

Chapter 11-20

NEAR NORTH END CONSERVATION DISTRICT

Sections:

- 11-20-01 NEAR NORTH END CONSERVATION DISTRICT**
- 11-20-02 DEFINITIONS**
- 11-20-03 RESTRICTIONS AND ALLOWANCES IN THE R-3 ZONE**
- 11-20-04 RESTRICTIONS AND ALLOWANCES IN THE L-O ZONE**
- 11-20-05 ADAPTIVE REUSE LIMITATIONS FOR ADDITIONS**
- 11-20-06 OFF-SITE PARKING STRUCTURE ALLOWANCES FOR HISTORICAL INSTITUTIONAL USES**

Section 11-20-01 NEAR NORTH END CONSERVATION DISTRICT

The intent of the Near North End Conservation District (CD) shall be to encourage continued residential uses; protect the historical and architectural character of the neighborhood using adaptive reuse methods; encourage redevelopment and/or renovation of established historic institutional uses; allow for adaptive reuse of existing structures for multi-family residential and office uses; minimize demolition of structures for parking lots or new office developments; and to maintain the Near North End as a transitional area between the commercial intensity of downtown and the predominant single-family residential neighborhoods of the north end.

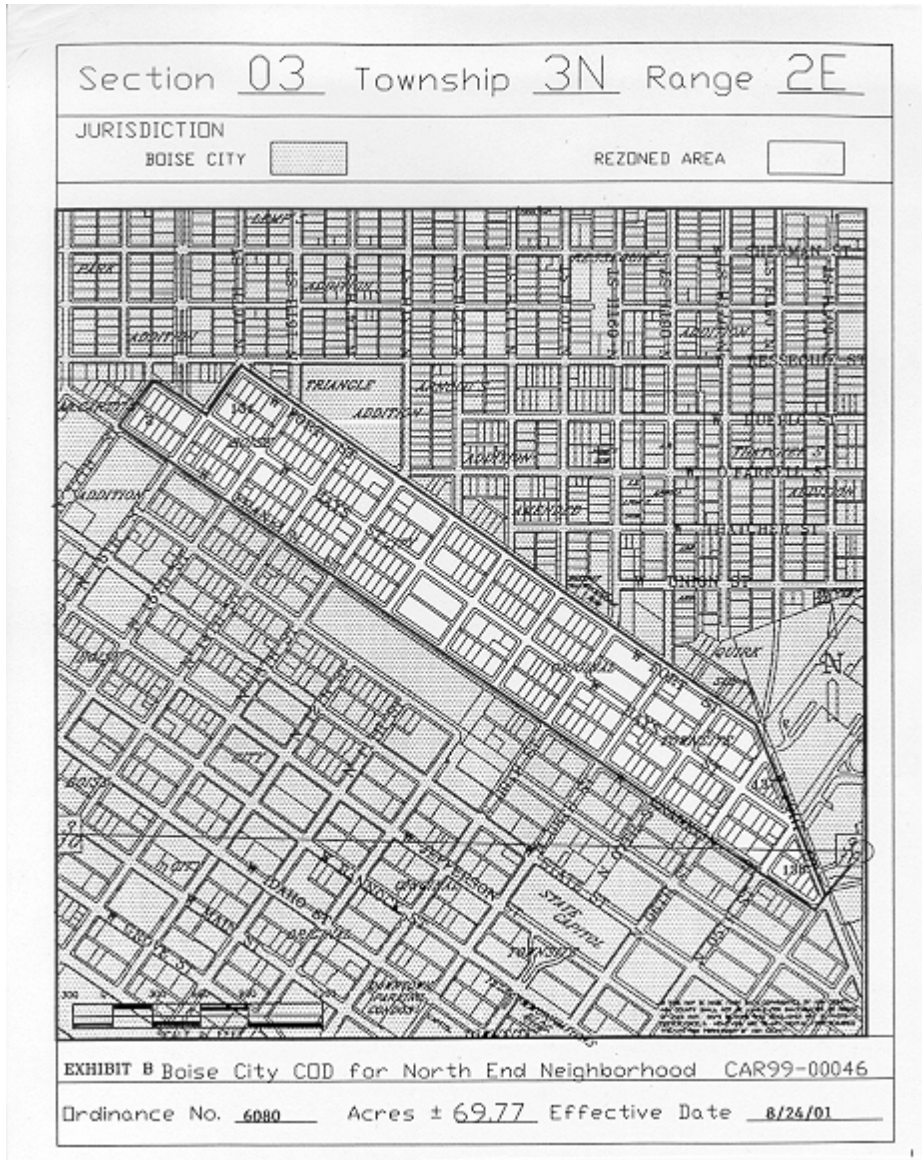
11-20-01.01 Near North End Conservation District Boundaries

The Near North End Conservation District Boundary is as depicted on the map in Figure (1), and as described herein:

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.

(Figure 1)

Boise Municipal Code



11-20-01.02 Near North End Conservation District Overlays and Zones

The base zones within the Near North End CD shall remain unless otherwise rezoned by ordinance amendment. The Conservation District provides additional zoning allowances and restrictions beyond those that are contained within the existing base zones, as needed, to achieve the intent of the General Purpose. Any parcel of land lying within the conservation district shall also lie within one or more of the existing base zones provided by the Zoning Ordinance. The effect shall be the creation of new zoning districts consisting of the regulations and requirements of both the underlying base zones and the conservation district.

(6080, Added, 08/21/2001)

Section 11-20-02 DEFINITIONS

Adaptive Reuse:

The modification of an existing building (most typically a single family dwelling) for use as

Boise Municipal Code

either an office or a multi-family dwelling unit or a historic institutional use, while maintaining the architectural integrity of the original structure; or the conversion of any such structure back to its original use as a single family dwelling.

Conservation District (CD):

Conservation Districts are usually residential neighborhoods with certain identifiable attributes, embodied in architecture, urban design, geography, development patterns, and/or history, that are subject to special zoning and/or land-use regulations.

Historic Institutional Use:

Any school (public or private), church (including synagogue, temple or other house of worship), commercial service or office use within the District that is significant to the history, architecture or culture of the District.

Parking - Off-Site:

Any required parking space that is separated from the site of the principle use by either an intervening lot, a public roadway or a public alley.

Parking - On-Site:

Any required parking space that is located on the same site as the principle use for which the parking is intended.

Parking Overlay District:

A Parking Overlay District (“P”) is designed to accommodate the need for off-street parking ratio alternatives in accordance with the special needs of a designated area.

Public Parking Garage:

A building or portion thereof consisting of one or more levels at, below, or above grade, designed to be used for the parking of automobiles and commercial vehicles that is available to the public, whether for compensation, free or as an accommodation to clients or customers.

Surface Parking Lot:

An open, graded and surfaced area, other than a street or public way, to be used for limited periods of time and for the parking of passenger automobiles and commercial vehicles that is available to the public, whether for compensation, free or as an accommodation to clients or customers. A surface parking lot shall not include a parking structure or garage of one or more levels at, below or above grade.

Tandem Parking Space:

A parking space designed to accommodate two vehicles parked in tandem (one behind the other) which meets all the parking space dimensional standards as outlined in Section 11-10-04: Table 12. (6080, Added, 08/21/2001)

Section 11-20-03 RESTRICTIONS AND ALLOWANCES IN THE R-3 ZONE

The following restrictions and allowances beyond the requirements of the R-3 zone shall apply within the Near North End R-3 zone.

Section 11-20-03.01 Prohibited Uses in the R-3 Zone

- a) New off-site parking lots, except on parcels demonstrated to have been vacant on or before the effective date of this ordinance. This prohibition shall not preclude the use of existing on-site parking lots as “for rent” off-site parking.

Boise Municipal Code

- b) On-site surface parking lots larger than 2,500 square feet, unless incorporated within a new residential use or within and as part of the renovation, redevelopment or expansion of a historic institutional use. As used in this Section the phrase “incorporated within” shall mean the interior or rear yard of a development so that it is not visible from the public street.
- c) New office construction on lots larger than 2,500 square feet, except on parcels demonstrated to have been vacant on or before the effective date of this ordinance, or when provided by means of the adaptive reuse of an existing structure.
- d) All other uses prohibited in the R-3 zone.

Section 11-20-03.02 Parking Allowances for Adaptive Reuse in the R-3 Zone

Adaptive reuse of a single-family structure for office or multi-family residential or historic institutional use may be granted the following allowances for parking requirements:

- 1. Tandem parking in the rear yard, with alley access, is permitted.
- 2. The use of shared parking agreements and parking joint use agreements will be encouraged.

(6080, Added, 08/21/2001)

Section 11-20-04 RESTRICTONS AND ALLOWANCES IN THE L-O ZONE

The following restrictions and allowances beyond the requirements of the L-O zone shall apply within the NNE Conservation District.

Section 11-20-04.01 Prohibited Uses in the L-O Zone

- A) New off-site surface parking lots, except on parcels demonstrated to have been vacant on or before the effective date of this ordinance. This prohibition shall not preclude the use of existing on-site parking lots as “for rent” off-site parking.
- B) All other uses prohibited in the L-O zone.

Section 11-20-04.02 Parking Allowances for Adaptive Reuse in the L-O Zone

Adaptive reuse of a single-family structure for office or multi-family residential or historic institutional use may be granted the following allowances for parking requirements:

- 1. Tandem parking in the rear yard, with alley access, is permitted.

(6080, Added, 08/21/2001)

Section 11-20-05 ADAPTIVE REUSE LIMITATIONS FOR ADDITIONS

Buildings which are adaptively reused pursuant to the provisions of this section may be expanded in size up to 50% of their square footage as existed at the time of adoption of this ordinance, provided:

- 1. The expanded portion is in keeping with the architecture of the existing building; and
- 2. The site is large enough to accommodate the required number of off-street parking spaces without

Boise Municipal Code

the granting of a variance for setbacks and/or landscape; or
(6080, Added, 08/21/2001)

Section 11-20-06 OFF-SITE PARKING STRUCTURE ALLOWANCES FOR HISTORICAL INSTITUTIONAL USES

Off-site parking structures (garages) that are designed to blend with the predominate architectural theme of the surrounding area and which include a significant residential component, may be considered by the Commission through the Conditional Use Permit process.
(6080, Added, 08/21/2001)