



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.

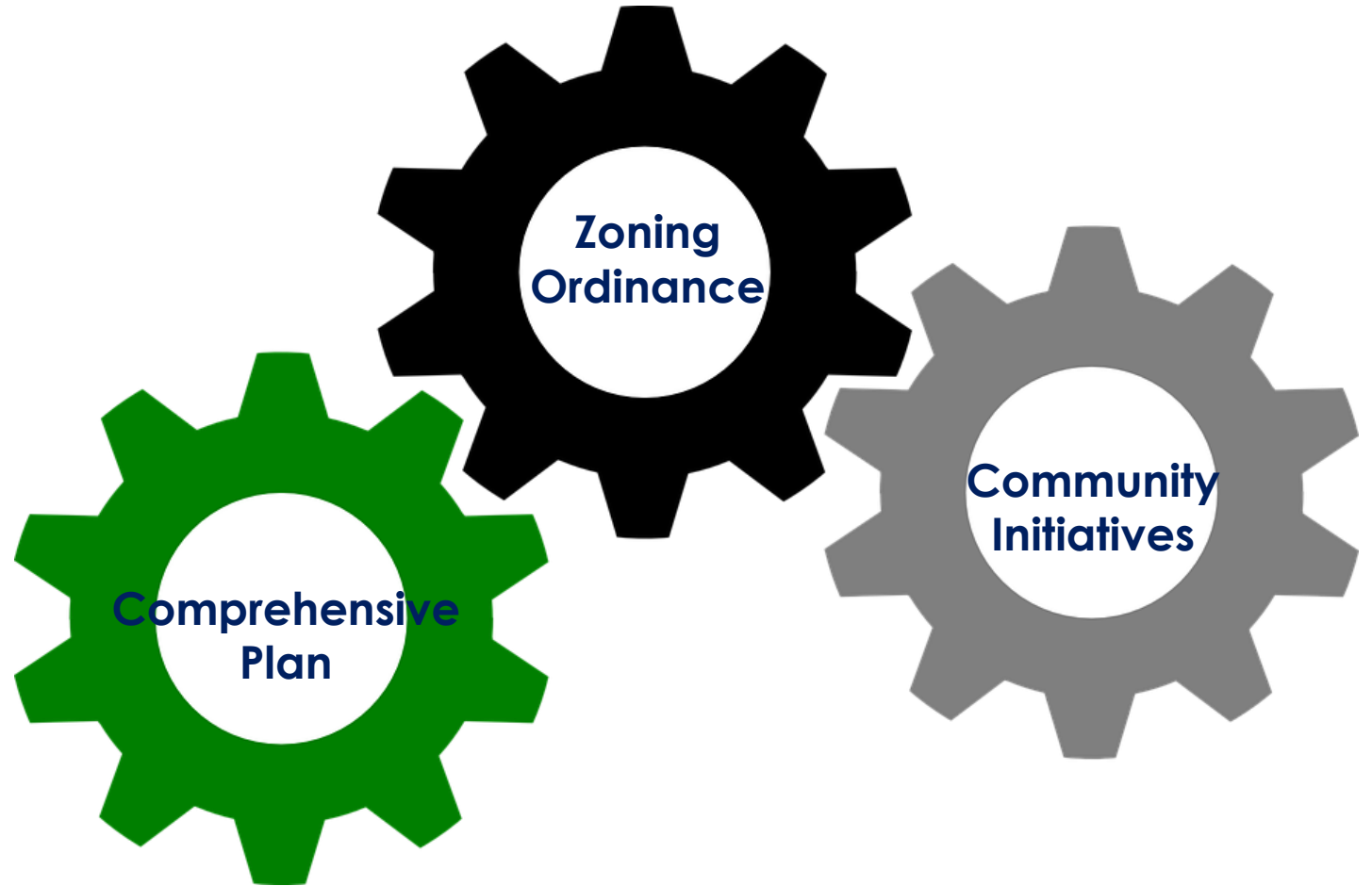
Source: COMPASS Communities in Motion 2040 Plan, 2014; City of Boise 2015 Housing Needs Analysis

LAND USE PLANNING AND IMPLEMENTATION



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

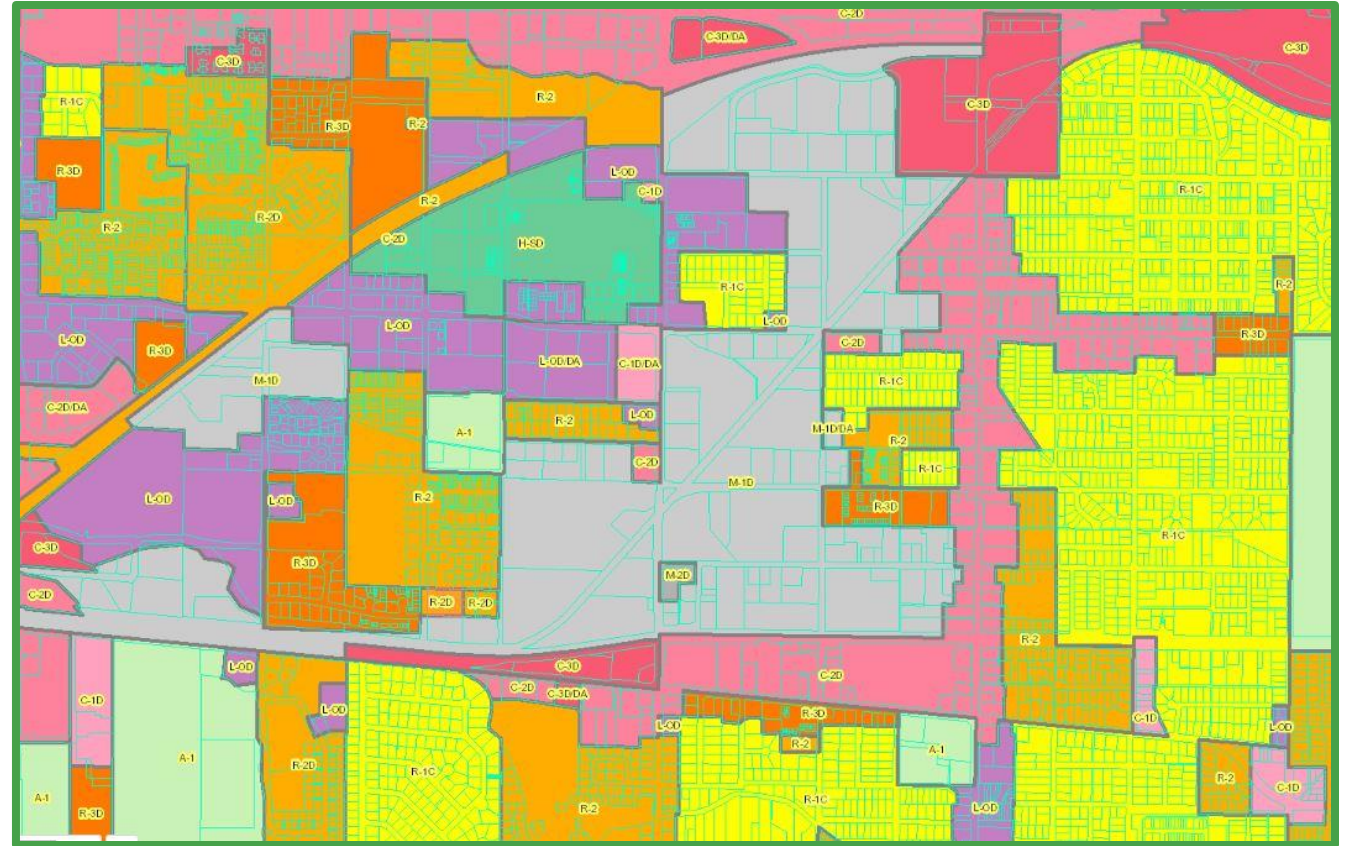
- Retail

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

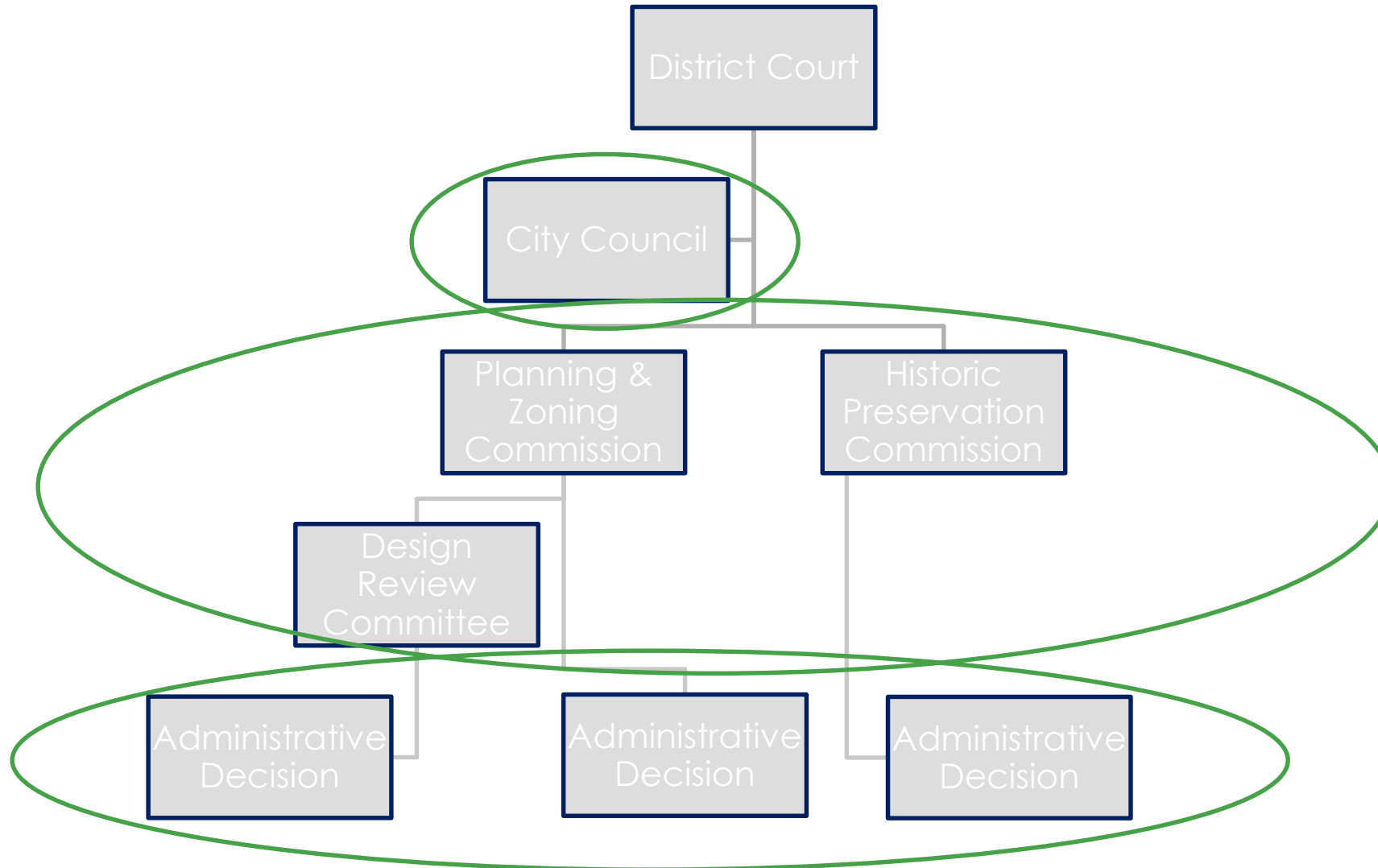
✓ Prohibited

✓ Special Exception

Use Category/Type	A-1	A-2	R-1A	R-1B	R-1C	R-1M	R-2	R-3	R-O	N-O	L-O	C-1	C-2	C-3	C-4	C-5	PC	U	HS	M-1	M-2	M-4	T-1	T-2	Additional Regulations	
Multi-family Living																										
Multi-family Building, 3 - 6 units, not to exceed 20 units per acre			C	C	C	A*	C	A	A	C	C	C	C	C	C	A	A		A							
Multi-family Building, 7 - 20 units per acre								A	A	C	C	C	C	C	C	A	A		A							
Multi-family Building, more than 20 units per acre, including High Rise								C	A	C	C	C	C	C	C	A	A		C							
Planned Unit Development																										
PUDs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	
Group Living																										
Boarding or Rooming House/Bed & Breakfast							C	A	A	C	C	A*	C	C	C	A	C		C							
Convalescent Home, Nursing Home							C	C	A	C	C	C	C	C	C	C			C							



WHO ARE THE DECISION MAKERS?



WHO ACTUALLY MAKES THE DECISION?

	Administrative	Planning & Zoning	Historic Preservation	Design Review	City Council	District Court
Rezone		✓			✓	
Annexation		✓			✓	
Conditional Use Permit		✓				
Special Exception		✓			✓	
Variance	✓	✓				
Design Review	✓		✓	✓		



THE PROCESS

Conditional Use Permit



Design Review



Variance



USEFUL LINKS

City Development Review Process

<https://www.cityofboise.org/departments/planning-and-development-services/planning-and-zoning/devreview/>

City GIS/Property Viewer

<https://gismap.cityofboise.org/Html5Viewer/?viewer=publicpropertymap?viewer=publicpropertymap>

PDS Online

<https://pdsonline.cityofboise.org/pdsonline/Default.aspx>

Boise City Code

<https://citycode.cityofboise.org/>

Thank you

