DEVELOPMENT REVIEW
BOISE IS CHANGING
WE ARE GROWING

In the next 20 years …

- 50,000 New Residents
- 20,000 New Households
- 1,000 Living Units a Year

Average assumed household size is 2.5.

Source: COMPASS Communities in Motion 2040 Plan, 2014; City of Boise 2015 Housing Needs Analysis
LAND USE PLANNING AND IMPLEMENTATION

City Vision
Comprehensive Plan

Supported With
Neighborhood Plans
Citywide Initiatives

Zoning Ordinance
Implementation
WHAT IS THE PURPOSE OF ZONING?

- Conserve, ensure and promote the public health, safety and welfare.
- Implement the City of Boise’s vision into a plan.
- Guide future growth and land use changes.
- Balance competing rights.
ZONING MAP – 23 UNIQUE ZONING DISTRICTS

Open Land – A-1 & A-2
- Parks
- Schools

Residential – R-1A, R-1B, R-1C, R-2, R-3 & R-1M
- Single-Family
- Multi-Family

Office – R-O, N-O and L-O
- Professional Offices

Commercial – C-1, C-2, C-3, C-4, C-5
- Retail

Industrial – M-1, M-2, T-1 & T-2
- Warehousing/Light Manufacturing
- Heavy Industrial/Manufacturing

Special Purpose – HS & U
- Hospital
- University
**LAND USES – PERMITTED AND PROHIBITED**

- **Allowed**
- **Administrative Review**
- **Conditional Use**
- **Prohibited**
- **Special Exception**

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**LASTING ENVIRONMENTS | INNOVATIVE ENTERPRISES | VIBRANT COMMUNITIES**
WHO ARE THE DECISION MAKERS?

District Court

City Council

Planning & Zoning Commission

Historic Preservation Commission

Design Review Committee

Administrative Decision

Administrative Decision

Administrative Decision
## WHO ACTUALLY MAKES THE DECISION?

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THE PROCESS

Conditional Use Permit

1. Pre-Application Conference
2. Neighborhood Meeting
3. Application Submittal
4. Notice
5. Application Processing
6. Public Hearing
   PZC or Hearing Examiner
7. Decision
   PZC, Hearing Examiner, or Director
8. Modification
9. Appeal
10. Term of Approval

Design Review

1. Pre-Application Conference
2. Neighborhood Meeting
3. Application Submittal
4. Notice
5. Application Processing
6. Public Hearing
   DRC or HPC
7. Decision
   DRC or HPC
8. Modification
9. Appeal
10. Term of Approval

Variance

1. Pre-Application Conference
2. Neighborhood Meeting
3. Application Submittal
4. Notice
5. Application Processing
6. Public Hearing
   Hearing Examiner or PZC
7. Decision
   Hearing Examiner, PZC, or Council (subdivision)
8. Modification
9. Appeal
10. Term of Approval
USEFUL LINKS

City Development Review Process

City GIS/Property Viewer
https://gismap.cityofboise.org/Html5Viewer/?viewer=publicpropertymap?viewer=publicpropertymap

PDS Online

Boise City Code
https://citycode.cityofboise.org/
Thank you