

ZONING CODE REWRITE

# HOW TO READ MODULE 2

CITY *of* BOISE



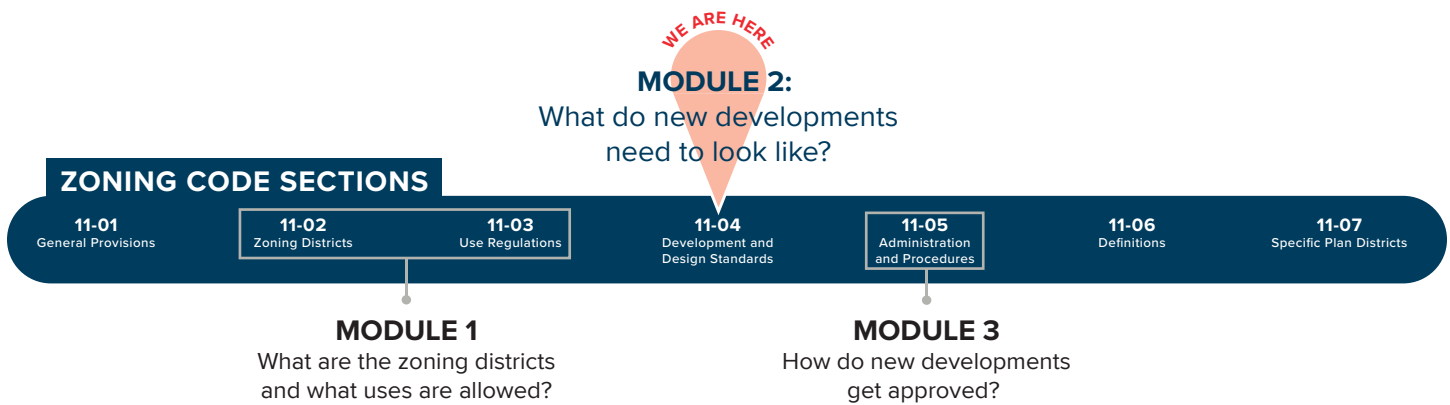
We know that reading through zoning code can be challenging - the content is technical and includes a lot of legal terms. This short guide includes tips on finding the information most important to you and your neighborhood.

Reach out to planning staff with questions - [ZoningCodeRewrite@cityofboise.org](mailto:ZoningCodeRewrite@cityofboise.org)

# HELPFUL TIPS

1. Keep the Table of Contents handy – it guides you to the content of each section.
2. Read section-by-section – starting with the one that interests you the most. This is an easier approach than trying to read it from beginning to end because of its length and technical nature.
3. Within the section – find the table or subsection that establishes the basic rules associated with the topic first.
4. If you are interested in a particular zoning district – like the one where you live or work – focus on the subsections (if any) addressing that zoning district.
5. If something seems strange – review the footnotes to see if it is new content or old content that has been reworded or reorganized.
6. If you have looked and cannot find what section of Module 2 addresses a topic important to you – contact staff and they will help you locate it.

# ZONING CODE OVERVIEW



# COMMON QUESTIONS

	QUESTION?	SECTION	PAGE
a.	Where is the information about how a development should look?	<b>11-04-03</b> – Lot and Building Forms and Dimensions	163
b.	What are the basic rules for how tall, how big, and how dense a development can be?	<b>11-04-03.2</b> – Dimensional Standards Summary Tables	166
c.	What are the rules to protect small homes from tall buildings?	<b>11-04-03.4</b> – Neighborhood Protection Standards	180
d.	Where are the rules for parking?	<b>11-04-07</b> – Parking and Loading	228
e.	What are the rules for how much parking must be provided, what is the maximum and minimum?	<b>11-04-07.4</b> – Minimum and Maximum Off-Street Parking Standards	231
f.	Can parking requirements be changed?	<b>11-04-07.5</b> – Parking Adjustments	239

# MODULE 2 - TABLE OF CONTENTS

## 11-04 DEVELOPMENT AND DESIGN STANDARDS

*“How big, how tall,  
how dense will it be?”*

—

11-04-03.1  
THROUGH  
11-04-03.6

### 11-04-01 - Purpose

### 11-04-02 – Applicability

#### a. 11-04-03 – Lot and Building Forms and Dimensions

11-04-03.1 – General (mostly boilerplate)

#### b. 11-04-03.2 – Dimensional Standards Summary Tables

- Residential Districts
- Mixed-Use and Special Purpose Districts

11-04-03.3 – Substandard Original Lots of Record  
(special case carried forward)

#### c. 11-04-03.4 – Neighborhood Protection Standards

11-04-03.5 – Other Form Standards

- Applicable to specific zone districts
- Applicable to specific uses

11-04-03.6 – Exceptions & Encroachments

11-04-03.7 – Incentives

### 11-04-04 – Subdivision Standards

### 11-04-05 – Sensitive Lands

### 11-04-06 – Access and Connectivity

#### d. 11-04-07 – Parking and Loading

11-04-07.1 – General (mostly boilerplate)

11-04-07.2 – Applicability

11-04-07.3 – General Parking Standards

#### e. 11-04-07.4 – Minimum and Maximum Off-Street Parking Standards

#### f. 11-04-07.5 – Parking Adjustments

11-04-07.6 – Vehicle Parking Location and Design

11-04-07.7 – Required Bicycle Parking

11-04.07.8 – Drive-through Facilities and Vehicle Stacking Areas

11-04.07.9 – Off-Street Loading Facilities

11-04.07.10 – Compliance with Design Standards

### 11-04-08 – Landscaping, Fencing, Walls, and Screening

### 11-04-09 – Building Design

### 11-04-10 – Exterior Lighting

### 11-04-11 – Signs

### 11-04-12 – Operations and Maintenance

*“What elements are  
required for a new  
development?”*

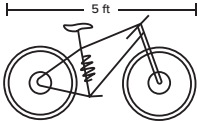
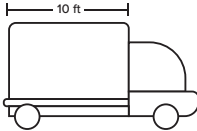
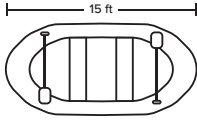
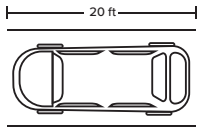
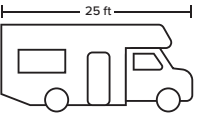
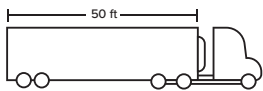
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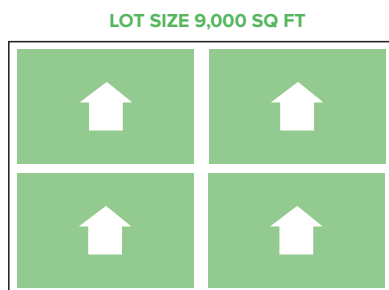
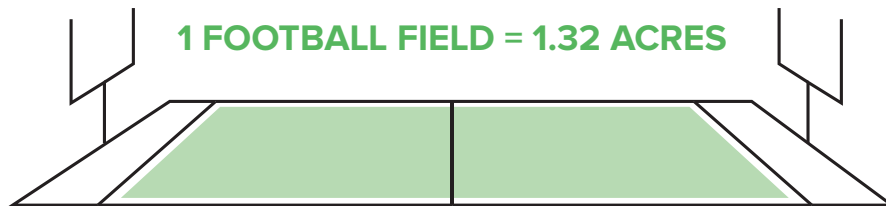
11-04-06  
THROUGH  
11-04-11

*Requirements  
after approval.*

# ABOUT HOW BIG IS THAT?

Useful benchmarks to help with your reading of the dimensional table:

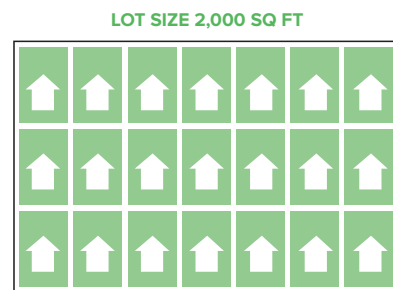
SIZE	THINK...
5 ft	 <p>Length of mountain bike</p>
10 ft	 <p>Small Uhaul truck</p>
15 ft	 <p>Length of whitewater raft</p>
20 ft	 <p>Standard parking stall</p>
25 ft	 <p>Standard RV</p>
50 ft	 <p>Trailer of semi-truck</p>



4 Lots Per Acre



10 Lots Per Acre



21 Lots Per Acre