

Chapter 11-19

NEIGHBORHOOD CONSERVATION DISTRICTS

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Section 11-19-01 CONSERVATION DISTRICTS

Conservation Districts are usually applied to residential neighborhoods with certain identifiable attributes embodied in architecture, use, urban design, geography or history. They can be used to protect neighborhoods from changes that would otherwise be allowed by the underlying zoning. A Conservation District accomplishes its purpose by serving as an overlay zone which augments the standards of the base zone for new construction, major alterations or additions to existing buildings and structures or lands.

11-19-01.01 General Purpose and Intent

The purpose of this chapter is to provide a land use or zoning tool to preserve the character of selected neighborhoods and to protect unique areas of the city from inappropriate development. Conservation Districts may have provisions that modify any portion of the regulations of the underlying base zone. Such provisions may apply additional requirements or allow exceptions to the standard regulations of the base zone.

(6081, Added, 08/21/2001)

Section 11-19-02 DESIGNATION OF CONSERVATION DISTRICTS

Conservation districts shall be designated by ordinance and in accordance with the following requirements:

- A. Neighborhoods or areas selected for consideration for a Conservation District designation shall meet one of the following criteria:
 - 1. Has a distinctive character with identifiable attributes, embodied in architecture, use, urban design or history that make it a unique and integral part of the city's identity.
 - 2. Has a recognized neighborhood identity and a definable physical character that may have a high artistic value or may have a relationship to urban centers or historic districts which makes the area's conservation essential to the city's history or function.
- B. The Planning and Zoning Commission, either upon its own initiative, or upon the request of the City Council, or upon the request of one or more property owners residing in the area, or upon a request from staff, may recommend the designation of one or more Conservation District(s). Prior to recommending an area for designation as a Conservation District, the Commission shall conduct any necessary studies, research or investigations based on the relevant criteria outlined in Section 11-19-02.A, as well as an assessment of neighborhood and landowner support. Thereafter, the Commission shall prepare a report containing recommendations concerning the area or areas to be included in the proposed Conservation Districts(s).
- C. Copies of the report shall be transmitted for review and recommendation to relevant bodies which may include, not limited to, the Historic Preservation Commission, the Design Review Committee or the City Council. Within sixty (60) days after the date of transmittal of such report, the Planning & Zoning Commission shall hold a public hearing thereon. Notice of the time, place and purpose of such hearing shall be given at least fifteen (15) days prior to such hearing by one publication in a newspaper of general circulation in the City and by a written notice of such hearing by mail to the applicant and to property owners, purchasers of record and residents within the proposed district(s).
- D. After such public hearing, the Planning & Zoning Commission shall submit a final report with its recommendations and a draft of the proposed ordinance to the City Council.
- E. The City Council shall act upon the report and recommendation in accordance with the provisions of Section 11-02-08 of the Boise City Code.

(6081, Added, 08/21/2001)

Section 11-19-03 ESTABLISHMENT OF CONSERVATION DISTRICTS

- A. Each Conservation District must be established by a separate ordinance as may be approved by the City Council. Before adopting a Conservation District Ordinance in a district that may be of historic significance, the Historic Preservation Commission shall have the opportunity to review and comment on any such proposed ordinance.
- B. Conservation Districts may have provisions that modify any portion of the regulations of the underlying base zone. The provisions may apply additional requirements or allow exceptions to the standard regulations of the base zone.
- C. Depending upon the purpose and intent of a designated Conservation District, proposal for new development or redevelopment on properties or structures within such district may be reviewed by the Planning & Zoning Commission, the Historic Preservation Commission, Design Review Committee, or other board or commission as may be appropriate and will be designated within the specific Conservation District Ordinance.

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(6081, Added, 08/21/2001)

Section 11-19-04 ADOPTED CONSERVATION DISTRICTS

The following conservation districts have been adopted by the City of Boise:

Encompassing the area from the north side of W. Franklin Street, north to the south side of Fort Street, and from the east side of 17th Street to the west side of 4th Street.
(6081, Added, 08/21/2001)