safety, comfort and general welfare; to conserve and control the population density and to facilitate adequate and economical provisions for public improvements, all in accordance with the Hidden Springs Specific Plan for the desirable future physical development of Hidden Springs; and to provide a method of administration, all as authorized by the Ada County Comprehensive Plan, the Ada County Zoning Ordinance, the State Legislature, and the Constitution of the State.

Specifically, the purpose and intent of this Article is to set forth the development standards and administrative procedures for implementing the land use policies of the Hidden Springs Specific Plan. Furthermore, it is the purpose of this Article to:

- A. Provide for the design of quality, mixed use development within the Hidden Springs Planned Community;
- B. Provide distinctive, efficient and effective regulations to guide development in Hidden Springs;
- C. Encourage flexibility and creativity in Hidden Springs' design and development in order to respond to market demand and site specific conditions while enhancing the economic viability and quality of Hidden Springs;
- D. Encourage creative and innovative land planning and design processes throughout Hidden Springs which are sensitive to existing environmental conditions;
- E. Provide for the integration and balance of a variety of uses in Hidden Springs;
- F. Establish responsibility for the development of essential public services throughout Hidden Springs and the specific mechanisms by which they will be provided, created and financed;
- G. Provide for phased and orderly development of Hidden Springs utilizing consistent criteria;
- H. Provide flexibility for reconfiguration of residential and nonresidential uses and/or population density as long as these reconfigurations do not conflict with the overall intent of the Hidden Springs Specific Plan and this Article;
- I. Establish the permitted uses and minimum standards for each category of residential and nonresidential use;
- J. Identify and define standards for uses which may occur in each of the land use categories;
- K. Establish a review and approval process for the development of Hidden Springs.