CITY of BOISE

Neighborhood-Scale Incentives

DESIGN GUIDE

CITY *of* BOISE

Neighborhood-Scale Incentives

DESIGN GUIDE

Byron W. Folwell, AIA is a Boise architect and preservationist with a focus on the intersection of historic identity and the future of city building.

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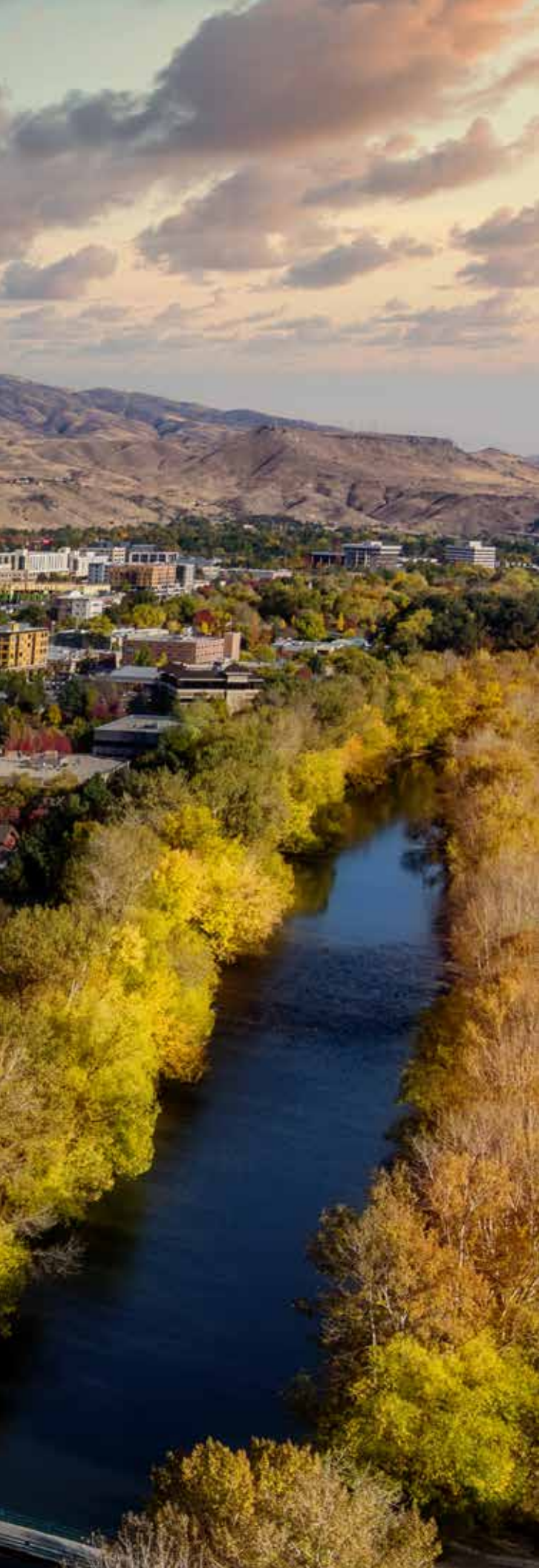


Introduction

The Neighborhood-Scale Incentive Guide is a resource to educate and empower developers, builders, and property owners to produce high-quality housing that positively contributes to neighborhoods in Boise.

In the building of a more inclusive and sustainable city, the importance of neighborhood-scale housing cannot be overstated. Well-designed small-scale neighborhood homes, like triplexes, cottage villages, fourplexes, and small apartments, are crucial for a growing city. Through thoughtful design and site planning, we can enhance the character and quality of our developed neighborhoods.

It is important to remember that every dwelling unit will become someone's home. More than just structures, these homes keep our neighborhoods people-scaled and people-friendly, ensuring that everyone can call Boise home. The small apartment becomes home for the young professional. The triplex becomes home for the family needing affordability close to parks and schools. The cottage village becomes home to the grandparent hoping to downsize.

The City of Boise's zoning code encourages neighborhood-scale housing through a system of incentives. Builders who contribute to city goals by offering sustainable or affordable units have the opportunity to develop additional units. This relationship not only aids in meeting the city's objectives but also grants builders the ability to innovate and adapt their properties to meet urgent housing needs. By aligning incentives with broader city goals, the zoning code offers a collaborative approach to housing production, where both the city and builders work hand in hand to create inclusive and sustainable neighborhoods.

NAVIGATING THE GUIDE

This guide is structured to serve as a roadmap for incorporating zoning incentives for neighborhood-scale housing into individual developments. Each section provides insights and practical guidance for building neighborhood-scale housing.

Section One:
OVERVIEW OF RESIDENTIAL ZONES AND INCENTIVES

Introduction to the residential zones of Boise and each zone's available incentives. Learn how these incentives can be used to create neighborhoods that are inclusive and sustainable.

Section Two:
HOUSING TYPES

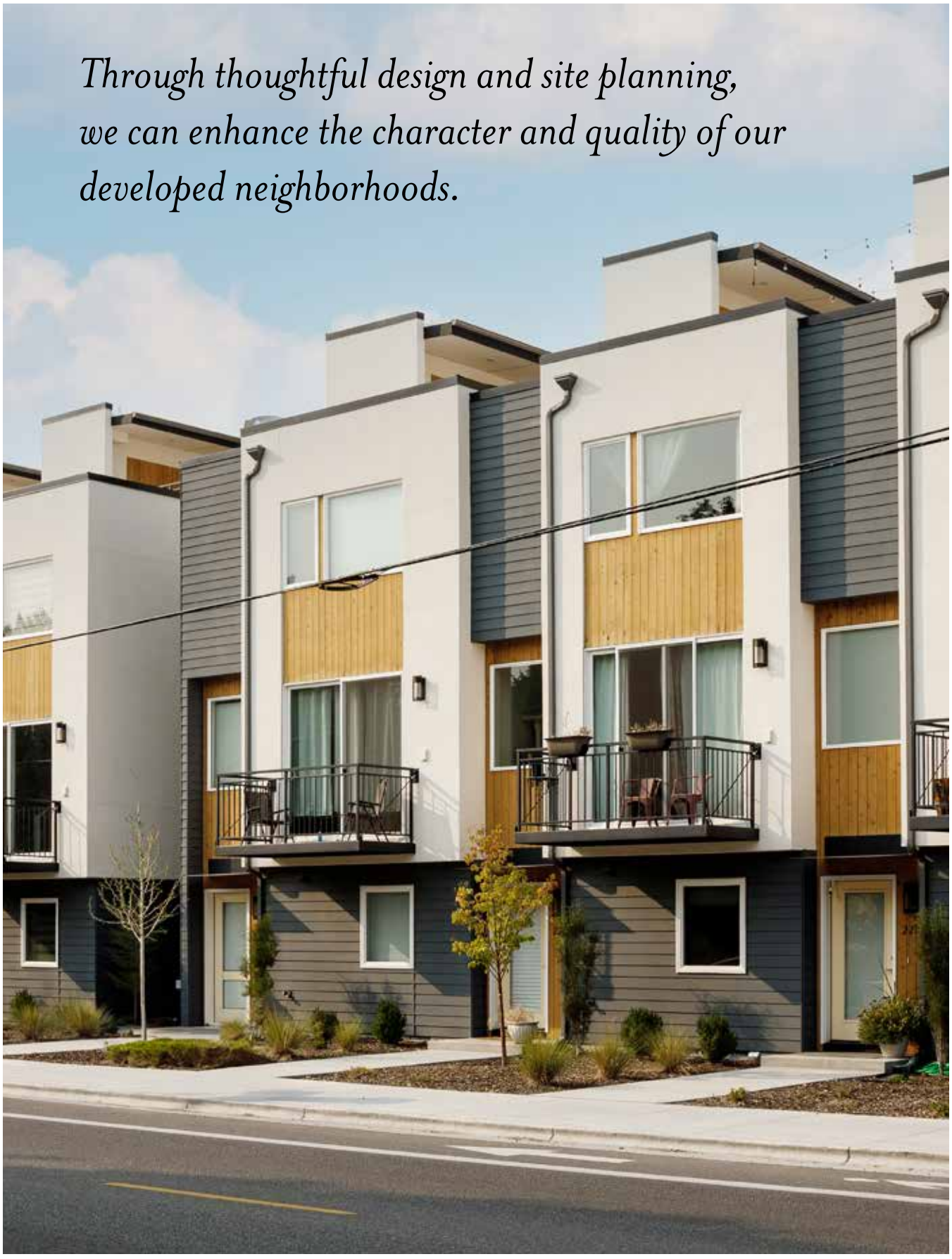
Visualize ways to incorporate new housing typologies, such as fourplexes, townhomes, and cottage villages, into Boise's urban fabric and learn the general zoning and building requirements for each housing type.

Section Three:
SITE PLANNING CONSIDERATIONS

Navigate the intricacies of site planning, from parking solutions to solid waste management to enhance livability for residents.

Section Four:
FREQUENTLY ASKED QUESTIONS

Address frequently asked questions related to planning, sustainability, and affordability.


Through thoughtful design and site planning, we can enhance the character and quality of our developed neighborhoods.

Section One

OVERVIEW OF RESIDENTIAL ZONES AND INCENTIVES

Introduction to the residential zones of Boise and each zone's available incentives. Learn how these incentives can be used to create neighborhoods that are inclusive and sustainable.

This section will provide an overview of the land use requirements and dimensional standards of the R-1 residential zoning districts (R-1 Zones), as well as highlight the requirements and benefits of the available neighborhood-scale housing incentives in the R-1 Zones.

Each of the R-1 Zones permits a set of varying land use and dimensional standards that shape the built environment. The Table of Allowed Uses permits, conditionally permits, and prohibits land uses. Specific dimensional standards regulate building form, including lot sizes, setbacks, and building heights.

The City of Boise's Zoning Code provides flexibility for land use requirements and dimensional standards by offering zoning incentives. These incentives relax certain rules around lot size, allowed density, permitted housing types, and/or required parking in exchange for the development contributing to citywide goals of affordability or sustainability.

Zoning Districts

R-1 ZONES

The City of Boise's Zoning Code establishes five residential zoning districts including three R-1 Zones that are intended for neighborhood-scale housing (R-1A Residential: Large Lot, R-1B Residential: Suburban, and R-1C Residential: Traditional).

R-1A Residential: LARGE LOT

The **R-1A zone** is intended for predominantly residential uses on large lots that allow low-density development and preserve a character in which homes are separated by relatively large yards.

R-1B Residential: SUBURBAN

The **R-1B zone** is intended to accommodate predominantly residential uses on medium- and large-sized lots as well as supportive civic and community uses.

R-1C Residential: TRADITIONAL

The **R-1C zone** is intended to provide predominantly residential uses on smaller-sized lots as well as supportive civic and community uses.

Zoning Requirements

TABLE OF ALLOWED USES

The Table of Allowed Uses names general “use categories” and specific “uses” based on common functional or physical characteristics such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered. The Table of Allowed Uses determines what use-types are considered permitted or allowed - Allowed: (A*), Conditionally allowed: (C*), or Allowed only if meeting incentive requirements: ((A+)*). The table below shows the permitted residential uses for the R-1 Zones. Highlighted are the uses that offer or require compliance with the incentives described in further detail later in this section. View Table 11-03.1: Table of Allowed Uses for all uses including civic and commercial uses permitted within the R-1 Zones.

RESIDENTIAL DISTRICTS (R-1) TABLE OF ALLOWED USES

	R-1A	R-1B	R-1C
Accessory Dwelling Unit	**A***	**A***	**A***
Dwelling, Single-Family Detached	**A***	**A***	**A***
Dwelling, Cottage Village		**A*+**	**A*+**
Dwelling, Single-Family Attached		**A*+**	**A*+**
Dwelling, Live/Work	**A***	**A***	**A***
Dwelling, Duplex	**A***	**A***	**A***
Dwelling, Triplex or Fourplex	**(A+)***	**(A+)***	**(A+)***
Dwelling, Multiple- Family		**(A+)***	**(A+)***
Manufactured Home	**A***	**A***	**A***
Manufactured Home Community	**C***	**C***	**C***
Dwelling, Co-Housing			**C***

A	Allowed use
C	Conditional use
*	Use-specific standards apply
+	Incentives in 11-04-03.7.D (1)-(6) are available
(A+)	Allowed use only with incentives in 11-04-03.7.D (1)-(6)
A*/C*	Conditional use permit may be required in some circumstances per use-specific standards

DIMENSIONAL STANDARDS

Dimensional Standards determine how a building will be situated on a lot and the potential building form. The following table summarizes the baseline Dimensional Standards that apply across the R-1 Zones.

RESIDENTIAL DISTRICT (R-1) DIMENSIONAL STANDARDS

	R-1A	R-1B	R-1C
LOT STANDARDS [1]			
Lot Area (minimum) [2]	**20,000 sf.**	**9,000 sf.**	**3,500 sf.**
Lot Width (average)	**75 ft.**	**50 ft.**	**25 ft.**
Street Frontage (minimum)	**20 ft.**	**20 ft.**	**20 ft.**
Density (maximum, units/acre) [2]	**2.1 [3]**	**4.8 [3]**	**12.4 [3]**
SETBACKS (MINIMUM)			
FRONT			
Front Entry Parking/Garage	**20 ft.**	**20 ft.**	**20 ft.**
Remainder of Structure	**15 ft.**	**15 ft.**	**15 ft.**
STREET SIDE			
Side Street Entry Parking/Garage	**20 ft.**	**20 ft.**	**20 ft.**
Remainder of Structure	**20 ft. [4]**	**20 ft. [4]**	**15 ft.**
Interior Side [5]	**10 ft.**	**10 ft.**	**5 ft. or**
10 FT. [6]			
Rear	**20 ft.**	**20 ft.**	**15 ft.**
HEIGHT (MAXIMUM)			
Building Height (maximum)	**35 ft.**	**35 ft.**	**3 stories not to exceed 40 ft.**

N/A Not Applicable

No primary or accessory structure shall obstruct a clear vision triangle

NOTES:

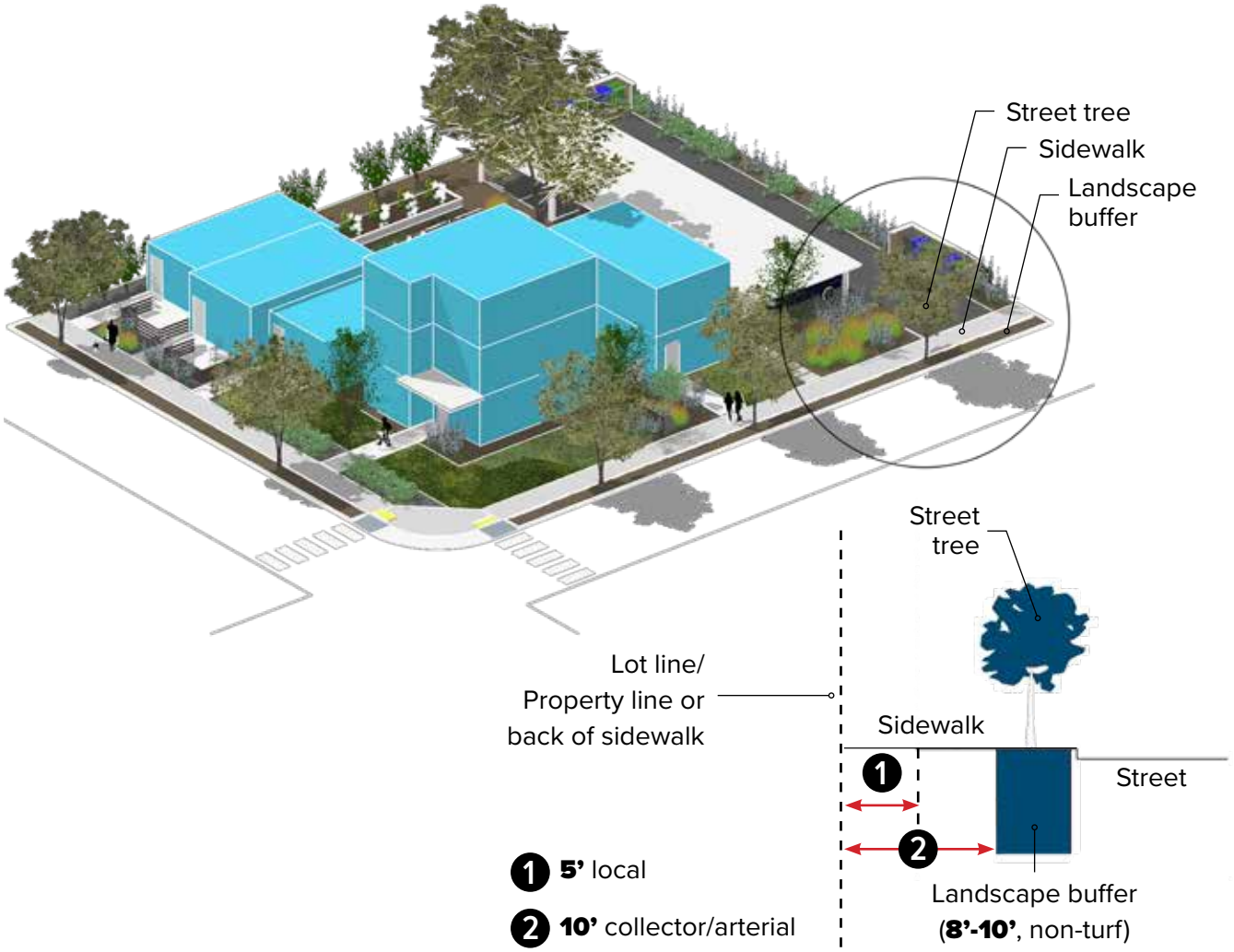
1. All residential small lots shall meet the standards in section 11-04-03.4, residential small lots.
2. Minimum lot area and maximum density requirements shall not apply to accessory dwelling units or duplex dwellings.
3. Maximum density requirement shall not apply to properties using incentives earned pursuant to section 11-04-03.7.D.
4. See section 11-06-02.5.B(4).
5. No interior side setback is required between single-family attached dwellings.
6. For the third story of a building when abutting a single-story building.

STREETSCAPE STANDARDS

City of Trees! All development within the city is expected to provide a standard of streetscape design that creates a walkable public realm and comfortable access to the site.

LANDSCAPE BUFFER, STREET TREES, AND SIDEWALK

A **sidewalk** separated by a **landscape buffer** provides a pleasant and safe experience for pedestrians. The landscape buffer provided shall include non-turf landscape, and **street trees**. Width of the landscape buffer will depend on site conditions and which class of tree is required in Section 11-04-09.4, Street Frontage Landscaping. See the Treasure Valley Tree Selection Guide (cityofboise.org/tree-selection) for more information.



STREETSCAPE REQUIREMENTS IN THE R-1 ZONES	
ON A LOCAL STREET	**ON AN ARTERIAL OR COLLECTOR STREET**
5 foot wide sidewalk +	**10 foot wide sidewalk +**
8-10 foot wide landscape buffer	**8-10 foot wide landscape buffer**

TREE PRESERVATION AND MITIGATION STANDARDS

If there are healthy and desirable trees present on site, all must be preserved or replaced with a tree of equal caliper. No replacement tree shall be smaller than one and a half inch caliper. For comprehensive site landscape requirements see Section 11-04-09, Landscaping, Fencing, Walls, and Screening.

CONSULTATION WITH A CITY FORESTER OR CERTIFIED ARBORIST IS NEEDED IN ORDER TO INCLUDE THE FOLLOWING ON A DEVELOPMENT APPLICATION:

1. Tree Inspection Report
2. Tree Inventory Report
3. Tree Protection Plan

GOT EXISTING TREES WITHIN THE STREETSCAPE BUFFER?

CONSULT WITH A CITY FORESTER.

cityofboise.org/tree-inspection

GOT EXISTING TREES ON PRIVATE PROPERTY?

CONSULT WITH A CERTIFIED ARBORIST.

NOTES:

Existing trees that are retained or relocated on site may count toward the required landscaping in Section 11-04-09, Landscaping, Fencing, Walls, and Screening. Based on the recommendation of the Forester, required replacement trees shall be located either on-site or off-site.

A parking reduction of up to 10% may be available if necessary to save healthy, desirable trees.

Neighborhood-Scale Housing Incentives

The City of Boise's zoning code encourages neighborhood-scale housing in the R-1 Zones through a system of incentives. Builders who contribute to city goals by offering sustainable or affordable units have the opportunity to develop additional units by incorporating housing types such as triplexes and fourplexes and by exceeding the zone's maximum allowed density. The following are the four incentive options:

AFFORDABILITY

SUSTAINABILITY

NEIGHBORHOOD INFILL

ADAPTIVE REUSE

Each of the R-1 Zones allow a baseline of up to 2 units per lot without going through the subdivision process, but when using one of the Affordability, Sustainability, Neighborhood Infill, or Adaptive Reuse incentives, a lot may qualify for up to 4 units, or up to 12 units, depending on the following:

UP TO 4 DWELLING UNITS

PROPERTY REQUIREMENTS:

- Zoned R-1A, R-1B, or R-1C.

PROJECT REQUIREMENTS:

- Provide affordability ***OR*** provide sustainability.

UP TO 12 DWELLING UNITS

PROPERTY REQUIREMENTS (all of the following):

- Zoned R-1B or R-1C.
- Entirely within 300 feet of an arterial or collector street.
- 55 feet minimum street frontage per lot.

PROJECT REQUIREMENTS (all of the following):

- Vacant lot, OR proposal must incorporate existing structure, OR the improvement/structure value (as assessed by the Ada County Tax Assessor) for the most recent year is no greater than 25 percent of the total assessed value of the property.
- No demolition has occurred on the lot within the past 3 years.
- Parking must be accessed from an alley or located in the back.

NEIGHBORHOOD HOUSING INCENTIVE

AFFORDABILITY

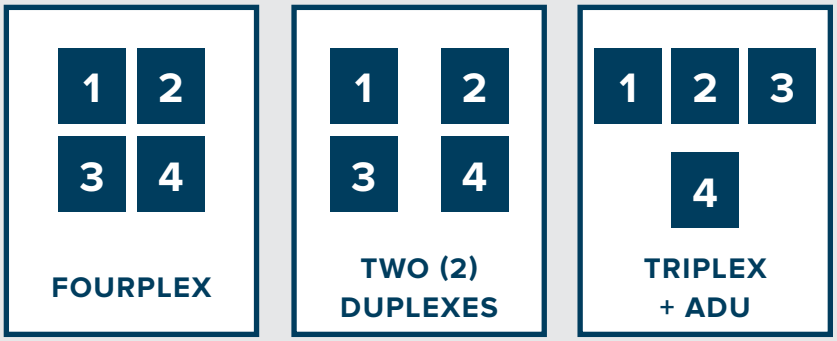
ZONES: R-1A | R-1B | R-1C

New and modified homes in **R-1A**, **R-1B**, and **R-1C** zones with units meeting affordability standards, for sale and for rent.

Benefits

Up to four (4) units. Units may be in the form of a triplex, fourplex, or other combination of units. All other zoning requirements must be met per site conditions.

POSSIBLE COMBINATIONS OF UNITS



Requirements

AFFORDABLE UNITS

ONE OF THREE UNITS must meet affordability requirements.

TWO OF FOUR UNITS must meet affordability requirements.

UNITS FOR RENT
Income-restricted units at **80% AMI**, published annually, for a period of 20 years.

UNITS FOR SALE
Income-restricted units at **120% AMI**, published annually, for a period of 20 years.

AFFORDABILITY VERIFICATION

All projects using this incentive will be required to:

1. Sign the City of Boise's Affordability Covenant recorded with Ada County.
2. Submit an income verification form annually with the City of Boise (rental units).

FEE INCENTIVES

Projects meeting or exceeding affordability requirements may qualify for deferred city impact fees and sewer connection fees as well as deferred or exempted building permit fees.

cityofboise.org/housing-fee-deferral

Schedule

DESIGN PHASE

EARLY ASSISTANCE
WITH CITY PLANNER

SCHEDULE
Schedule an **Early Assistance Meeting** with a city planner to discuss incentive options by emailing zoninginfo@cityofboise.org or start a "PLN" case online at cityofboise.org/permits.

CONCEPT REVIEW
WITH CITY PLANNER

SCHEDULE
Produce a site plan and project description for a **Concept Review Meeting** to discuss the project.

INCENTIVE CHOICE
Connect with the Division of Housing and Community Development to learn requirements for affordability verification.

ARCHITECTURAL DESIGN

PROJECT DESIGN
Work with a professional designer or builder to complete the design materials and submittal checklist items required for Planning approval.

PLANNING APPROVAL

SUBMIT FOR PLANNING APPROVAL

SUBMITTAL
Submit design drawings, specifications, and all application materials to the planning division at cityofboise.org/permits.

PLANNING REVIEW

REVIEW
Planning staff will review the project per the requirements of the Zoning Code. Many projects will be eligible for administrative review rather than proceeding to public hearing.

PLANNING APPROVAL

INCENTIVE CHECK
Compliance with the **Affordability Incentive** requirements will be a condition of planning approval (see front). Review draft **Affordability Covenant** with the Division of Housing and Community Development. A signed covenant will be required before building permit approvals.

BUILDING APPROVAL

SUBMIT FOR BUILDING PERMIT

SUBMITTAL
Submit design drawings, specifications, and all application materials to the building division at cityofboise.org/permits.

BUILDING PERMIT REVIEW

INCENTIVE CHECK
Affordability Covenant is reviewed and verified during plan review prior to issuing **Building Permits.** For more information, visit cityofboise.org/pds.

OCCUPANCY
FINAL INSPECTION

NEIGHBORHOOD HOUSING INCENTIVE

SUSTAINABILITY

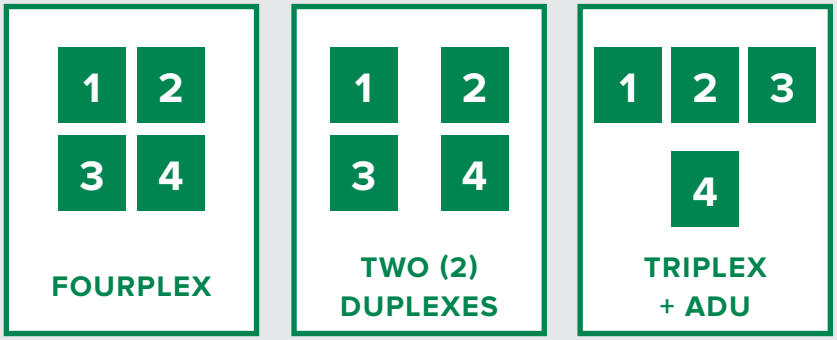
ZONES: R-1A | R-1B | R-1C

Sustainable design and construction for new and modified homes in **R-1A**, **R-1B**, and **R-1C** zones with energy and water conservation features.

Benefits

Up to four (4) units. Units may be in the form of a triplex, fourplex, or other combination of units. All other zoning requirements must be met per site conditions.

POSSIBLE COMBINATIONS OF UNITS



Requirements

The project must demonstrate compliance with clean energy, energy conservation, and water conservation features.

CLEAN ENERGY

All dwelling units must use clean energy to meet heating, hot water, and appliance needs.

COMPLIANCE

Use exclusively electrical or geothermal energy sources.

WATER CONSERVATION

All dwelling units must consume at least **15% less water**.

COMPLIANCE

Install **WaterSense** water efficient plumbing fixtures throughout all dwelling units.

ENERGY CONSERVATION

All dwelling units must be **15% more energy efficient** than required by the City of Boise's adopted energy code.

COMPLIANCE

Must meet one of the following four requirements:

1. Qualify and receive Idaho Power residential new construction program energy efficiency incentive, Tier 2 or Tier 3. Visit IdahoPower.com for details.
2. Model building energy performance with accepted building design modeling software such as ResCheck.
3. Meet adopted Boise Green Building Code.
4. Meet the most recently published version of the International Energy Conservation Code (IECC).

Schedule

DESIGN PHASE

EARLY ASSISTANCE
WITH CITY PLANNER

SCHEDULE
Schedule an **Early Assistance Meeting** with a city planner to discuss incentive options by emailing zoninginfo@cityofboise.org or start a "PLN" case online at cityofboise.org/permits.

CONCEPT REVIEW
WITH CITY PLANNER

SCHEDULE
Produce a site plan and project description for a **Concept Review Meeting** to discuss the project.

INCENTIVE CHOICE
Choose the best incentive for your project

ARCHITECTURAL DESIGN

PROJECT DESIGN
Work with a professional designer or builder to complete the design materials and submittal checklist items required for Planning approval.

PLANNING APPROVAL

SUBMIT FOR PLANNING APPROVAL

SUBMITTAL
Submit design drawings, specifications, and all application materials to the planning division at cityofboise.org/permits.

ADMINISTRATIVE PLANNING REVIEW

REVIEW
Planning staff will review the project per the requirements of the Zoning Code. Many projects will be eligible for administrative review rather than proceeding to public hearing.

PLANNING APPROVAL

INCENTIVE CHECK
Compliance with the **Sustainability Incentive** requirements will be a condition of planning approval (see front).

BUILDING APPROVAL

SUBMIT FOR BUILDING PERMIT

SUBMITTAL
Submit design drawings, specifications, and all application materials to the building division at cityofboise.org/permits. Application must indicate what methods of **Clean Energy**, **Energy Consumption** and **Water Conservation** will be utilized to verify compliance (see front).

BUILDING PERMIT REVIEW

INCENTIVE CHECK
Clean Energy, Energy Conservation, and Water Conservation features are reviewed and verified during plan review as well as on-site inspections prior to issuing the **Certificate of Occupancy.** For more information, visit cityofboise.org/pds.

OCCUPANCY
FINAL INSPECTION

NEIGHBORHOOD HOUSING INCENTIVE

NEIGHBORHOOD INFILL

ZONES: R-1B | R-1C

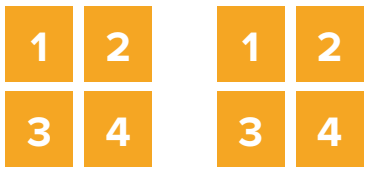
Neighborhood-scale multi-family homes on existing lots in **R-1B**, and **R-1C** neighborhoods meeting infill requirements.

Benefits

Up to 12 units. Units may be in the form of a small multi-plex or other combination of units. All other zoning requirements must be met per site conditions.

POSSIBLE COMBINATIONS OF UNITS

MULTI-PLEX



TWO (2) MULTI-PLEXES

Requirements

Must meet all site and affordability requirements.

SITE QUALIFICATIONS

LOCATION
Must be entirely within **300 feet** of a collector or arterial roadway, or within **1/4-mile** of a property zoned MX-3 or MX-4.

LOT CHARACTERISTICS
Must meet one of the following three requirements:

1. Vacant lot.
2. Improvement/structure assessed value is no greater than 25% value of total property.
3. Existing structure will be incorporated into project.

DEMOLITION
No recent demolitions on lot in the previous three years.

FRONTAGE
Must have **55 feet** of lot frontage.

PARKING
Parking must be located to the rear of the buildings via one access point and must be accessed from an alley, where present.

PARKING REDUCTION

Projects with 5 or more units qualify for a 50% parking reduction.

AFFORDABILITY

3-4 DWELLING UNITS
No affordability requirements.

5-8 DWELLING UNITS
One (1) unit must meet affordability requirements.

9-12 DWELLING UNITS
Two (2) units must meet affordability requirements.

UNITS FOR RENT
Income-restricted units at **80% AMI**, published annually, for a period of 20 years.

UNITS FOR SALE
Income-restricted units at **120% AMI**, published annually, for a period of 20 years.

Schedule

DESIGN PHASE

EARLY ASSISTANCE
WITH CITY PLANNER

SCHEDULE
Schedule an **Early Assistance Meeting** with a city planner to discuss incentive options by emailing zoninginfo@cityofboise.org or start a "PLN" case online at cityofboise.org/permits.

CONCEPT REVIEW
WITH CITY PLANNER

SCHEDULE
Produce a site plan and project description for a **Concept Review Meeting** to discuss the project.

INCENTIVE CHOICE
Connect with the Division of Housing and Community Development to learn requirements for affordability verification.

ARCHITECTURAL DESIGN

PROJECT DESIGN
Work with a professional designer or builder to complete the design materials and submittal checklist items required for Planning approval.

PLANNING APPROVAL

SUBMIT FOR PLANNING APPROVAL

SUBMITTAL
Submit design drawings, specifications, and all application materials to the planning division at cityofboise.org/permits.

PLANNING REVIEW

REVIEW
Planning staff will review the project per the requirements of the Zoning Code. Many projects will be eligible for administrative review rather than proceeding to public hearing.

PLANNING APPROVAL

INCENTIVE CHECK
Compliance with the **Neighborhood Infill Incentive** requirements will be a condition of planning approval (see front). If required, review draft **Affordability Covenant** with the Division of Housing and Community Development. A signed covenant will be required before building permit approvals.

BUILDING APPROVAL

SUBMIT FOR BUILDING PERMIT

SUBMITTAL
Submit design drawings, specifications, and all application materials to the building division at cityofboise.org/permits.

BUILDING PERMIT REVIEW

INCENTIVE CHECK
If required, an **Affordability Covenant** is reviewed and verified during plan review prior to issuing **Building Permits.** For more information, visit cityofboise.org/pds.

OCCUPANCY
FINAL INSPECTION

NEIGHBORHOOD HOUSING INCENTIVE

ADAPTIVE RE-USE

ZONES: R-1A | R-1B | R-1C | R-2 | R-3

Conversion of existing structure into neighborhood-scale multi-family residential homes in **R-1A**, **R-1B**, **R-1C, R-2,** and **R-3** zones.

Benefits

No density limits and 50% parking reduction for projects incorporating existing structures. All other zoning requirements must be met per site conditions.

Examples

Single-Family House Conversion

Historic Preservation Conversion

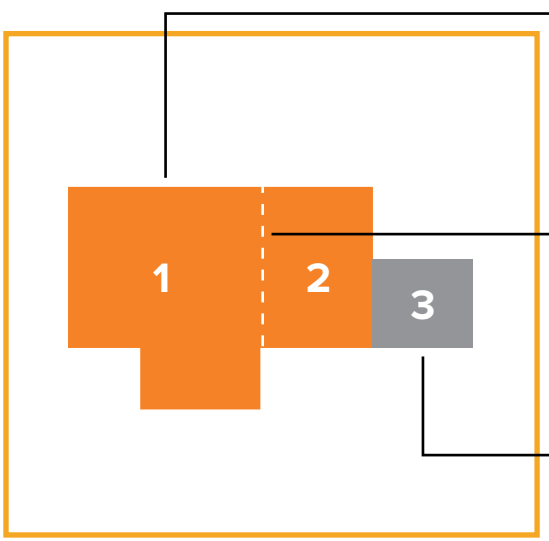
Commercial Structure to Residential Conversion

Requirements

EXISTING BUILDING

Adaptive re-use incentives require an existing structure be incorporated into the final project. The structure can increase or decrease by a maximum of 10% of the total existing building area.

Example: **SINGLE FAMILY TO TRIPLEX CONVERSION**



CONVERSION
Dwelling units must meet all applicable building code requirements.

DESIGN
Development must meet landscaping, fencing, walls, and screening standards.

ADDITIONS & DEMOLITION
Limited to no more than 10% of total building area.

IS THIS RIGHT FOR MY PROJECT?

Historically, converting existing structures into small multifamily homes has been an economic and effective method of providing new, diverse homes while preserving neighborhood character and scale. Existing structures in need of repair or renovation are ideal candidates for adaptive re-use.

Schedule

DESIGN PHASE

EARLY ASSISTANCE
WITH CITY PLANNER

SCHEDULE
Schedule an **Early Assistance Meeting** with a city planner to discuss incentive options by emailing zoninginfo@cityofboise.org or start a "PLN" case online at cityofboise.org/permits.

CONCEPT REVIEW
WITH CITY PLANNER

SCHEDULE
Produce a site plan and project description for a **Concept Review Meeting** to discuss the project.

INCENTIVE CHOICE
Choose the best incentive for your project.

ARCHITECTURAL DESIGN

PROJECT DESIGN
Work with a professional designer or builder to complete the design materials and submittal checklist items required for Planning approval.

PLANNING APPROVAL

SUBMIT FOR PLANNING APPROVAL

SUBMITTAL
Submit design drawings, specifications, and all application materials to the planning division at cityofboise.org/permits.

ADMINISTRATIVE PLANNING REVIEW

REVIEW
Planning staff will review the project per the requirements of the Zoning Code. Many projects will be eligible for administrative review rather than proceeding to public hearing.

PLANNING APPROVAL

INCENTIVE CHECK
Compliance with the **Adaptive Reuse Incentive** requirements will be a condition of planning approval (see front of sheet).

BUILDING APPROVAL

SUBMIT FOR BUILDING PERMIT

SUBMITTAL
Submit design drawings, specifications, and all application materials to the building division at cityofboise.org/permits.

BUILDING PERMIT REVIEW

REVIEW
Building staff will review the project per the requirements of the **Building Code**.

OCCUPANCY
FINAL INSPECTION

Section Two

HOUSING TYPES

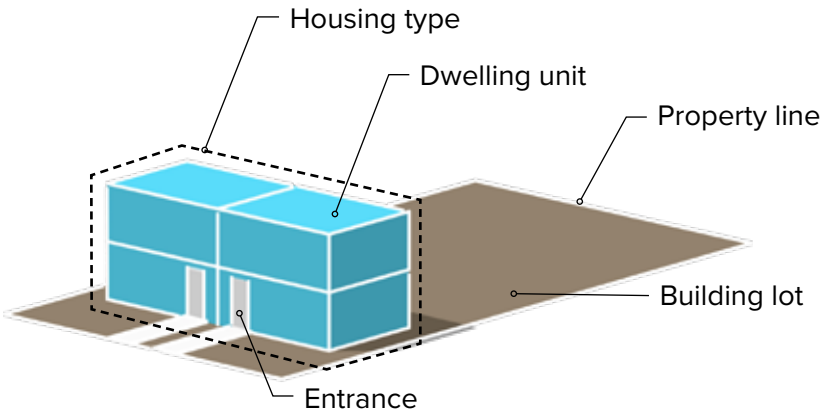
Visualize ways to incorporate new housing typologies, such as fourplexes, townhomes, and cottage villages, into Boise's urban fabric and learn the general zoning and building requirements for each housing type.

Neighborhood-Scale Housing Types

This section is intended to introduce different neighborhood-scale housing types that are available through the incentives, and to provide configuration options to help in the process of planning what housing type will best suit the specific site and project. Each housing type will begin with description, example photos, “considerations”, illustrations of possible site configurations, and examples of design benefits. The “considerations” will offer a general framework for significant items needed for each of the housing types. Each consideration is further detailed in Section Three. Additional zoning and design standards may apply depending on the specific needs of the project. It is important to verify all requirements through a thorough review of the Zoning Code and any applicable Building Codes, as well as consult with a City of Boise Planner and a qualified Design Professional to ensure full compliance.

ILLUSTRATION EXAMPLE

The following pages are examples of housing types that may be allowed in R-1 zones. The illustrations are intended to be diagrammatic, and not complete site plans. Note the layout and configuration of dwelling units in each housing type to understand the differences between them.



CONSIDERATION DEFINITIONS

LOT TYPE
Describes what lot type may be best suited to each housing type. Lot Types are further described in Section Three of this guide, “Site Planning Building Blocks.”

BUILDING ORIENTATION
Describes primary elements such as circulation and entrances in relationship to the street. Refer to Boise Zoning Code “11-03-03 Use-Specific Standards” and “11-04-06 Building Design.”

APPLICABLE BUILDING CODES
Describes what building code the housing type will likely be reviewed under. Refer to the City of Boise Adopted International Residential Code (IRC) or the City of Boise Adopted International Building Code (IBC).

REQUIRED PARKING
Describes required calculations for motor vehicle and bike parking. Refer to Boise Zoning Code “11-04-08.5 Minimum and Maximum Off-Street Parking Standards.”

SOLID WASTE MANAGEMENT
Describes requirements for trash, recycling, and composting for each housing type. Refer to City of Boise Solid Waste Design Standards document.

OPEN SPACE
Describes minimum open space requirements for each housing type. Refer to Boise Zoning Code “11-03-03 Use-Specific Standards” and Open Space Definition in “11-06-03 Definitions.”

PEDESTRIAN CIRCULATION
Describes the standards for pedestrian access and connectivity. Refer to Boise Zoning Code “11-04-07. Access and Connectivity.”

ACCESSIBLE UNITS
Describes if accessible units may be required on each housing type, and if a design professional is needed. Refer to the City of Boise Adopted International Building Code (IBC), ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities, and Fair Housing Act Accessibility Design Guidelines.

VISITABLE UNITS
Describes what makes a unit visitable, and which units should be visitable. Refer to the National Council on Independent Living.

DUPLEXES

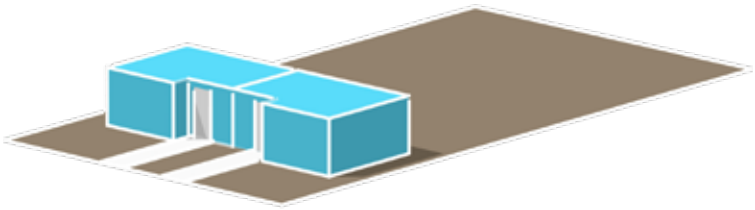
Two dwelling units in a primary structure on a single lot.

A duplex is a versatile housing option where two separate living units exist within a single building structure. Duplexes offer affordability and flexibility, accommodating various household sizes and lifestyles. By blending into existing neighborhoods, duplexes contribute to the diversity of our communities while providing residents with comfortable and accessible housing options.

Duplex Configurations

DUPLEX **SIDE BY SIDE**

Two attached units on a single lot, side-by-side.

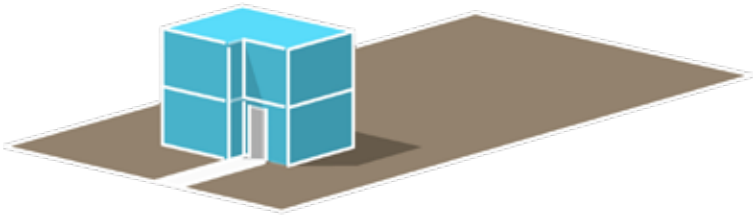


DESIGN BENEFITS:

- Mirrored floor plans and shared plumbing walls.
- Small, cost-effective footprint.
- Accessible or visitable unit on ground floor possible.

DUPLEX **STACKED**

Two attached units on a single lot, stacked.

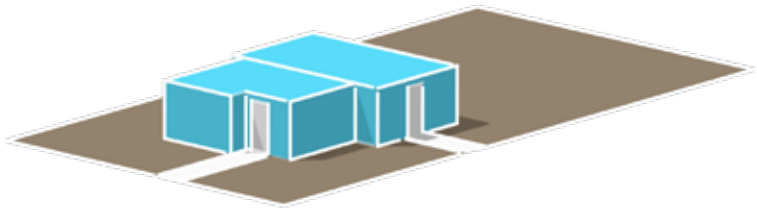


DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior stairway and common areas/utility chases.
- Accessible unit on ground floor.

DUPLEX **CORNER**

Two attached units on a single corner lot, side-by-side.



DESIGN BENEFITS:

- Separate entrances on each street.
- Possible mix of unit sizes.
- Accessible unit(s) on ground floor.

DUPLEX **CONVERSION**

Conversion of an existing single-family home into a duplex.

DESIGN BENEFITS:

- Conversions reduce cost and waste.
- Ideal for historic districts.
- Accessibility upgrade opportunities.

Duplex Requirements

CONSIDERATIONS

If developing this product, in addition to complying with the base zone standards (see Section One), the following are requirements specific to duplexes. (Boise Zoning Code 11-03-03.2.G) Additional zoning and design standards may be required.

LOT TYPE
Great for corner front-loaded, corner alley-loaded, interior front-loaded, and interior alley-loaded lots.

BUILDING ORIENTATION
Main entry facing each street.

APPLICABLE BUILDING CODE
International Residential Code (IRC).

REQUIRED PARKING*
UNITS WITH 1-3 BEDROOMS:
1 parking space per unit.

UNITS WITH 4 OR MORE BEDROOMS:
0.75 parking spaces per bedroom.

VAN ACCESSIBLE PARKING SPACE (can count towards total parking requirement): Not applicable.

BIKE PARKING: Not applicable.

DRIVEWAY WIDTH (if no alley is present): 9-20 feet.

OPEN SPACE
200 square feet of open space per unit (does not include driveways or parking areas). 25% of the required open space shall be permeable ground surface landscaping.

SOLID WASTE MANAGEMENT
3 Residential Bins per unit, (9 total) are required for Duplexes (1 trash + 1 compost + 1 recycling per unit recommended). See Section Three for siting and design.

PEDESTRIAN CIRCULATION
The pedestrian circulation system shall provide safe and convenient access to and from other residential units, mail and trash facilities, perimeter streets, and the following when applicable: parks, schools, public facilities, pathways, trails, parking areas, recreational facilities, amenities. Sidewalks crossing service drives shall be provided and clearly distinguishable.

ACCESSIBLE UNITS
Not applicable.

VISITABLE UNITS
Visitable design is preferred on all ground floor units. A home is visitable when it includes:

- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

**The length of the garage wall or combination of garage walls facing the street shall not exceed 50 percent of the total length of the facade. Garages that are set back a minimum of five feet further than the street-facing wall of the dwelling unit may be up to 60 percent of the total length of the facade.*

TRIPLEXES

Three dwelling units in a primary structure on a single lot.

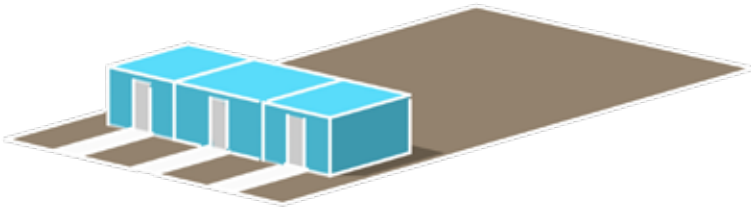
Triplexes have many design benefits including efficient use of space and resources. Whether stacking three units vertically, arranging them on a corner, or in a row, triplexes make great use of the available land, maximizing density without sacrificing living space. Each unit can have its own separate entrance, ensuring privacy for occupants. Additionally, shared walls between units can provide insulation and noise reduction, enhancing comfort and energy efficiency.

WASHINGTON STATE DEPARTMENT OF COMMERCE

Triplex Configurations

TRIPLEX **SIDE BY SIDE**

Three attached units on a single lot, side-by-side.

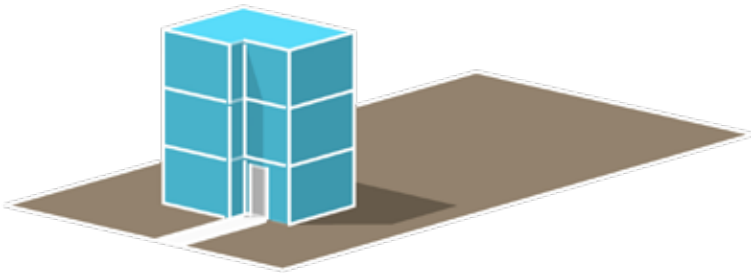


DESIGN BENEFITS:

- Mirrored floor plans and shared plumbing walls.
- Small, cost-effective footprint.
- Accessible or visitable unit on ground floor possible.

TRIPLEX **STACKED**

Three attached units on a single lot, side-by-side and stacked.

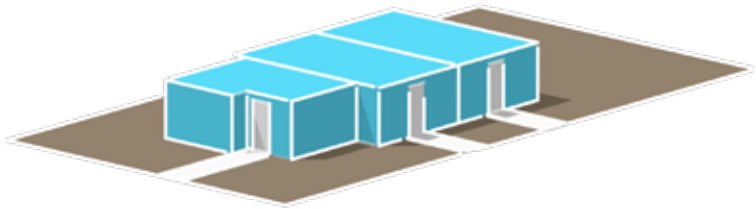


DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior stairway and common areas/utility chases.
- Accessible unit on ground floor.

TRIPLEX **CORNER**

Three attached units on a single corner lot, side-by-side and/or stacked.



DESIGN BENEFITS:

- Separate entrances on each street.
- Possible mix of unit sizes.
- Accessible or visitable unit on ground floor possible.

TRIPLEX **CONVERSION**

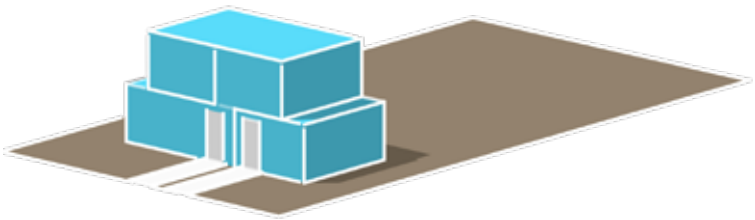
Conversion of an existing single-family home into a triplex.

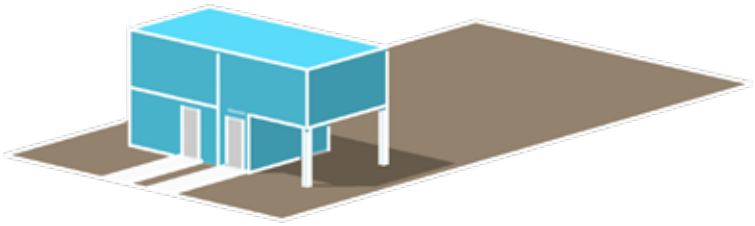
DESIGN BENEFITS:

- Conversions reduce cost and waste.
- Ideal for historic districts.
- Accessibility upgrade opportunities.

TRIPLEX **TWO OVER ONE**

Two side-by-side units above one ground-floor unit in a single building.



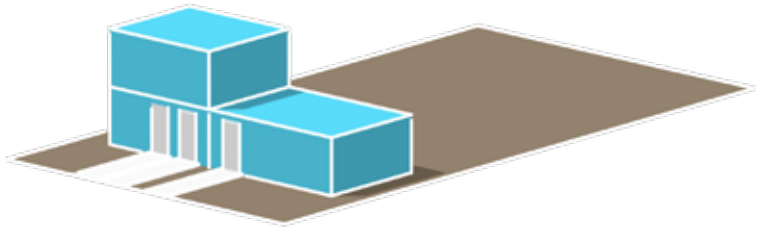


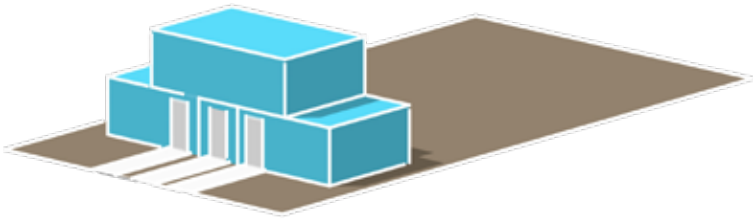
DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior stairway and common areas/utility chases.
- Accessible or visitable unit on ground floor possible.

TRIPLEX **ONE OVER TWO**

One unit above two side-by-side ground-floor units in a single building.





DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior or exterior stairway and common areas / utility chases.
- Accessible or visitable unit on ground floor possible.


Triplexes have many design benefits including efficient use of space and resources.

Triplex Requirements

CONSIDERATIONS

If developing this product, in addition to complying with the base zone standards (see Section One), the following are requirements specific to triplexes. (Boise Zoning Code 11-03-03.2.G) Additional zoning and design standards may be required.

LOT TYPE

Great for corner front-loaded, corner alley-loaded, interior front-loaded, and interior alley-loaded lots.

BUILDING ORIENTATION

Main entry facing each street.

APPLICABLE BUILDING CODE

- International Building Code (IBC).
- Licensed design professional recommended, but not required.

REQUIRED PARKING*

UNITS WITH 1-3 BEDROOMS:
1 parking space per unit.

UNITS WITH 4 OR MORE BEDROOMS:
0.75 parking spaces per bedroom.

VAN ACCESSIBLE PARKING SPACE (can count towards total parking requirement): 1 parking space.

BIKE PARKING: Not applicable.

DRIVEWAY WIDTH (if no alley is present): 20 feet.

OPEN SPACE

200 square feet of open space per unit (does not include driveways or parking areas). 25% of the required open space shall be permeable ground surface landscaping.

SOLID WASTE MANAGEMENT

3 Residential Bins per unit, (9 total) are required for Triplexes (1 trash + 1 compost + 1 recycling per unit recommended). In some cases, the number of bins required for this housing type may be calculated by total bedroom count. See Section Three for siting and design.

PEDESTRIAN CIRCULATION

The pedestrian circulation system shall provide safe and convenient access to and from other residential units, mail and trash facilities, perimeter streets, and the following when applicable: parks, schools, public facilities, pathways, trails, parking areas, recreational facilities, amenities. Sidewalks crossing service drives shall be provided and clearly distinguishable.

ACCESSIBLE UNITS

Not applicable.

VISITABLE UNITS

Visitable design is preferred on all ground floor units. A home is visitable when it includes:

- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

**The length of the garage wall or combination of garage walls facing the street shall not exceed 50 percent of the total length of the facade. Garages that are set back a minimum of five feet further than the street-facing wall of the dwelling unit may be up to 60 percent of the total length of the facade.*

FOURPLEXES

Four dwelling units in a primary structure on a single lot.

A fourplex is a comprised of four separate living units, typically arranged in a side-by-side or stacked configuration. Each unit may functions as an individual home, equipped with its own entrance or with a single shared entry. The design benefits of a fourplex include efficient use of space and resources. Shared walls between units provide insulation, promoting comfort and energy efficiency.

TONY MOODY

Fourplex Configurations

FOURPLEX **SIDE BY SIDE**

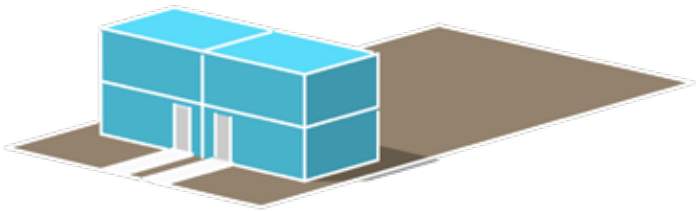
Four attached units on a single lot, side-by-side.

DESIGN BENEFITS:

- Mirrored floor plans and shared plumbing walls.
- Small, cost-effective footprint.
- Accessible or visitable unit on ground floor possible.

FOURPLEX **STACKED**

Four attached units on a single lot, side-by-side and stacked.

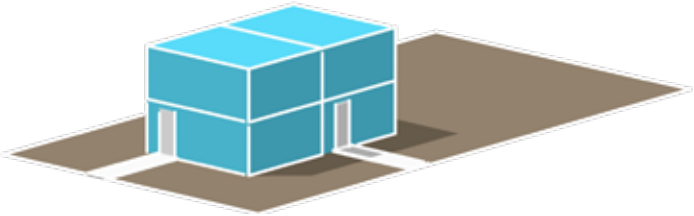


DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior stairway and common areas / utility chases.
- Accessible or visitable unit on ground floor possible.

FOURPLEX **CORNER**

Four attached units on a single corner lot, side-by-side and/or stacked.



DESIGN BENEFITS:

- Separate entrances on each street.
- Possible mix of unit sizes.
- Accessible units on ground floor possible.

FOURPLEX **CONVERSION**

Conversion of an existing single-family home into a fourplex.

DESIGN BENEFITS:

- Conversions reduce cost and waste.
- Ideal for historic districts.
- Accessibility upgrade opportunities.

Fourplex Requirements

CONSIDERATIONS

If developing this product, in addition to complying with the base zone standards (see Section One), the following are requirements specific to fourplexes. (Boise Zoning Code 11-03-03.2.G) Additional zoning and design standards may be required.

LOT TYPE

Great for corner front-loaded, corner alley-loaded, interior front-loaded, and interior alley-loaded lots.

BUILDING ORIENTATION

Main entry facing each street.

APPLICABLE BUILDING CODE

- International Building Code (IBC).
- Licensed design professional required.

REQUIRED PARKING*

UNITS WITH 1-3 BEDROOMS:
1 parking space per unit.

UNITS WITH 4 OR MORE BEDROOMS:
0.75 parking spaces per bedroom.

VAN ACCESSIBLE PARKING SPACE (can count towards total parking requirement): 1 parking space.

BIKE PARKING: Not applicable.

DRIVEWAY WIDTH (if no alley is present): 20 feet.

OPEN SPACE

200 square feet of open space per unit (does not include driveways or parking areas). 25% of the required open space shall be permeable ground surface landscaping.

SOLID WASTE MANAGEMENT

The number of bins required for this housing type are calculated by total bedroom count. Compost bins are not available for this housing type. See Section Three for design requirements.

PEDESTRIAN CIRCULATION

The pedestrian circulation system shall provide safe and convenient access to and from other residential units, mail and trash facilities, perimeter streets, and the following when applicable: parks, schools, public facilities, pathways, trails, parking areas, recreational facilities, amenities. Sidewalks crossing service drives shall be provided and clearly distinguishable.

ACCESSIBLE UNITS

Accessible Units may be required for this housing type. Consult with an Architect for specific code requirements.

VISITABLE UNITS

Visitable design is preferred on all ground floor units. A home is visitable when it includes:

- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

**The length of the garage wall or combination of garage walls facing the street shall not exceed 50 percent of the total length of the facade. Garages that are set back a minimum of five feet further than the street-facing wall of the dwelling unit may be up to 60 percent of the total length of the facade.*

TOWNHOUSES

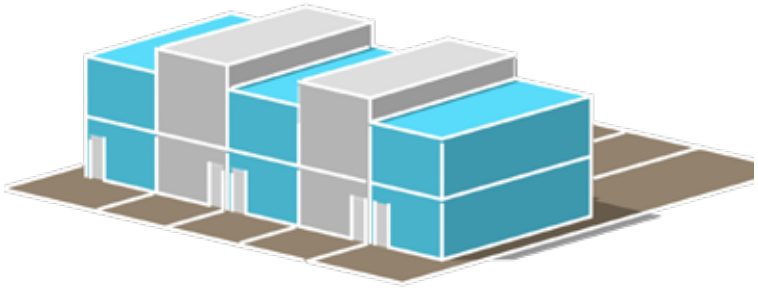
Attached, single-family homes on individual lots.

Townhouses are individual dwelling units attached side-by-side, sharing interior common walls along property lines that run from the foundation to the roof structure. This housing type is an excellent option for urban infill, as they provide efficient use of space and energy. Townhouses offer a more affordable homeownership option in denser areas, while also providing private outdoor space, and the option for shared community space.

Townhouse Configurations

TOWNHOUSES **ALLEY-LOADED**

Up to five attached single-family homes on separate lots
Additional attached homes require Design Review.

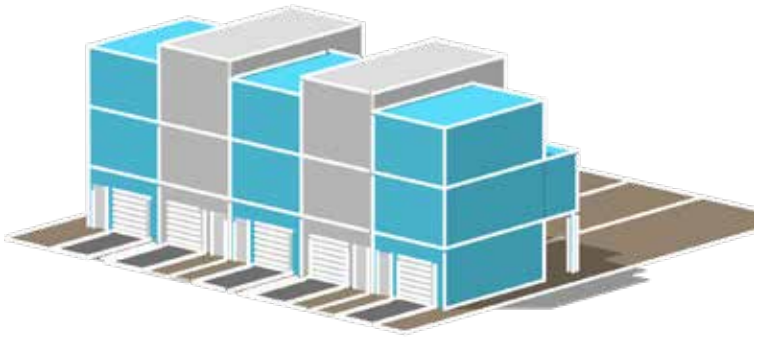


DESIGN BENEFITS:

- Single-family homes may be permitted under the International Residential Code.
- Small, cost-effective footprint.
- Mirrored floor plans and back-to-back plumbing walls.
- Accessible or visitable units on ground floor possible.

TOWNHOUSES **FRONT-LOADED**

Up to five attached single-family homes on separate lots.
Additional attached homes require Design Review.



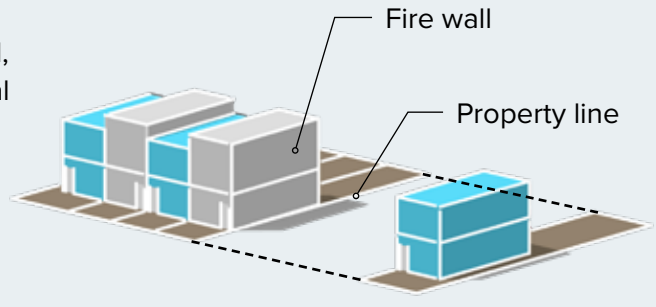
DESIGN BENEFITS:

- Single-family homes may be permitted under the International Residential Code.
- Small, cost-effective footprint.
- Mirrored floor plans and back-to-back plumbing walls.
- Accessible or visitable units on ground floor possible.

Townhouse Development

Townhomes are also known as 'attached-single-family homes', and are not considered multiple-family residential housing types. Instead, townhomes are permitted under the International Residential Code as single-family residential.

Townhomes are sited on individual building parcels (lots), and are attached to each other at the property line, separated by a fire wall.



Townhouse Requirements

CONSIDERATIONS

If developing this product, in addition to complying with the base zone standards (see Section One), the following are requirements specific to single-family attached. (Boise Zoning Code 11-03-03.2.E) Additional zoning and design standards may be required.

LOT TYPE
Great for interior alley-loaded lots.

BUILDING ORIENTATION
Main entries of each unit facing the street or shared open space.

APPLICABLE BUILDING CODE
International Residential Code (IRC).

REQUIRED PARKING
1 parking space per dwelling unit.

VAN ACCESSIBLE PARKING SPACE (can count towards total parking requirement): Not applicable.

BIKE PARKING: Not applicable.

DRIVEWAY WIDTH (if no alley is present): 9-20 feet.

OPEN SPACE
200 square feet of open space per unit (does not include driveways or parking areas). 25% of the required open space shall be permeable ground surface landscaping. Alternately, townhouses may be arranged around a shared private common space containing at least 10 percent of the project area with minimum dimensions of 15 feet in length and width. (does not include driveways, parking areas or side and front setbacks.)

SOLID WASTE MANAGEMENT
3 Residential Bins per unit, are required for Townhouses (1 trash + 1 compost + 1 recycling per unit recommended). See Section Three for siting and design.

PEDESTRIAN CIRCULATION
The pedestrian circulation system shall provide safe and convenient access to and from other residential units, mail and trash facilities, perimeter streets, and the following when applicable: parks, schools, public facilities, pathways, trails, parking areas, recreational facilities, amenities. Sidewalks crossing service drives shall be provided and clearly distinguishable.

ACCESSIBLE UNITS
Accessible Units may be required for this housing type, depending on specifics of project and site. Consult with an Architect for specific code requirements.

VISITABLE UNITS
Visitable design is preferred on all ground floor units. A home is visitable when it includes:

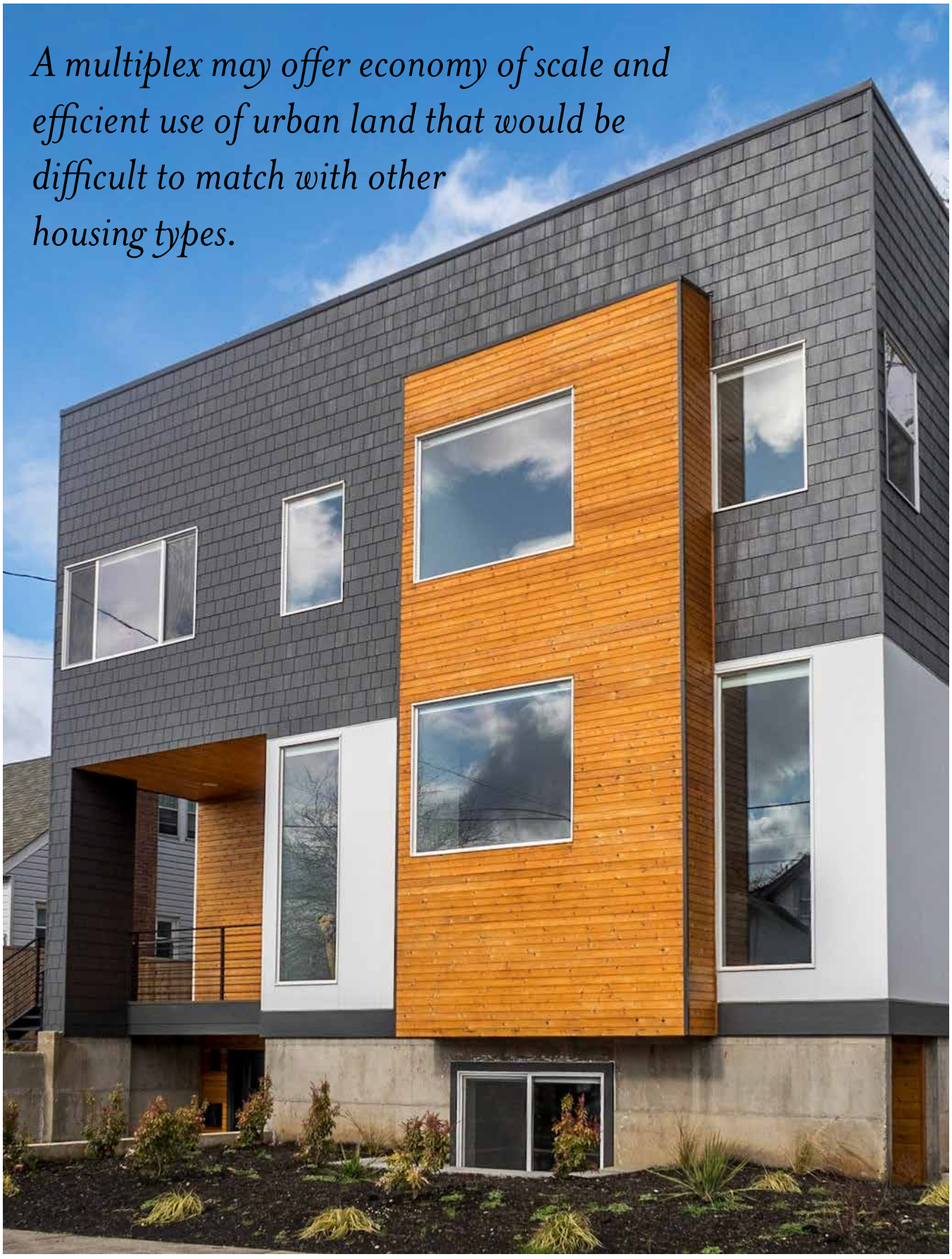
- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

NEIGHBORHOOD MULTIPLEXES

Five to twelve dwelling units in a single building on a single lot.

A building with 5-12 units on a single lot optimizes land use efficiently, while providing a sense of community by incorporating shared space and amenities. Well-designed multiplexes intentionally locate pedestrian circulation and shared space throughout the site and building for convenience and comfort. A multiplex may offer economy of scale and efficient use of urban land that would be difficult to match with other housing types.

SIGHTLINE INSTITUTE

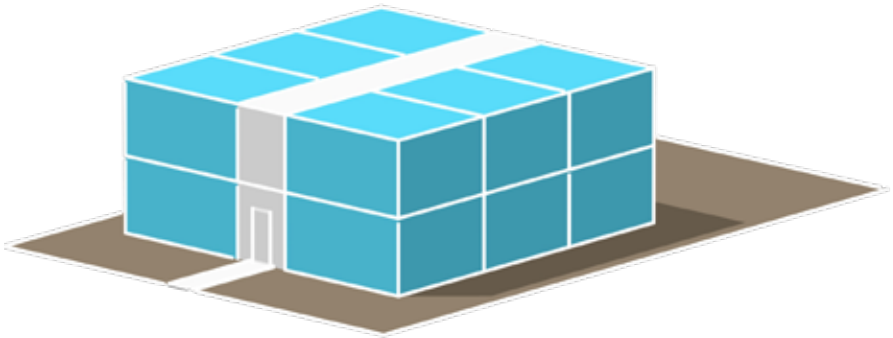


SIGHTLINE INSTITUTE

Neighborhood Multiplex Configurations

NEIGHBORHOOD MULTIPLEX

Multi-unit building on an interior lot with single or multiple entrances.

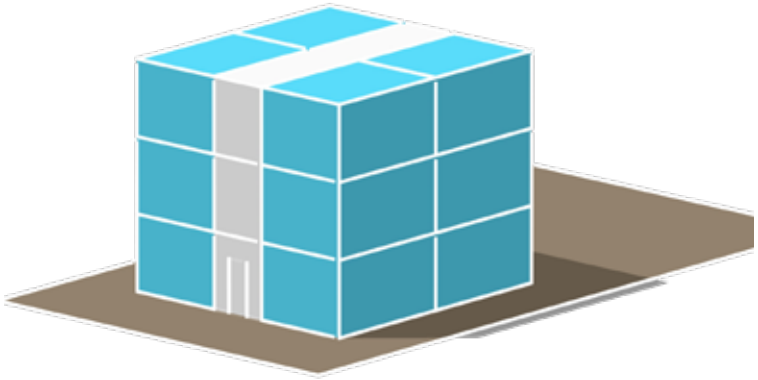


DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior or exterior stairway and common areas/utility chases.
- Accessible units possible on ground floor.

NARROW MULTIPLEX

Multi-unit building on an interior lot with single or multiple entrances.

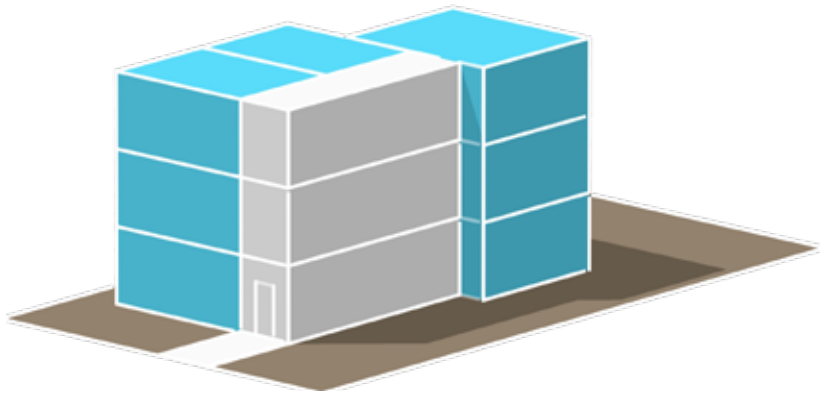


DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior or exterior stairway and common areas/utility chases.
- Accessible units possible on ground floor.
- Narrow and deep units accommodate narrow lot.

CORNER MULTIPLEX

Multi-unit building on a corner lot with single or multiple entrances.



DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior or exterior stairway and common areas/utility chases.
- Accessible units possible on ground floor.
- Separate entrances on each street possible.

Neighborhood Multiplex Requirements

CONSIDERATIONS

If developing this product, in addition to complying with the base zone standards (see Section One), the following are requirements specific to multiple-family housing. (Boise Zoning Code 11-03-03.2.H) Additional zoning and design standards may be required.

Building and site shall be designed for transition into the surrounding neighborhood to ensure compatibility between the development and the context around it. Factors to be considered are setbacks, building height, building materials, bulk, roof design, parking area locations, and landscaped area locations. Natural features and other potential site amenities shall be retained and incorporated into the design to the maximum extent possible.

LOT TYPE

Great for all types of alley-loaded lots.

BUILDING ORIENTATION

Main entry facing the street. If individual exterior entrances to dwelling units are not provided, an enclosed primary building entrance is required.

APPLICABLE BUILDING CODE

- International Building Code (IBC).
- Licensed design professional required.

REQUIRED PARKING

STUDIO / EFFICIENCY UNITS:
0.5 parking spaces per unit.

1-BEDROOM UNITS:
1 parking space per unit.

2-BEDROOM UNITS:
1.25 parking spaces per unit.

UNITS WITH 3 BEDROOMS OR MORE:
1.5 parking spaces per unit.

ELECTRIC VEHICLE CHARGING:
(Developments with 5 units or more)
5-10 TOTAL PARKING SPACES:
20% must be EV ready; 1 space must be EV installed.
11 OR MORE TOTAL PARKING SPACES:
20% must be EV ready; 10% must be EV installed

GUEST PARKING:
1 parking spaces per 10 dwelling units.

VAN ACCESSIBLE PARKING SPACE
(can count towards total parking requirement): 1 parking space.

PARKING REDUCTION:
50% reduction, if five or more units, and using Neighborhood Infill Incentive.

PARKING MAXIMUM:
125% of required minimum.

BIKE PARKING:
LONG TERM: 1 per studio or first bedroom -plus- 0.5 per each additional bedroom.
SHORT TERM: 1 per 10 dwelling units.

DRIVEWAY WIDTH (if no alley is present):
20-36 feet.

OPEN SPACE

30% of building footprint and with minimum dimensions of 15 feet in length and width (does not include driveways or parking areas). May include usable space within landscaped areas, internal pathways, balconies, patios, sun decks, pedestrian walkways, playground areas, swimming pools, and all other exterior or interior recreational areas. 25% of the required open space shall be permeable ground surface landscaping.

SOLID WASTE MANAGEMENT

The number of bins required for this housing type are calculated by total bedroom count. Compost bins are not available for this housing type. See Section Three for design requirements.

PEDESTRIAN CIRCULATION

The pedestrian circulation system shall provide safe and convenient access to and from other residential units, mail and trash facilities, perimeter streets, and the following when applicable: parks, schools, public facilities, pathways, trails, parking areas, recreational facilities, amenities. Sidewalks crossing service drives shall be provided and clearly distinguishable. Sidewalks shall be a minimum of five feet wide.

ACCESSIBLE UNITS

Accessible units may be required for this housing type. Consult with an Architect for specific code requirements.

VISITABLE UNITS

Visitable design is preferred on all ground floor units. A home is visitable when it includes:

- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

COURTYARD MULTIPLEXES

Three to twelve dwelling units attached and arranged around an open courtyard on a single lot.

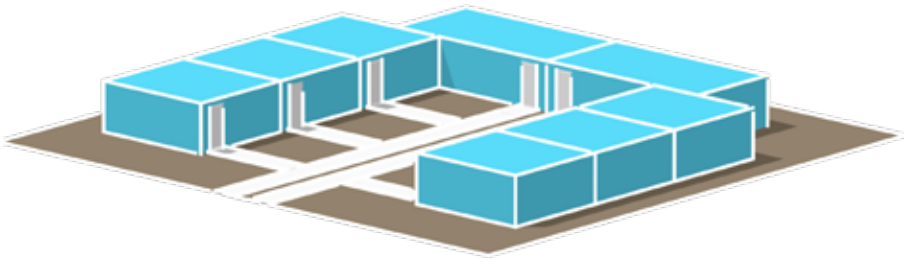
This housing type offers the benefits of a multiplex design, while featuring a compact and efficient layout. The multiplex court makes optimal use of available land fostering community connections. This arrangement prioritizes pedestrian-friendly layouts, green spaces, and shared amenities.

The multiplex court makes optimal use of available land while fostering community connections.

Courtyard Multiplex Configurations

COURTYARD MULTIPLEX

Multi-unit building(s) arranged around a courtyard on a single lot.

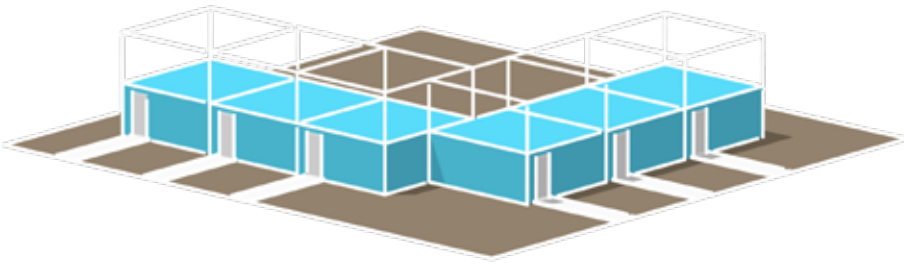


DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior or exterior stairway and common areas/utility chases.
- Accessible units possible on ground floor.
- Separate entrances on each unit possible.
- Courtyard may include private yards and/or common open spaces.

COURTYARD CORNER MULTIPLEX

Multi-unit building(s) arranged around a courtyard on a single lot.



DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior or exterior stairway and common areas/utility chases.
- Accessible units possible on ground floor.
- Separate entrances on each unit possible.
- Front of units may face public way and include private rear yards within courtyard space.

Courtyard Multiplex Requirements

CONSIDERATIONS

If developing this product, in addition to complying with the base zone standards (see Section One), the following are requirements specific to multiple-family housing (Boise Zoning Code 11-03-03.2.H). Additional zoning and design standards may be required.

Building and site shall be designed for transition into the surrounding neighborhood to ensure compatibility between the development and the context around it. Factors to be considered are setbacks, building height, building materials, bulk, roof design, parking area locations, and landscaped area locations. Natural features and other potential site amenities shall be retained and incorporated into the design to the maximum extent possible.

LOT TYPE

Great for all types of alley-loaded lots.

BUILDING ORIENTATION

Arranged around an outdoor common space, not including driveways or parking. Parking must be to side or rear, preferably in a single location.

APPLICABLE BUILDING CODE

- International Building Code (IBC).
- Licensed design professional required.

REQUIRED PARKING

STUDIO / EFFICIENCY UNITS:
0.5 parking spaces per unit.

1-BEDROOM UNITS:
1 parking space per unit.

2-BEDROOM UNITS:
1.25 parking spaces per unit.

UNITS WITH 3 BEDROOMS OR MORE:
1.5 parking spaces per unit.

ELECTRIC VEHICLE CHARGING:
(Developments with 5 units or more)
5-10 TOTAL PARKING SPACES:
20% must be EV ready; 1 space must be EV installed.
11 OR MORE TOTAL PARKING SPACES:
20% must be EV ready; 10% must be EV installed

GUEST PARKING:
1 parking spaces per 10 dwelling units.

VAN ACCESSIBLE PARKING SPACE
(can count towards total parking requirement): 1 parking space.

PARKING REDUCTION:
50% reduction, if five or more units, and using Neighborhood Infill Incentive.

PARKING MAXIMUM:
125% of required minimum.

BIKE PARKING:
LONG TERM: 1 per studio or first bedroom -plus- 0.5 per each additional bedroom.
SHORT TERM: 1 per 10 dwelling units.

DRIVEWAY WIDTH (if no alley is present):
20-36 feet.

OPEN SPACE

30% of building footprint and with minimum dimensions of 15 feet in length and width (does not include driveways or parking areas). May include usable space within landscaped areas, internal pathways, balconies, patios, sun decks, pedestrian walkways, playground areas, swimming pools, and all other exterior or interior recreational areas. 25% of the required open space shall be permeable ground surface landscaping.

SOLID WASTE MANAGEMENT

The number of bins required for this housing type are calculated by total bedroom count. Compost bins are not available for this housing type. See Section Three for design requirements.

PEDESTRIAN CIRCULATION

The pedestrian circulation system shall provide safe and convenient access to and from other residential units, mail and trash facilities, perimeter streets, and the following when applicable: parks, schools, public facilities, pathways, trails, parking areas, recreational facilities, amenities. Sidewalks crossing service drives shall be provided and clearly distinguishable.

ACCESSIBLE UNITS

Accessible units may be required for this housing type. Consult with an Architect for specific code requirements.

VISITABLE UNITS

Visitable design is preferred on all ground floor units. A home is visitable when it includes:

- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

COTTAGE VILLAGES

Three to twelve dwelling units, detached and under 1,000 square feet, on a single lot.

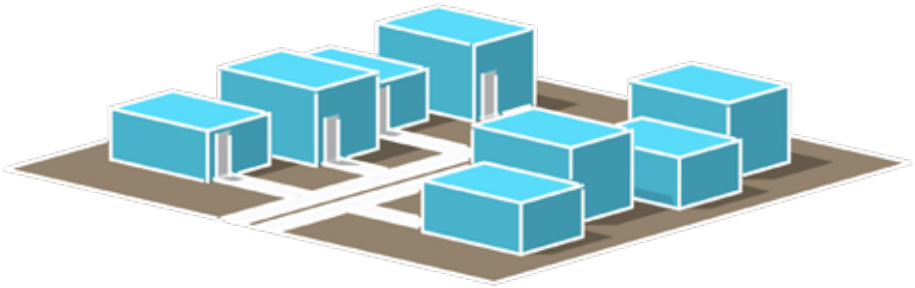
Cottage villages offer a community environment with individual dwellings designed in a cohesive architectural style. The design benefits include shared outdoor space, which fosters a sense of community while still providing residents with privacy. Cottage villages feature compact and efficient layouts, making optimal use of available land while prioritizing pedestrian-friendly layouts, green spaces, and shared amenities.

TONY MOODY

Cottage Village Configurations

COTTAGE VILLAGE

Multiple detached units (1,000 gross sq. ft., max. - not including detached garages) on a single lot.



DESIGN BENEFITS:

- Possible mix of unit sizes.
- Interior or exterior stairway and common areas/utility chases.
- Accessible units possible on ground floor.
- Separate entrances on each unit possible.
- Front of units may face public way and include private rear yards within courtyard space.

Cottage Village Requirements

CONSIDERATIONS

If developing this product, in addition to complying with the base zone standards (see section one), the following are requirements specific to cottage villages (Boise Zoning Code 11-03-03.2.D). Additional zoning and design standards may be required.

LOT TYPE
Great for all types of alley-loaded lots.

BUILDING ORIENTATION
Arranged around an outdoor common space, not including driveways or parking.

APPLICABLE BUILDING CODE
International Residential Code (IRC).

REQUIRED PARKING
Parking must be to side or rear, preferably in a single location. 1 parking space per dwelling unit.

PARKING REDUCTION:
50% reduction, if five or more units, and using Neighborhood Infill Incentive. Refer to Section One for an overview of the Neighborhood Infill Incentive.

PARKING MAXIMUM:
125% of minimum required.

BIKE PARKING:
LONG TERM: 1 per studio or first bedroom -plus- 0.5 per each additional bedroom.
SHORT TERM: 1 per 10 dwelling units.

DRIVEWAY WIDTH (if no alley is present): 20-36 feet.

OPEN SPACE
Individual cottages shall be clustered around a shared private common space containing at least 10 percent of the project area with minimum dimensions of 15 feet in length and width (does not include driveways, parking areas). 25% of the required open space shall be permeable ground surface landscaping.

SOLID WASTE MANAGEMENT
The number of bins required for this housing type are calculated by total bedroom count. Compost bins are not available for this housing type. See Section Three for design requirements.

PEDESTRIAN CIRCULATION
The pedestrian circulation system shall provide safe and convenient access to and from other residential units, mail and trash facilities, perimeter streets, and the following when applicable: parks, schools, public facilities, pathways, trails, parking areas, recreational facilities, amenities. Sidewalks crossing service drives shall be provided and clearly distinguishable.

ACCESSIBLE UNITS
Accessible Units may be required for this housing type, depending on specifics of project and site. Consult with an Architect for specific code requirements.

VISITABLE UNITS
Visitable design is preferred on all ground floor units. A home is visitable when it includes:

- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

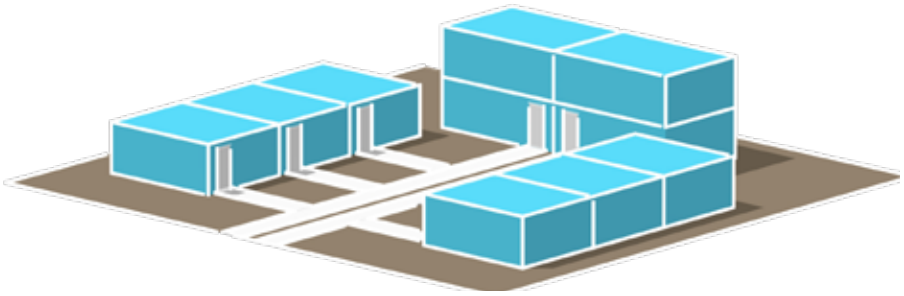
COMBINATION DEVELOPMENT

Up to twelve dwelling units, arranged in various housing types, on a single lot.

Any combination of buildings with a total up to 12 units on a single lot is a versatile option depending on lot type and various site conditions. A combindation development provides flexibility to incorporate existing structures ir unique site features. This arrangement can be done in a court arrangement or otherwise. Working with a design professional to help decide what is best for the individual project can significantly improve the lifetime value of your site.

Combination Development Configurations

COTTAGE COURT + FOURPLEX



DESIGN BENEFITS:

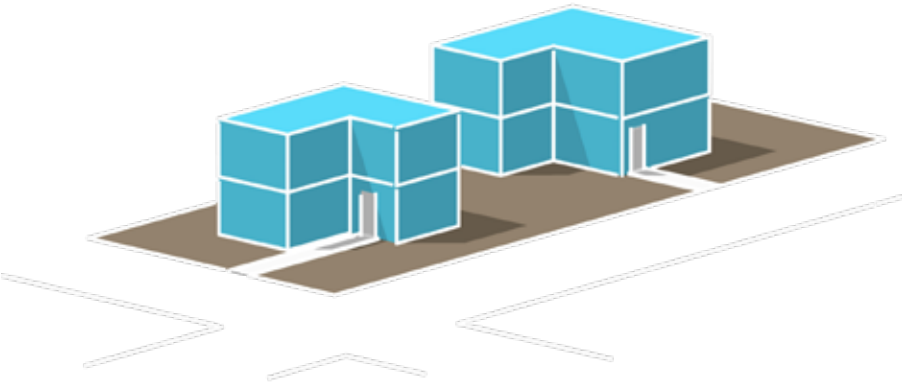
- Possible mix of unit sizes.
- Ideal for 1-2 story neighborhoods.
- Units may have private or common open space.
- Parking may be located per site access at side or rear.
- Safe pathways required to connect all dwelling units, parking, and amenities to public way.

MULTIPLEX CORNER + TRIPLEX + DUPLEX

DESIGN BENEFITS:

- Possible mix of unit sizes.
- 1-3 stories possible.
- Units may have private or common open space.
- Parking may be located per site access and remote from dwelling units.
- Safe pathways required to connect all dwelling units, parking, and amenities to public way.

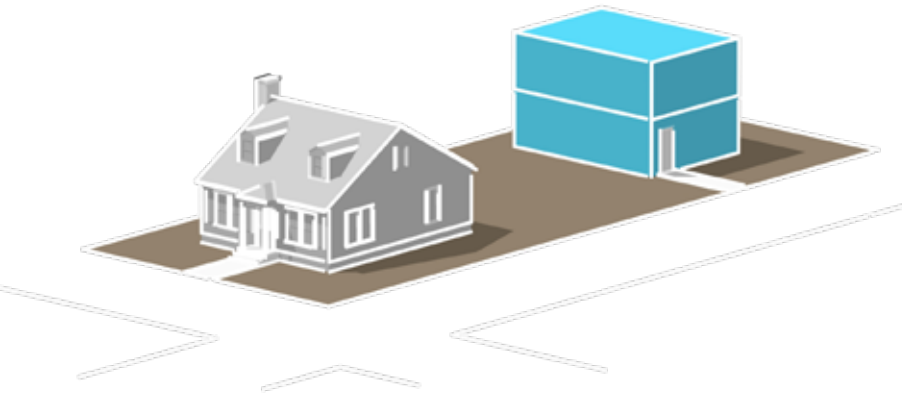
TWO DUPLEXES



DESIGN BENEFITS:

- Possible mix of unit sizes.
- Ideal for 1-2 story neighborhoods.
- Parking may be separated per building and located per site access.
- Safe pathways required to connect each building to parking, amenities, and public way.

EXISTING SINGLE HOME + DUPLEX



DESIGN BENEFITS:

- Existing residence is preserved.
- 1-2 stories possible.
- Buildings may have private or common open space.
- Parking may be separated per building and located per site access.
- Safe pathways required to connect each building to parking, amenities, and public way.

Combination Development Requirements

CONSIDERATIONS

If developing this product, in addition to complying with the base zone standards (see Section One), the following are requirements specific to multiple-family housing (Boise Zoning Code 11-03-03.2.H). Additional zoning and design standards may be required.

Flexibility upon planning review for these types will be project-by-project specific. Generally, building and site shall be designed for transition into the surrounding neighborhood to ensure compatibility between the development and the context around it. Factors to be considered are building orientation, setbacks, building height, building materials, bulk, roof design, parking area locations, access, and open space locations. Natural features and other potential site amenities shall be retained and incorporated into the design to the maximum extent possible.

LOT TYPE

Great for all types of lots. Housing types should conform to the characteristics of the site.

BUILDING ORIENTATION

Main entry facing the street. If individual exterior entrances to dwelling units are not provided, an enclosed primary building entrance is required.

APPLICABLE BUILDING CODE

BUILDINGS WITH 3 OR MORE UNITS:
International Building Code (IBC). (Licensed design professional required.)

BUILDINGS WITH 1 TO 2 UNITS:
International Residential Code (IRC).

REQUIRED PARKING

STUDIO / EFFICIENCY UNITS:
0.5 parking spaces per unit.

1-BEDROOM UNITS:
1 parking space per unit.

2-BEDROOM UNITS:
1.25 parking spaces per unit.

UNITS WITH 3 BEDROOMS OR MORE:
1.5 parking spaces per unit.

ELECTRIC VEHICLE CHARGING:
EV Parking requirements apply if any buildings in the development are reviewed under the IBC. See Boise Zoning Code "11-04-08.6 Electric Vehicle (EV) Parking Spaces."

GUEST PARKING:
1 parking spaces per 10 dwelling units.

VAN ACCESSIBLE PARKING SPACE
(can count towards total parking requirement): 1 parking space.

PARKING REDUCTION:
50% reduction, if five or more units, and using Neighborhood Infill Incentive.

PARKING MAXIMUM:
125% of required minimum.

BIKE PARKING:
LONG TERM: 1 per studio or first bedroom -plus- 0.5 per each additional bedroom.
SHORT TERM: 1 per 10 dwelling units.

DRIVEWAY WIDTH (if no alley is present):
20-36 feet.

OPEN SPACE

30% of building footprint and with minimum dimensions of 15 feet in length and width (does not include driveways or parking areas). May include usable space within landscaped areas, internal pathways, balconies, patios, sun decks, pedestrian walkways, playground areas, swimming pools, and all other exterior or interior recreational areas. 25% of the required open space shall be permeable ground surface landscaping.

SOLID WASTE MANAGEMENT

The number of bins required for this housing type are calculated by total bedroom count. Compost bins are not available for this housing type. See Section Three for more information and design requirements.

PEDESTRIAN CIRCULATION

The pedestrian circulation system shall provide safe and convenient access to and from other residential units, mail and trash facilities, perimeter streets, and the following when applicable: parks, schools, public facilities, pathways, trails, parking areas, recreational facilities, amenities. Sidewalks crossing service drives shall be provided and clearly distinguishable. Sidewalks shall be a minimum of five feet wide.

ACCESSIBLE UNITS

Accessible Units may be required for this housing type, depending on specifics of project and site. Consult with an Architect for specific code requirements.

VISITABLE UNITS

Visitable design is preferred on all ground floor units. A home is visitable when it includes:

- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

Section Three

SITE PLANNING BUILDING BLOCKS

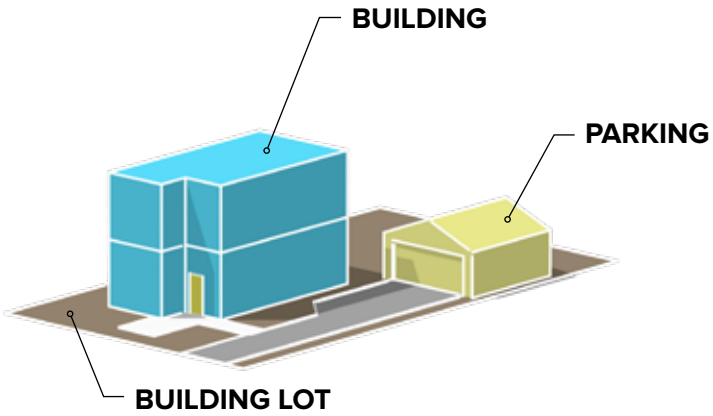
Navigate the intricacies of site planning, from parking solutions to solid waste management, to enhance livability for residents.

Site Planning Building Blocks

The following pages describe the various elements of site and building planning. These examples are intended to inspire a comprehensive approach to planning a project, taking each individual design element, and synthesizing them into a cohesive plan. Successful designs take into consideration the context of existing neighborhood, character, materiality, and surrounding qualities.

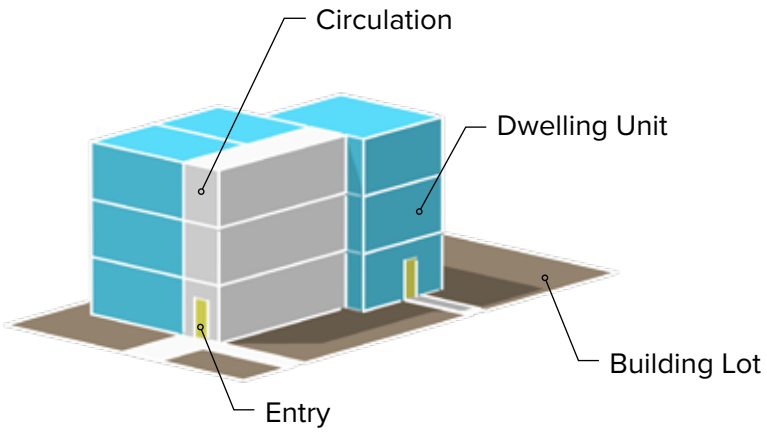
SITE PLANNING EXAMPLE

The first step in creating a successful development plan is understanding the site - existing conditions, lot orientation and lot type, and features of the surrounding neighborhood. This section provides an overview of the primary elements required to create a succesful site plan.



BUILDING AND UNIT PLANNING EXAMPLE

The type, size, and configuration of the building is dependent upon the site conditions. This section provides components of a successful building plan.



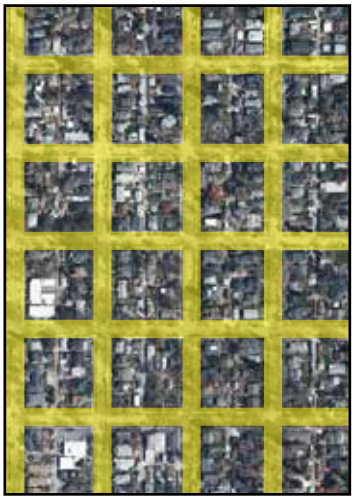
CONSIDERATION DEFINITIONS

For the definitions, see page 21 in Section Two of this guidebook, Neighborhood Scale Housing Types.

LOT TYPES

Boise has building parcels (building lots) of different sizes and shapes, but all of them may be categorized into a few simple lot type configurations. Analyzing these lot types is a useful tool in planning and designing a multiple-family development, as the size and configuration of the building is dependent on the characteristics of the site. Understanding the qualities of each lot type is critical to designing a successful development.

Common Development Patterns



GRID SYSTEM

One of the earliest development patterns in the U.S. is the grid system, a network of public streets and alleys intersecting at 90-degrees to each other, creating building lots in the interim spaces. Streets and alleys may also intersect at an angle, similar to the intersection of Downtown Boise and the North End Neighborhood. This pattern offers substantial advantages in traffic mitigation, walkability, and utility planning.

ALLEY-LOADED LOTS have valuable development potential, since parking and vehicular access do not compete for front yard access. Trash, fire, and other services do not need to be located internally.

SUBURBAN SYSTEM

Following WWII, most cities in the U.S. began experimenting with a development pattern that prioritized the movement of the automobile and the building of single-family homes with attached garages. This development pattern eliminated alleys, and created wide lots to accommodate drives and multiple-car garages.

FRONT-LOADED LOTS require careful parking, trash, and fire access planning, since all service drives will take up space in the front of the lot.

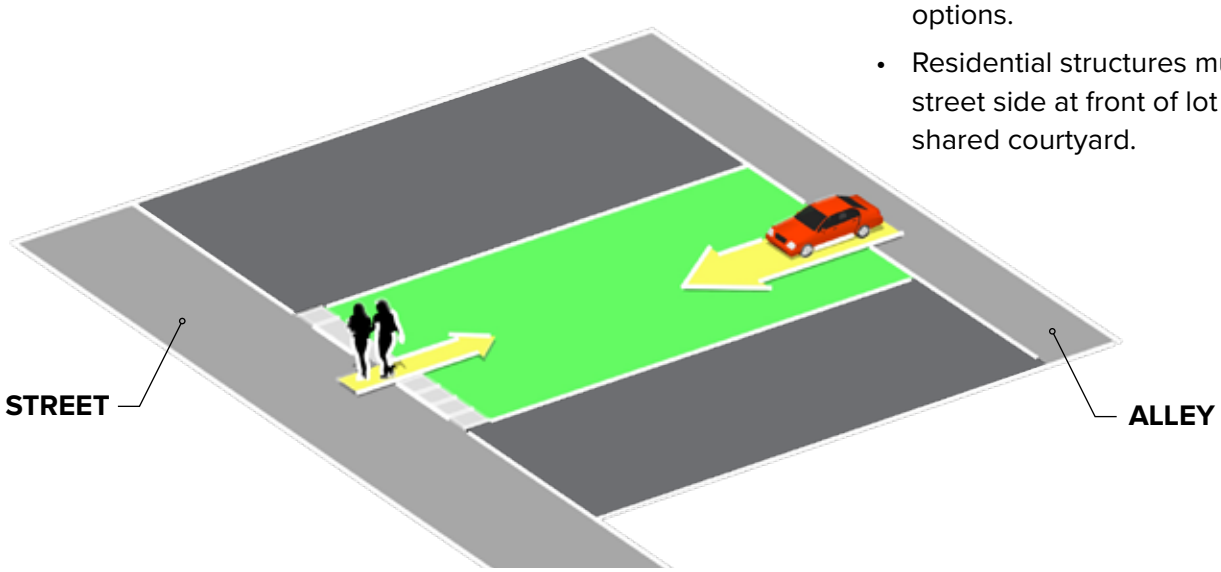
Alley-Loaded Lot Configurations

INTERIOR ALLEY-LOADED

Lot surrounded on two sides by adjacent lots. Vehicular access at alley, and pedestrian access via street-side at front of lot.

CHARACTERISTICS:

- Separation of pedestrian and vehicular access provides many multiple-family development options.
- Residential structures must face street side at front of lot or a shared courtyard.

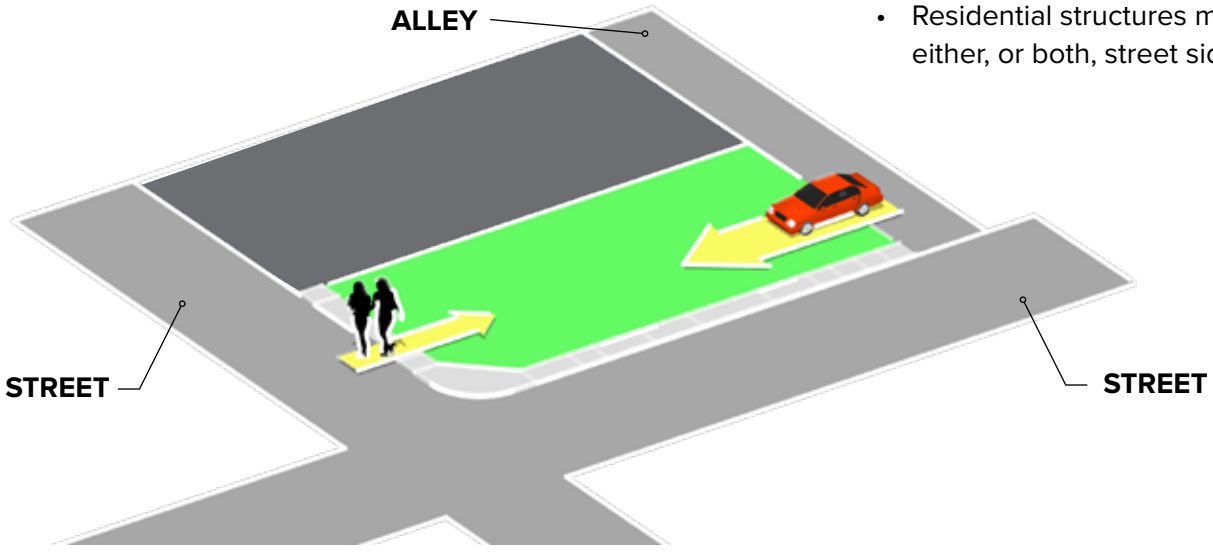


CORNER ALLEY-LOADED

Lot surrounded on two sides by streets, one side by alley, and one side by adjacent lot. Vehicular access at alley, and pedestrian access via street-side at front of lot.

CHARACTERISTICS:

- Separation of pedestrian and vehicular access provides many multiple-family development options.
- Residential structures may face either, or both, street sides.



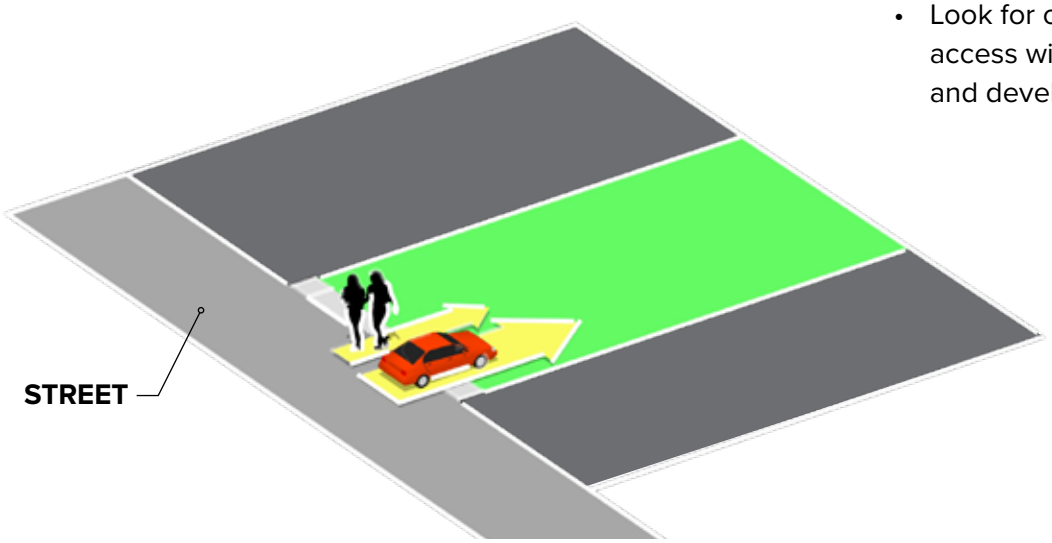
Front-Loaded Lot Configurations

INTERIOR FRONT-LOADED

Lot surrounded on at least two sides by adjacent lots. Vehicular and pedestrian access via street-side at front of lot.

CHARACTERISTICS:

- Vehicle parking, drive, and pedestrian access located in front yard.
- Look for opportunities to share access with adjacent properties and developments.

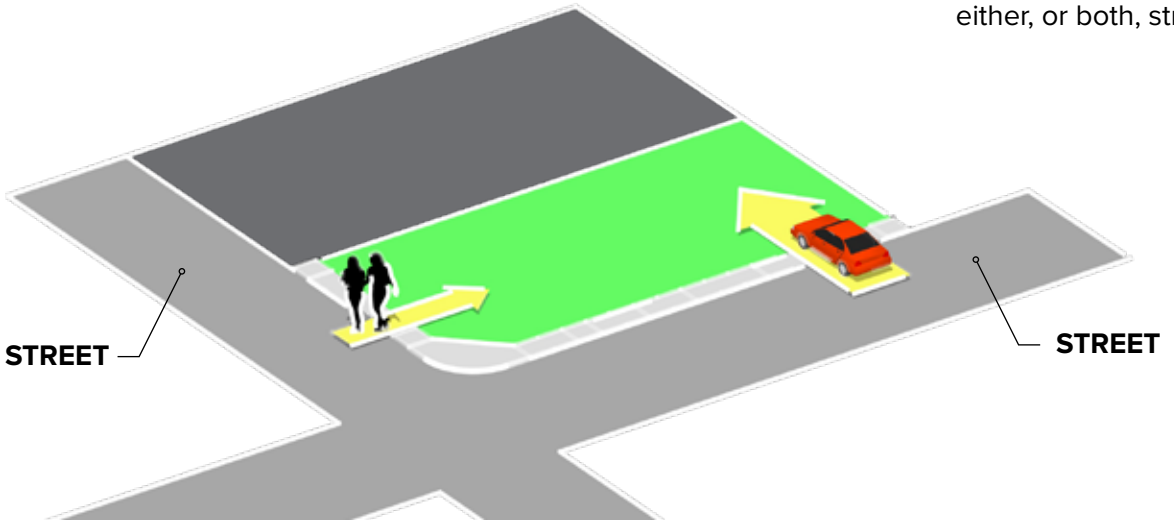


CORNER FRONT-LOADED

Lot surrounded on two sides by streets, and two sides by adjacent lots. Vehicular access via alley, and pedestrian access via street-side at front of lot.

CHARACTERISTICS:

- Separation of pedestrian and vehicular access provides many multiple-family development options.
- Residential structures may face either, or both, street sides.



Boise Development Patterns

SOUTH BOISE NEIGHBORHOOD, 2023

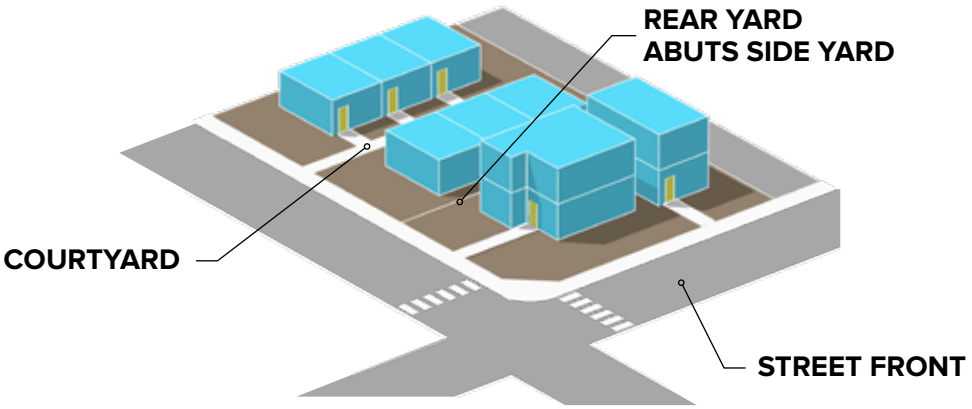
BUILDING ORIENTATION

The relationship between the buildings and the public way is an important consideration when planning a residential development. Existing neighborhood patterns should be maintained, and buildings should be oriented in a way that decreases impact to neighboring properties. This can be achieved by paying careful attention to entries, setbacks, parking access, and privacy.

Planning Considerations

BUILDING ORIENTATION

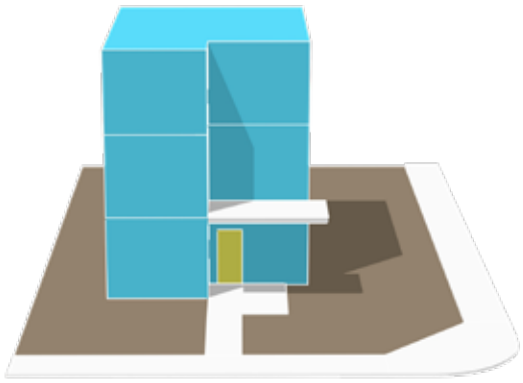
Buildings should face the primary street or public way on the property, except for courtyard buildings, which must face toward a public or semi-private courtyard area. Be mindful of impacts to neighboring properties when rear yards abut side yards as in the illustration below.



- Front entrance facing street or public way.
- Courtyard buildings may face toward a shared courtyard area.
- Primary structures must be sited in front of all secondary and accessory structures, as well as parking areas.

ENTRYWAY

Each residential structure must have one primary entry that includes a front door, landing, and weather-proof cover meeting the accessibility requirements of the building type, (see Section Two - Housing Types). Entries must also meet the following requirements:



Multiple-family building with a covered entry, landing, and an accessible pathway connected to the public way.

Front Door

Primary front door must face the addressed street (or public way). Courtyard buildings must include a front door that faces the courtyard and is reasonably visible from the public way.

Connectivity

Primary front door must connect to public way and/or parking via safe and accessible pathway(s).

Additional/Secondary Entry Doors

Additional entry doors may face side and rear yards and must be inter-connected to primary entry, parking, and public way via a safe and accessible pathway.

BUILDING DESIGN BY LOT TYPE

Consider the opportunities and limitations of the building lot, and design the building to take advantage of the lot's best qualities. **Narrow, interior lots** prevent wide expansive plans, thereby encouraging taller, thinner building types. **Wide, front-loaded lots** offer opportunities for expansive plans, but parking access may be a challenge. **Corner lots** offer greater access to the public way, and may offer many development options.

NARROW LOT **WIDE LOT** **CORNER LOT**

SOLAR ORIENTATION

Building placement, open space planning, doors, windows, and overhang design should all account for daylighting, shading, and present or future solar power opportunities.

ADAPTABILITY & FUTURE USES

When planning the building placement and layout, consider possible future uses for the site, including the addition or consolidation of dwelling units.

PRIVACY

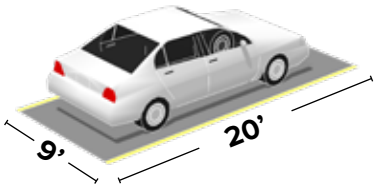
Carefully design doors, windows, outdoor spaces, and parking to provide reasonable privacy and minimize impacts to building residents and existing neighbors.

REQUIRED PARKING

Multiple-family developments must adhere to parking standards to ensure that residents have safe and adequate parking available on-site. This section outlines the basic units of parking in the form of parking spaces, and how those elements must work together with other site features, such as connected pathways, building entrances, and public sidewalks, in order to safe and efficiently serve the residents of the development.

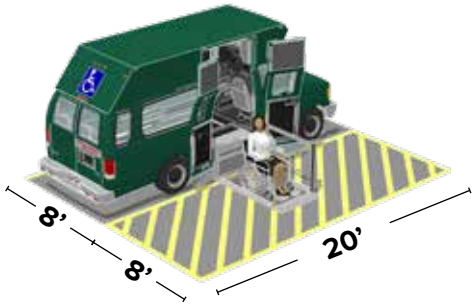
Parking Requirements

Minimum parking requirements by housing type can be found in Section Two and in Boise's Zoning Code. When planning a development, be sure to explore available parking reductions to provide a best-fit parking solution for your project.



STANDARD PARKING SPACES

Standard parking spaces are 9'-0" wide x 20'-0" deep. Compact parking spaces are 7'-6" wide x 15'-0" deep, and may be approved under certain conditions.

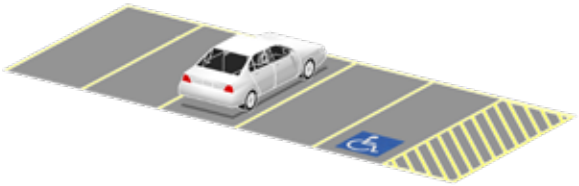


VAN ACCESSIBLE PARKING SPACES

Van accessible parking spaces are a combination of an 8'-0" wide x 20'-0" deep parking space with an attached clear aisle of equal size to the right (passenger side) of the accessible space. Accessible parking spaces are required in certain residential developments according to national and local codes.

Parking Design

Parking may be arranged on site in a variety of ways according to total parking count, site conditions, and building orientation. Some common parking configurations are parking lots (or parking rows), covered parking, and garage parking.

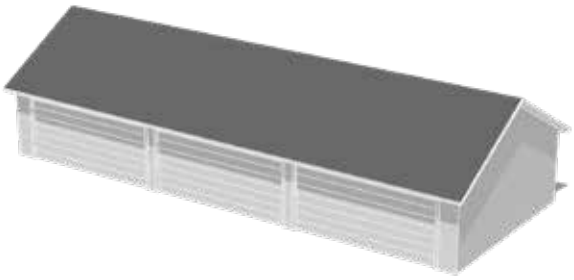


PARKING LOT

Parking lots of 10 spaces or more in a row require landscape screening. Parking access aisles, drives, turnaround / backup space may also be required according to the configuration. Parking spaces require a wheel-stop or curb to prevent overhang into sidewalks or landscape areas.

COVERED PARKING LOT

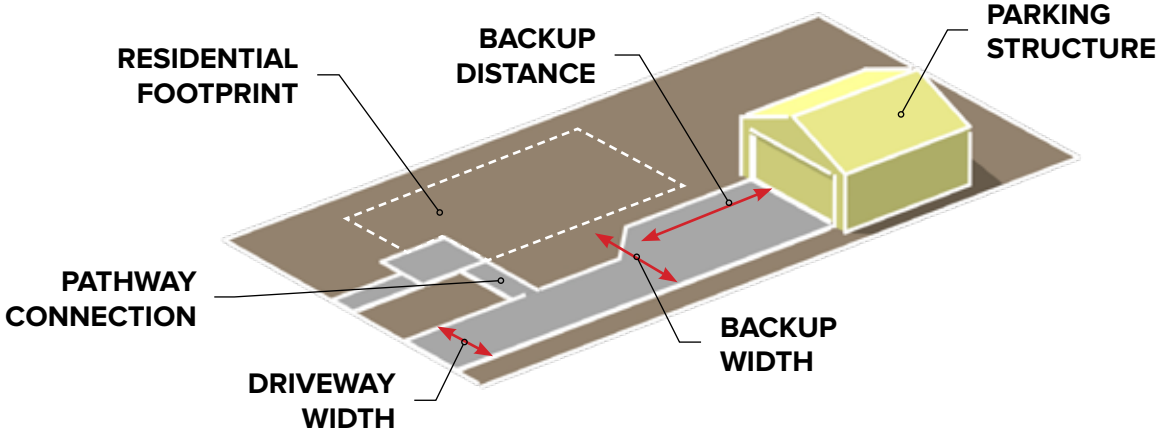
Parking areas may be covered by a roof and bordered by partition walls, screens, or other elements as long as parking clearances are maintained and accessible aisle-ways are covered and clear. Roof structure should be designed to local standards for vertical and lateral support.



GARAGE PARKING

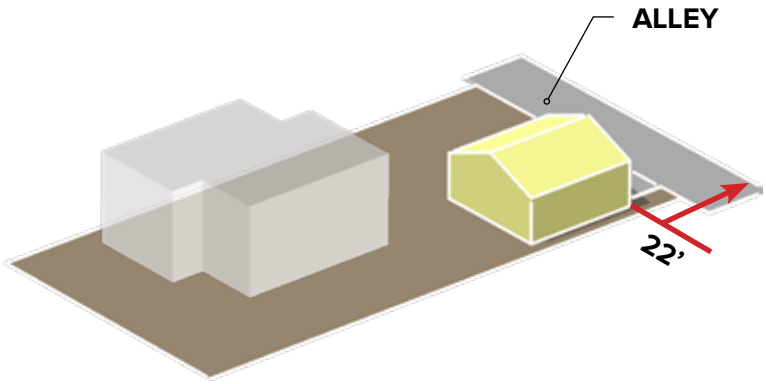
Parking spaces may be contained within a garage building. Note garage door clearances relative to parking spaces, and accessible parking spaces and aisle should be carefully designed to meet ADA standards when located inside a garage.

COMPONENTS OF PARKING DESIGN



Traditional Parking Configurations

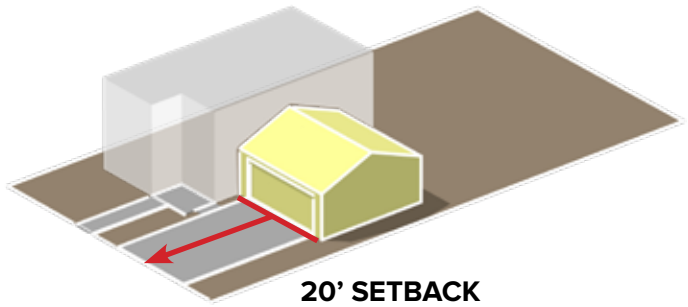
ALLEY PARKING



NOTES:

- Where an alley is present, parking must be accessed via alley.
- Provide 22-feet of backup space from edge of parking to opposite side of alley.

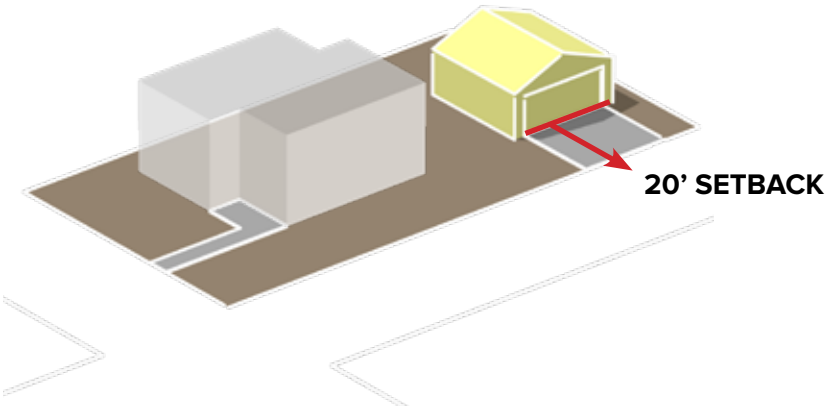
FRONT PARKING



NOTES:

- Wide curb cut may be required for 2-car driveways as shown.

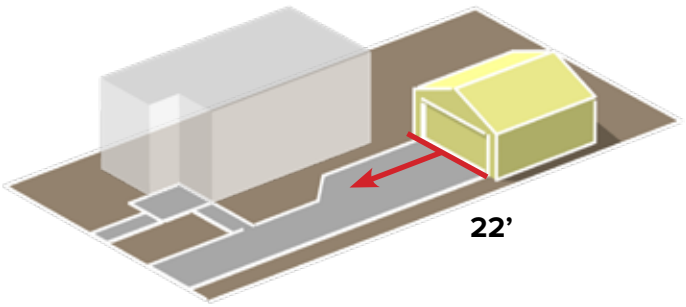
CORNER LOT PARKING

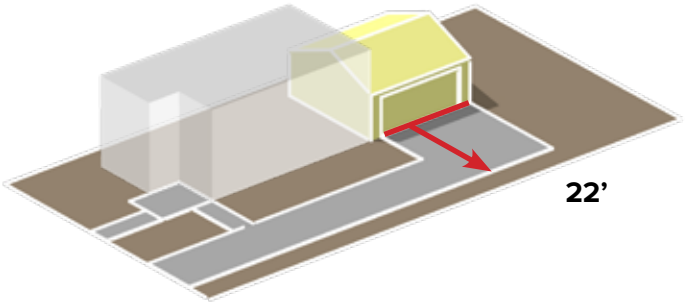


NOTES:

- Wide curb cut may be required for 2-car driveways as shown.
- Parking off local street or secondary roadway preferred.

REAR PARKING



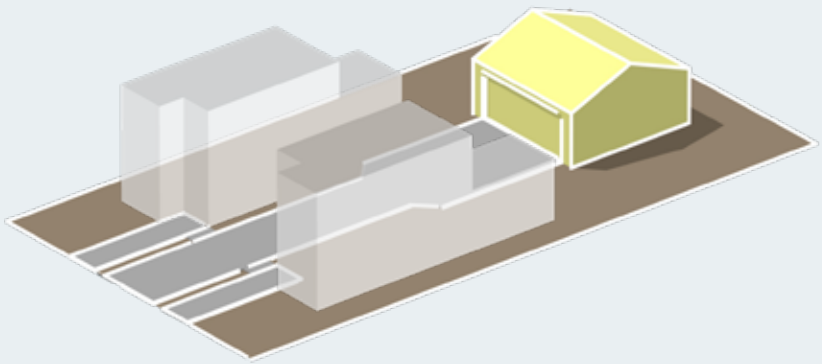


NOTES:

- For **FLARED DRIVEWAYS**, provide 22-feet of backup space at parking area as shown.
- For **TRANSITION DRIVEWAYS**, provide 22-feet of backup space at parking area as shown.

Consolidated Parking

Shared parking, shared access, and shared driveways are encouraged where possible.



Bicycle Parking Requirements

For multiple-family residential developments, the following bicycle parking is required:

LONG TERM PARKING

1 space per studio or first bedroom and 0.5 spaces for each additional bedroom.

SHORT TERM PARKING

1 space per 10 dwelling units. If more than 10 bicycle parking spaces are required, a minimum of 10 percent of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.

LONG-TERM BICYCLE PARKING REQUIREMENTS (FOR RESIDENTS)

- Parking shall be enclosed, covered and secured, or attended, and connected to a public way and/or an on-site pathway. Covered bicycle parking includes but is not limited to a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers. All bicycle parking lockers and structures shall be located outside of the required setbacks.
- Spaces shall not be located within dwelling units or within deck or patio areas accessory to dwelling units.
- Not less than 50 percent of required long-term spaces shall be accessible and not require the use of stairs or an elevator.

SHORT-TERM BICYCLE PARKING REQUIREMENTS (FOR VISITORS)

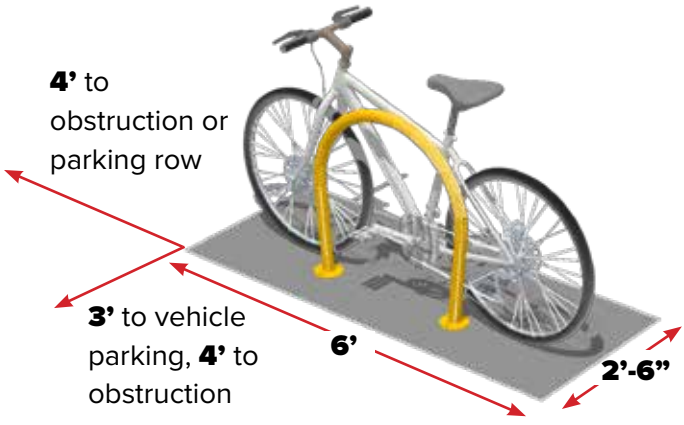
- Spaces shall be located within 50 feet from the main entrance of the building.
- Are easily accessed from the street and protected from motor vehicles.
- Are visible to passers-by to promote usage and enhance security.
- Do not impede or interfere with pedestrian traffic or routine maintenance activities when bicycles are parked at/in them.
- Do not block access to buildings, bus boarding or freight loading.

Bicycle Parking Design Standards

- No more than 25 percent of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.
- Standard bicycle parking spaces shall be a minimum of 6-feet long and 2.5-feet wide.
- Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.
- A 4-foot wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or potential obstructions.
- 3.5-feet of clearance shall be provided between bicycle parking spaces and vehicle parking spaces or travel lanes for the opening of passenger-side doors.
- All bicycle parking spaces and associated racks shall not impede pedestrian walkways.
- All covered spaces shall have an overhead clearance of 7 feet.
- Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.
- Bicycle racks shall be installed to the manufacturer's recommended specifications and adhere to any further design criteria or codes established by the city. Accommodation of varied bicycle sizes and styles, including electric bicycles and cargo bicycles, is encouraged through provision of racks installed with greater clearance from obstructions, walkways, and other bicycle parking spaces.
- Designated bicycle parking areas shall include adequate lighting.
- Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring and shall allow locking of frame and at least one wheel with a U-lock. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.
- Long-term spaces that are accessed using stairs shall require a bike runnel.

Bicycle Parking Dimensions and Clearances

Bicycle parking spaces are 2'-6" wide by 6'-0" deep, and must include 7'-0" of head clearance and a 36" wide clear aisle when adjacent to vehicular parking spaces. Rows of bicycle parking must be separated by a 48" clear aisle, and bicycle parking must provide a 48" clear aisle abutting a wall.



TRASH AND RECYCLING

"This section outlines the minimum requirements for a project's solid waste management. These requirements ensure that solid waste can be collected effectively and safely. Effective management of trash, recycling, and compost supports the City of Boise's climate goals of reducing waste and promoting reuse. Incorporating solid waste management into a site design from the outset is crucial to streamline the project and avoid costly redesigns. Additional standards based on the specifics of the site may be required for approval. For comprehensive details and additional requirements, please refer to the Solid Waste Design Standards.[1]

Trash and Recycling Requirements

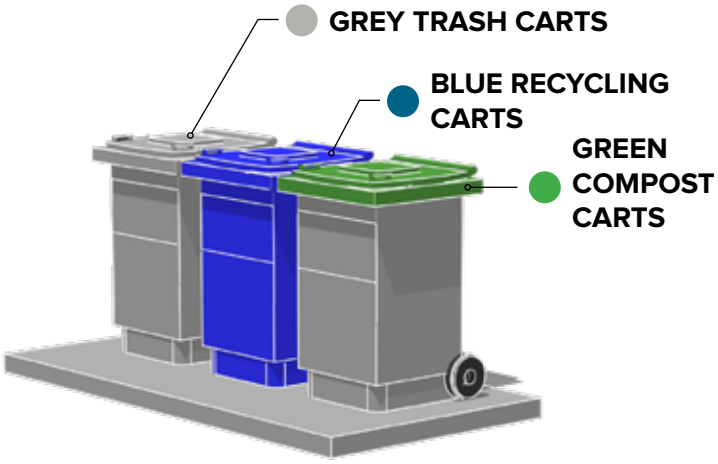
RESIDENTIAL CARTS

Many dwelling in Boise disposes of solid waste via a City of Boise standard trash, recycling, and compost cart.

RESIDENTIAL 3-CART SET

The standard trash, recycling and composting carts are used together to cover household waste. Standard carts are 95 gallon, measuring 30 inches wide x 35 inches deep x 42 inches tall, each, but smaller 65 gallon and 45 gallon carts are also available for a discounted service price.

When stored together, three standard carts will fit on a concrete slab 10 feet wide x 5 feet deep. Screen walls are optional (unless required by site review), and must be 42 inches - 48 inches tall when present.



[1] https://www.cityofboise.org/media/16321/sw-design-standards-11302022.pdf

RESIDENTIAL DUMPSTER SET

For some residential developments, a dumpster and recycling cart set is more efficient. Residential dumpsters are 3 yards, and larger, and require a concrete pad measuring 16ft. wide x 12ft. deep, min. in order to contain a dumpster and (2) recycling bins.

RECOMMENDATIONS BASED ON TOTAL BEDROOM COUNT

TOTAL BEDROOMS	TRASH CARTS	RECYCLING CARTS	TOTAL CARTS
4-8	2	2	4
9-12	3	2	5
13-17	4	3	7
18-22	5	3	8
23-27	6	4	10
28-32	7	4	11
33+	DUMPSTER REQUIRED		

ACCESS

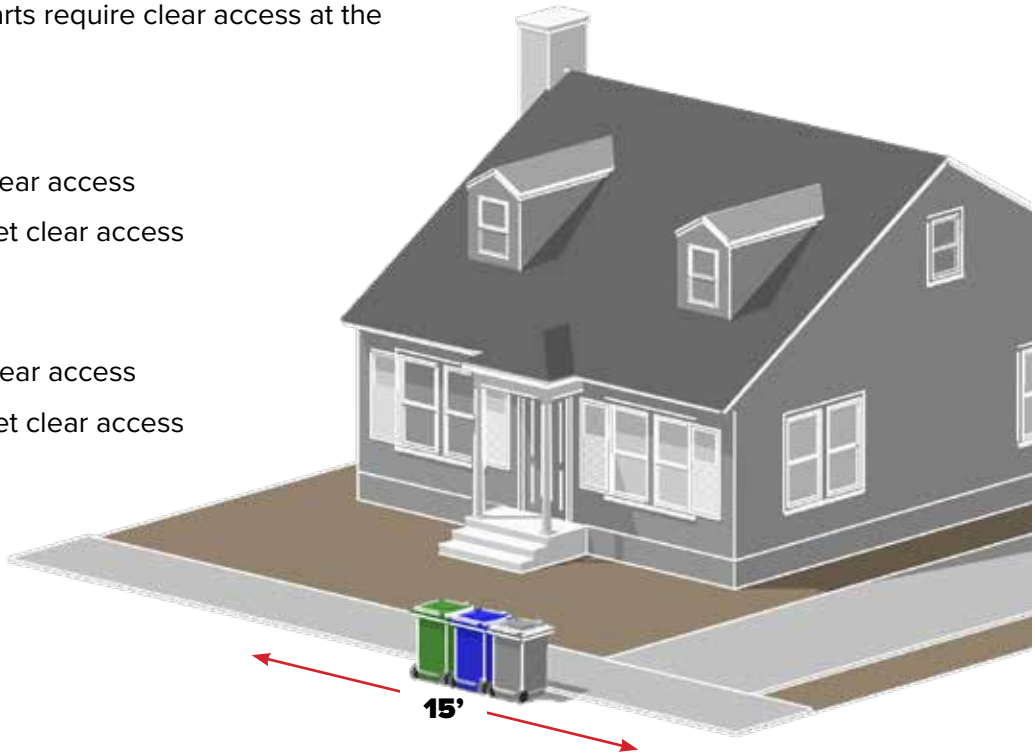
To be fully serviced, carts require clear access at the point of collection:

STREETS:

- **3 BINS** – 15 feet clear access
- **6 - 9 BINS** – 45 feet clear access

ALLEYS:

- **3 BINS –** 10 feet clear access
- **6 - 9 BINS –** 45 feet clear access



Enclosures and Screening

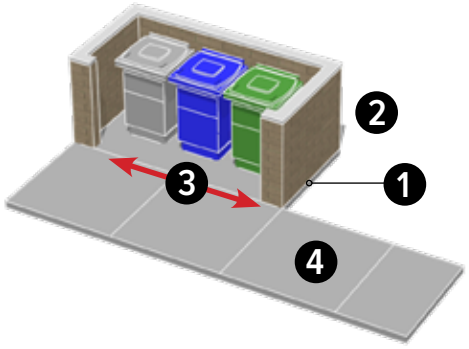
All bins and dumpsters must be enclosed and screened from public view. Enclosures must be designed per ***Boise City Public Works Design Standards*** and for access by all residents of a development.

RESIDENTIAL BIN SET: ENCLOSURES

Screen walls are optional (unless required by site review), and must be 42in. - 48in. tall when present. Bin enclosures must be designed to allow residents of all abilities access bins and must be connected to dwelling entrances.

ACCEPTABLE SCREEN WALL MATERIALS:

- Concrete (cast-in-place or block)
- Brick or stone veneer
- Wood
- Metal (except chain-link fencing)
- Evergreen landscaping



ENCLOSURE COMPONENTS

1. 4” concrete slab
2. Screen wall
3. Clear opening
4. Access path and landing

RESIDENTIAL DUMPSTER SET: ENCLOSURES

Screen walls must be between 6ft. - 8ft. tall, and include a latching, metal-frame double gate with a total clear opening of 16ft. - 18ft. Dumpster enclosures must be designed to allow residents of all abilities access dumpster and bins and must be connected to dwelling entrances.

ACCEPTABLE SCREEN WALL MATERIALS:

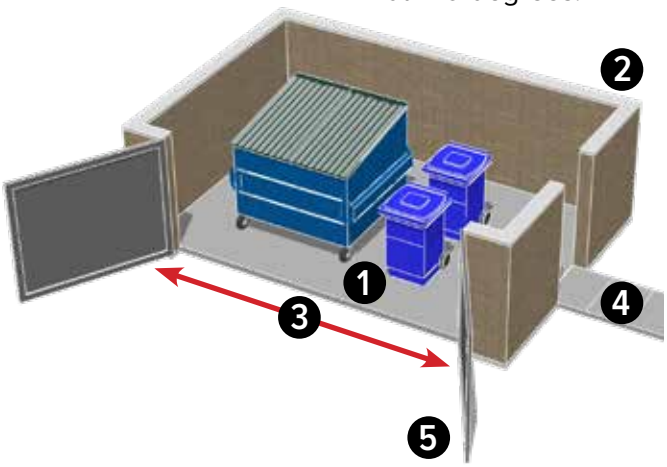
- Concrete (cast-in-place or block)
- Brick or stone veneer
- Wood
- Metal
- Chain-link w/ slats

GATE REQUIREMENTS:

- Metal frame, painted.
- Infill panel may be metal, wood, or any other opaque, durable exterior material
- Hold-open device
- Must open to 120-degrees.

ENCLOSURE COMPONENTS

1. 4” reinforced concrete slab
2. Screen wall
3. Clear opening
4. Access path and wall opening
5. Gates w/hold-open at 120-degrees.

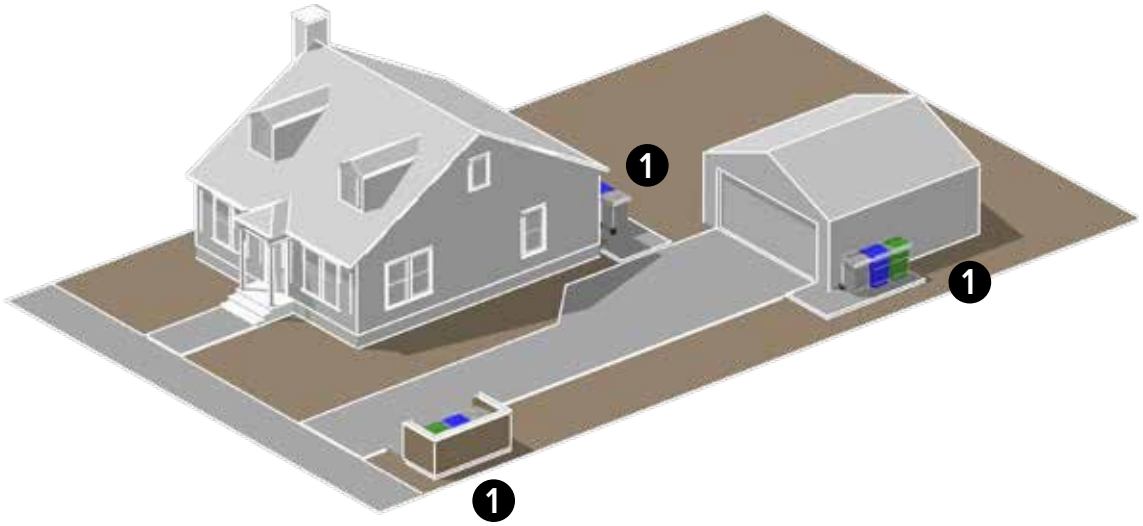


Siting

The location, orientation, and connection of the trash enclosure is a critical part of a successful site plan. Careful planning will ensure that this important site function will be approved during site plan review and permitting. Carts should be connected to accessible and safe pathways.

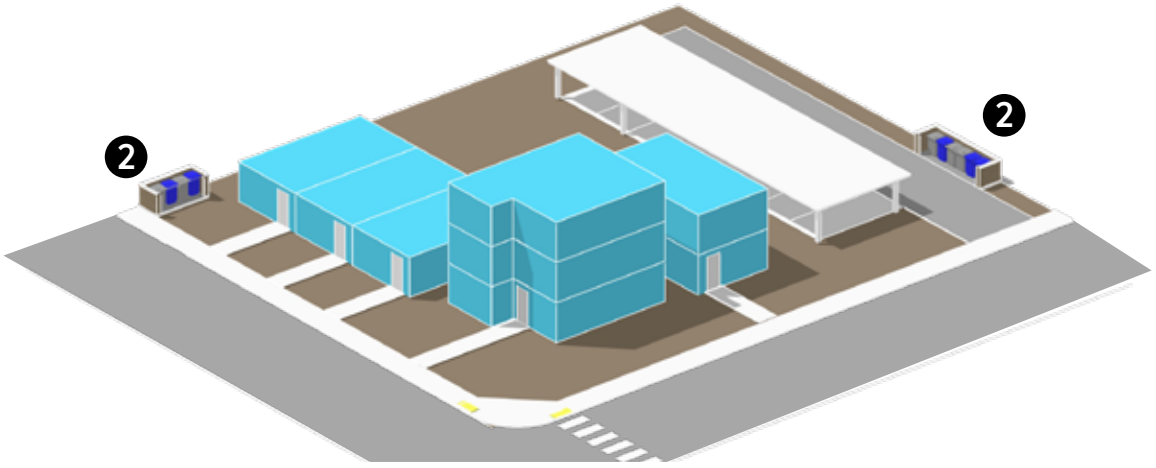
❶ RESIDENTIAL CARTS

Residential bins may be located adjacent to a garage or parking area, exterior, and connected to dwelling entrances. Acceptable alternate locations include front/side yards (with enclosure). Carts must be wheeled to curb on collection day by residents of the development.



❷ MULTIPLE-FAMILY CARTS

Multiple-family developments on large lots may provide multiple trash & recycling cart enclosures at locations convenient for occupant use. However, carts should be located on an alley, when present.



OPEN SPACE

A certain amount of open space is required for housing types shown in this guide. This requirement ensures access to sunlight, fresh air, and usable outdoor space for residents and neighbors alike. Additional benefits include areas for site amenities and permeable space for adequate storm drainage. Required open spaces may be programmed for a wide variety of uses, some primary uses are identified in this section.

Open Space Requirements

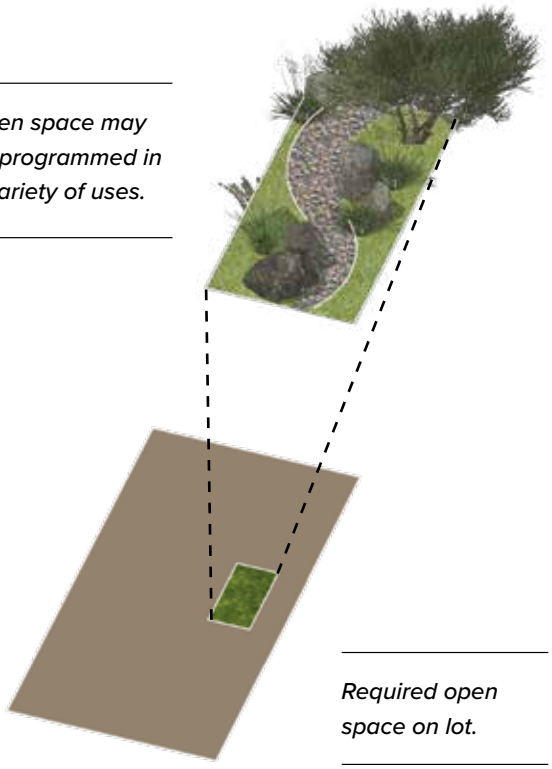
OPEN SPACE MEASUREMENT STANDARDS

Open space requirements vary by housing type and development scale. Open space is measured in addition to required front or side setbacks, and required buffers. Rear yard setbacks may be used for open space.

OPEN SPACE USES

Open spaces should be designed to meet the needs of the residents of the development with an eye toward maintaining established neighborhood patterns. Open space must be usable and connected to the other elements of the site via safe and accessible pathway(s).

When designing open space uses, note the established amenities and features of the neighborhood - shallow or deep front yards, front porches, courtyards, formal site entries, outdoor living areas, etc. Draw inspiration from the intelligence of the neighborhood to provide delightfully livable outdoor spaces.



Open space may be programmed in a variety of uses.

Required open space on lot.

OPEN SPACE MINIMUM DIMENSIONS

Open space requirements vary by housing type and development scale. For some housing types, open space requirements are measured per dwelling unit, and some developments require a percentage of total lot area.

Duplexes, Triplexes and Fourplexes

Duplex, Triplex, and Fourplex developments require 200 sqft. of open space per unit. 25% of that open space must be permeable surface to allow for site drainage.

- **DUPLEX** – 400 sqft., total.
- **TRIPLEX** – 600 sqft., total.
- **FOURPLEX** – 800 sqft., total.

Multi-Family Developments

Multiple-family developments larger than four units require a percentage of lot or building area to be dedicated to open space or recreation uses.

- **COTTAGE VILLAGES** – 10% total lot area.
- **TOWNHOUSES** – 200 sqft. per unit (private) -or- 10% total development lot area (common open space).
- **ALL OTHER MULTIPLE-FAMILY** – 30% of total building footprint area.

SURFACES

Open spaces feature a mix of surface materials based on use and function, but the requirements for permeability are based on the drainage of storm water. All water that falls on a site must be drained within the property lines of the site - no storm water may be discharged or drained to adjacent areas. During storms, and throughout the cold and rainy seasons, solid surfaces sheet-drain water to the lowest nearby point. Concrete walkways and driveways should provide permeable drainage areas adequate to handle storm water draining from these areas.

Solid Surfaces

Concrete, asphalt, interlocking brick and stone, and roofing.

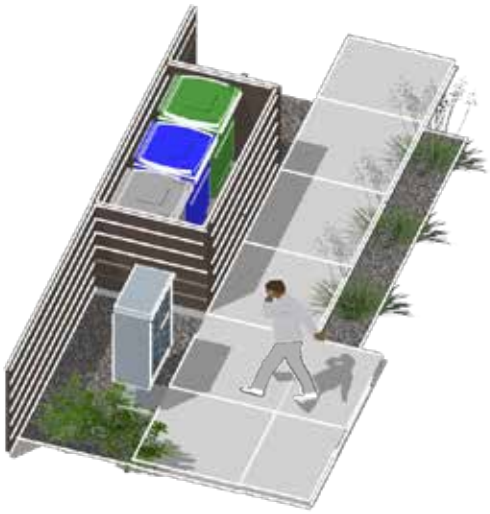
Permeable Surfaces

Landscaping areas with permeable weed barrier, grass lawns, gravel & crushed rock with permeable weed barrier, wood decking, open-joint brick and stone.

Open Space Uses

AMENITIES AND SITE USES

Access and connecting pathways to site amenities such as mailboxes, bicycle parking, trash and recycling.



BIOSWALE AND HABITATS

Planting native and drought-tolerant plants around a french drain will create a habitat that also drains stormwater,

GARDENS

Flower and vegetable gardens are a great use of open space when combined with on-site composting.

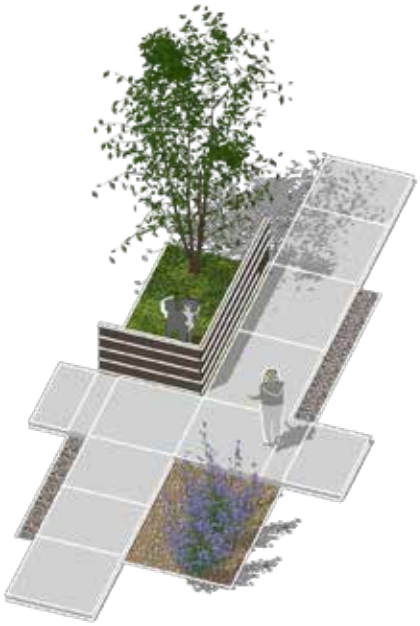
GATHERING SPACES

Outdoor living spaces are best when designed with permeable and impermeable surfaces.

Open Space Design

PATHWAYS AND PRIVACY

A mix of private and public spaces can be designed together with screenwalls and landscaping to create a cohesive site plan.



GRASS LAWNS

Review landscape requirements for lawn area limits. Open lawn spaces are best when mixed with other areas with native plantings.

SHADE

Careful planting of trees and large bushes will provide shade optimized for outdoor uses without conflicting with areas needing direct sunlight. Mindfully select tree varieties best for their given location.

HARDSCAPE

Provide a mix of permeable and hardscape surfaces throughout the site. Drain concrete walkways and parking areas into drainage swales sized to handle peak seasonal drainage.

PLANTINGS

Create all-season interest by planting a wide variety of native plants of different varieties. Pollinators and food-producing plants are also great options for both human and animal life.

IRRIGATION

Take advantage of free stormwater when possible via collection systems designed to capture roof runoff. Water-wise, drought-tolerant planting methods will only require drip irrigation, and night-time watering schedules will reduce water use.

Front Yards

FACING THE PUBLIC WAY

Open space in the front yard of a residential development can be designed to meet all kinds of needs. Designers should consider how buildings and entryways address the street. Create comfortable, safe, and pleasant entryways using pathways, sidewalks, and landscaping. Front porches and patios are also valuable features for some housing types and may be enhanced with well-designed landscaping.

1 FORMAL ENTRY
Multiple-family building entry surrounded with free-draining planting beds and manicured landscaping.

2 PRIVACY SCREENING
Landscaping at side and rear yard setbacks may act as privacy screening delineating between properties.

3 RIGHT-OF-WAY LANDSCAPING
Check local requirements for ROW plantings. Prioritize drought-tolerant pollinators where possible.

4 PARKING SCREENING
Large drought-tolerant plantings obscure parking areas from the public way.

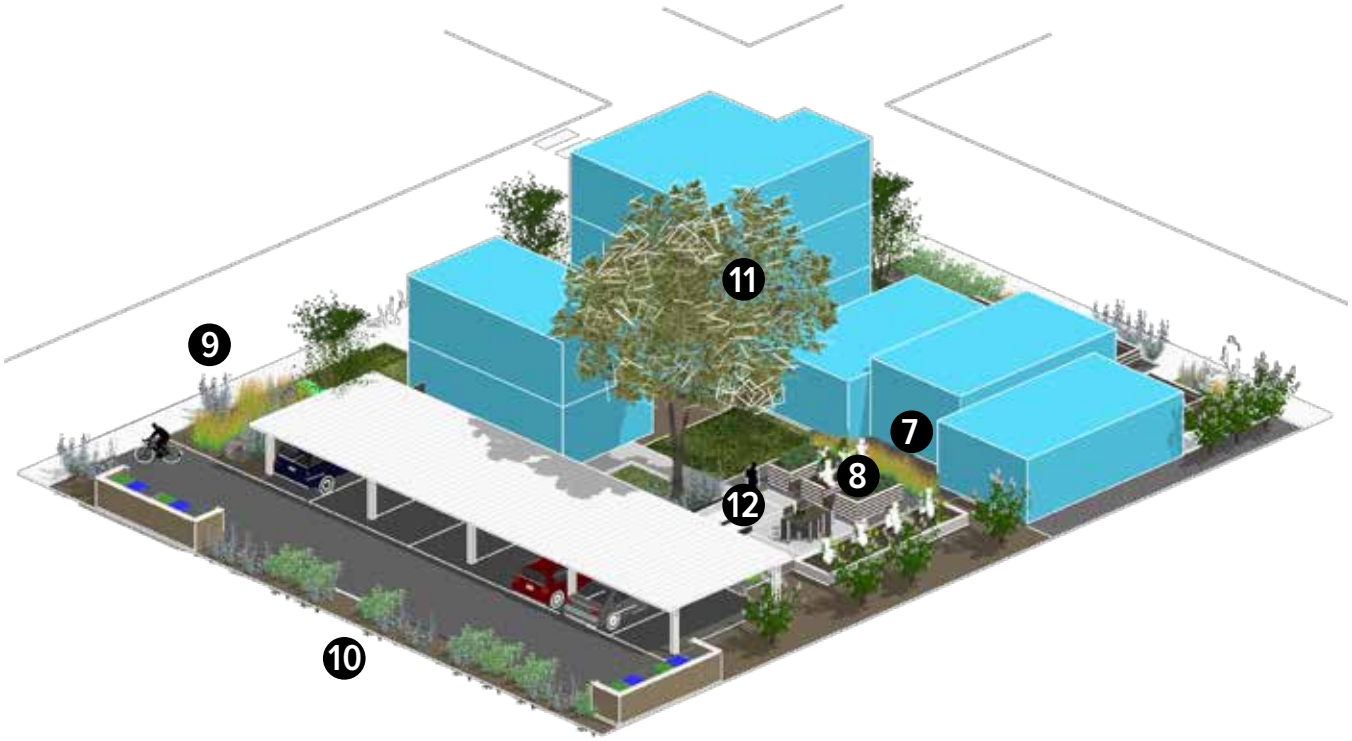
5 STORMWATER RETENTION
Roof drains empty into dry creekbed drain surrounded by drought-tolerant pollinators.

6 FRONT PORCH
Private entryway and front porch surrounded by landscaping also acts as a drainage area.

Rear and Side Yards

PRIVACY, QUIET, OUTDOOR LIVING

Rear yard areas are appropriate places for screened parking, multi-use open space, and outdoor living spaces, whether private or communal. Rear yards are quieter, more private places for residents to enjoy the outdoors. Side yards are transition areas between properties and may be landscaped to provide privacy and noise mitigation, as well as shade and foliage.



7 MECHANICAL SCREENING
Landscaping may be used to screen mechanical units by views and sound when adjacent to outdoor spaces.

8 VEGETABLE GARDEN
Low-maintenance gardens are made viable with raised beds and automatic drip-watering systems.

9 HABITAT
Every landscaped area of a site may be a possible habitat for local animals and insects.

10 STORMWATER RETENTION
Landscape beds near parking areas may be used as seepage beds for stormwater drainage.

11 SHADE
Carefully select areas for trees and large landscaping to optimize shade for outdoor gathering areas.

12 GATHERING SPACE
Outdoor living space may be communal or shared, or both, according to housing types.

VISITABILITY AND ACCESSIBILITY

Accessible units are needed within a variety of housing types and throughout all neighborhoods to ensure that residents of any ability are able to live in homes that can accommodate their needs. Accessibility ensures livability regardless of the ability of the resident, and, therefore, is a valuable amenity in any housing development.

Visitability

"Visitability" is a term that describes specific features of a home that allow a person with mobility impairment to access and visit the home. Visitablity features are not a legal requirement, but they are recommended for all new homes.

Accessibility

A building or site is "accessible" when it has been designed and built in compliance with accessibility design standards as outlined in an accepted accessibility code. Accessibility guidelines ensure that people of all abilities are able to access and utilize a building, site, and amenities equally.

CODE COMPLIANCE

VISITABILITY features are voluntary for single family homes, ADUs, Duplexes, Triplexes, and Townhouses.

ACCESSIBILITY is required for developments of four units and above, per the Fair Housing Act. Compliance is required during the design phase of the project, and is verified during the construction phase of the project. Accessible sites and buildings must be designed according to approved codes and guidelines.

ACCESSIBILITY CODES AND GUIDELINES

Multiple-family residential developments must comply with the Americans with Disabilities Act (ADA). Homes must be designed to meet accessibility guidelines outlined in accessibility codes and guidebooks. To ensure compliance, consult a design professional such as an architect, or a code official with the City of Boise to provide guidance. The following are accessibility codes accepted by the City of Boise to ensure compliance with ADA requirements:

- **INTERNATIONAL BUILDING CODE (IBC)**, currently adopted edition.
- **ICC/ANSI A117.1** Accessible and Usable Buildings and Facilities, currently adopted edition.
- **FHA ACCESSIBILITY DESIGN GUIDELINES**, currently adopted edition.

SITE ACCESSIBILITY REQUIREMENTS

Among the various accessible requirements for site planning, the following list may be used during preliminary planning as a general guideline.

PATHWAYS

Provide pathways 36” width, min. (subject to planning review) with a 60” diam. clear space at all landings requiring a 180-degree turn.

LANDINGS

Provide landings on exterior side of entries with a 60” diam. clear turnaround space.

CONNECTIVITY

Connect all pathways on site to entryways, parking, public way, and site features and amenities such as: trash/recycling, outdoor living space, bicycle parking, mailboxes, etc.

ACCESSIBLE PARKING

Provide accessible parking spaces per Boise Zoning Code, Section 11-04-08.

Visitability Features

Visitable features are preferred on all ground floor units. A home is visitable when it includes:

- At least one zero-step entrance with an exterior door with 32-inches of clear passage space.
- Interior doors with 32-inches of clear passage space.
- At least one bathroom on the main floor.

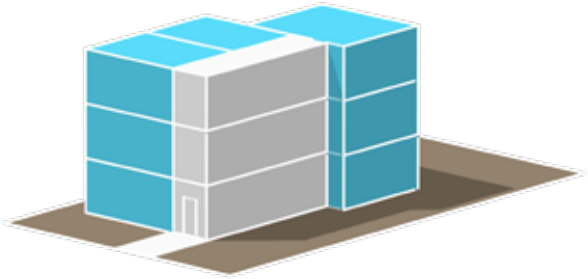
BUILDING LAYOUTS

When designing neighborhood-scale housing developments, the integration of unit plans together into a cohesive building plan is critical. Buildings must not only function from the inside-out, but they must adhere to site constraints as well. Designers should be versed in building code requirements in order to successfully integrate unit types, circulation, exiting, and construction.

Basic Layouts

SIDE-BY-SIDE UNIT PLAN

Dwelling units or townhomes attached side-by-side at common walls. Ideal for wide lots with alleys, and lots on the edges of neighborhoods. Consider parking challenges with front-loaded lots. Note the code limitations for the total number of attached units per development.



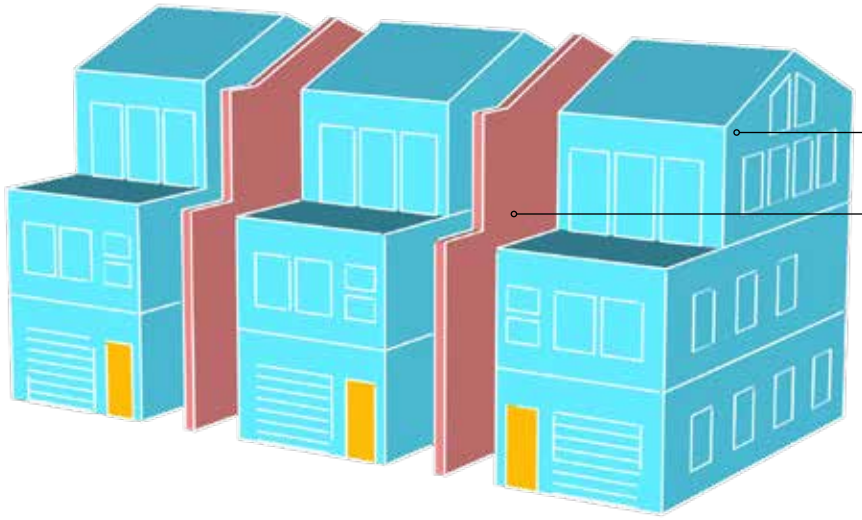
STACKED UNIT PLAN

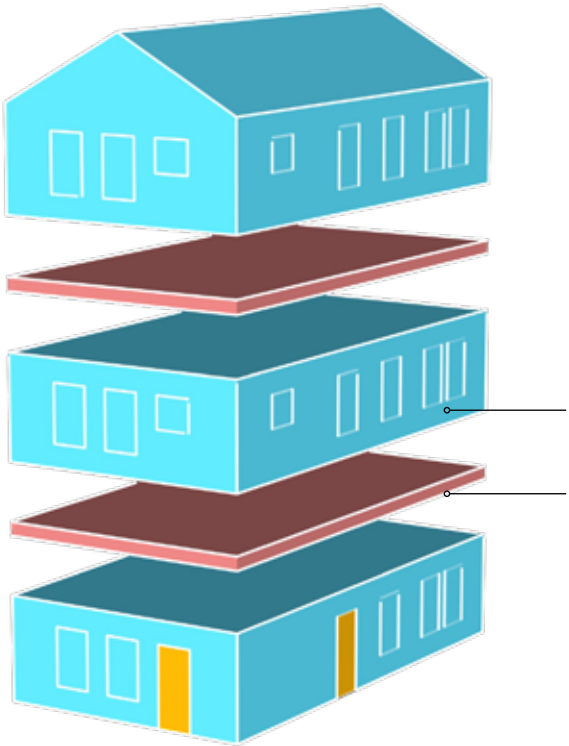
Dwelling units stacked vertically and separated by floor/ceiling assemblies. Ideal for narrow lots, corner lots, and front-loaded lots with rear parking. Stacked plans commonly produce rental units, but condominium conversions are possible for ownership models.

Elements of Unit Layouts

SIDE-BY-SIDE UNIT PLANS

Dwelling units arranged side-by-side must include separation walls per the building code. Fire resistance requirements are based on building type, unit count, and other factors. In addition to fire resistance, separation walls should account for sound transmission, and in-wall utilities to provide an overall structure that is safe, functional, and easy to maintain.





STACKED UNIT PLANS

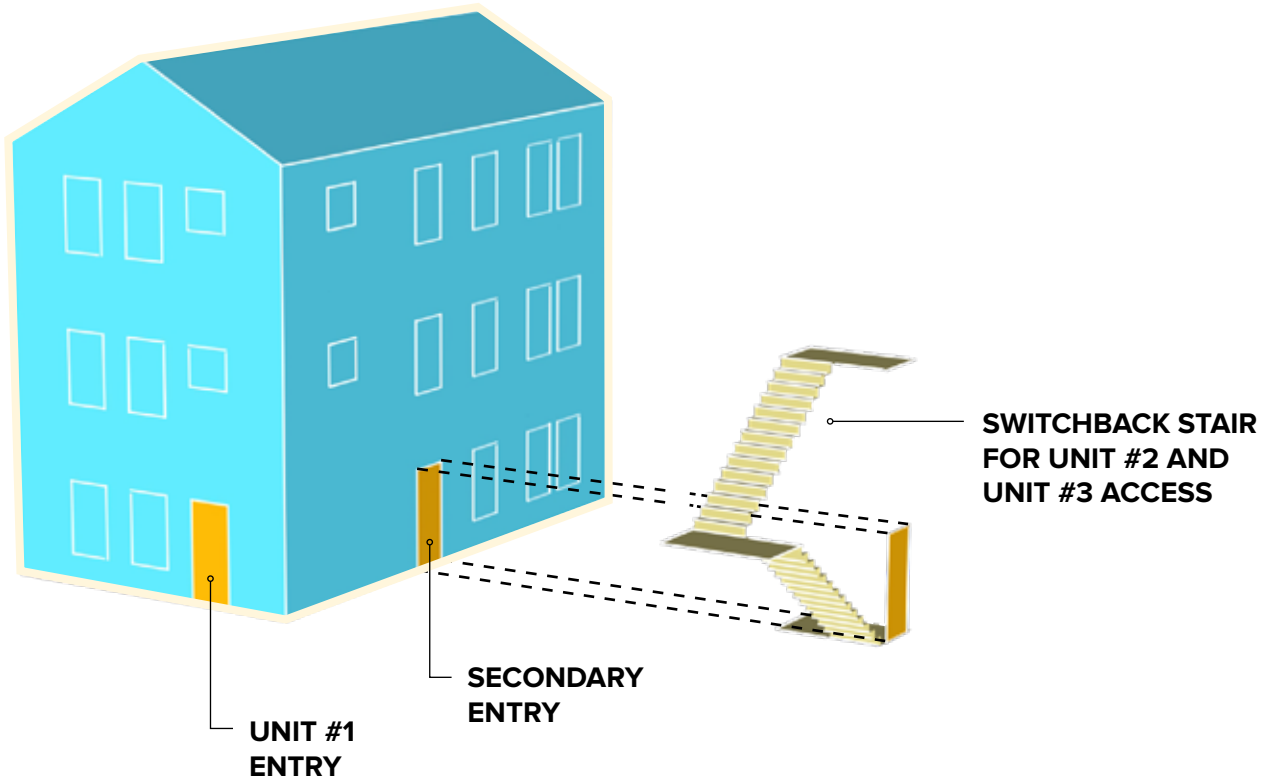
Dwelling units that are stacked vertically must include separation at the floor and ceiling assemblies per the building code. Fire resistance requirements are based on building type, unit count, and other factors. In addition to fire resistance, separation walls should account for sound transmission, and in-floor utilities to provide an overall structure that is safe, functional, and easy to maintain.

Developers wishing to convert rental units to condominium units should consult professionals versed in these projects to ensure compliant design and construction.

Circulation

STAIRS

Vertical circulation via stairways must adhere to building code requirements for fire separation, fire resistance, as well as dimensional standards. Stairs are components of fire egress routes, and the design and construction of these elements are tightly regulated.

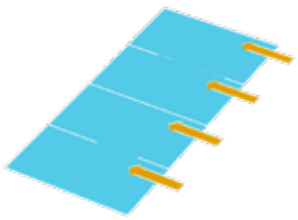


UNIT ACCESS

Dwelling units are usually arranged around a common circulation element. Site constraints, housing type, and unit size all play a part in how dwelling units may be arranged to complete a building layout.

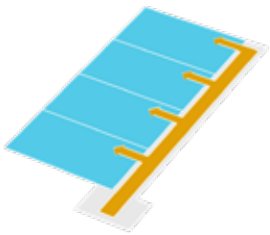
INDIVIDUAL ENTRIES

Units accessed via separate entries from the public way or shared courtyard.



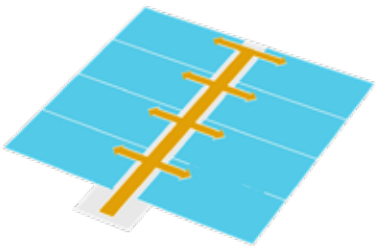
SINGLE-LOADED CORRIDOR

Units accessed from one side of a continuous interior or exterior corridor.



DOUBLE-LOADED CORRIDOR

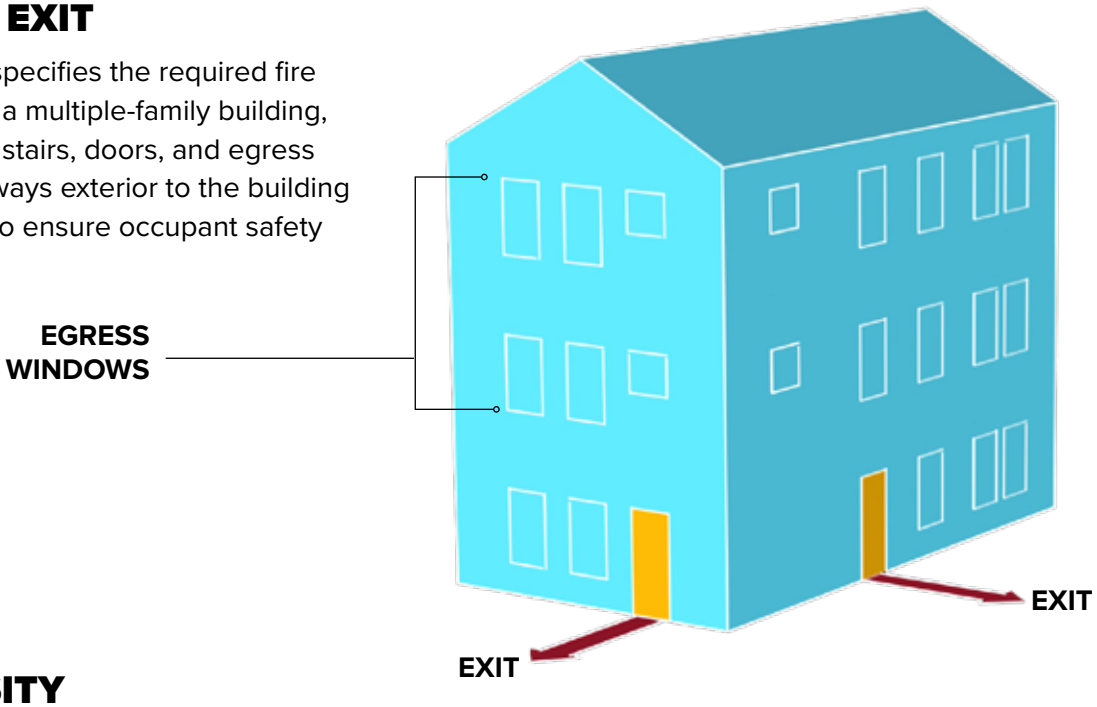
Units accessed from both sides of a continuous interior or exterior corridor.



Building Design

EMERGENCY EXIT

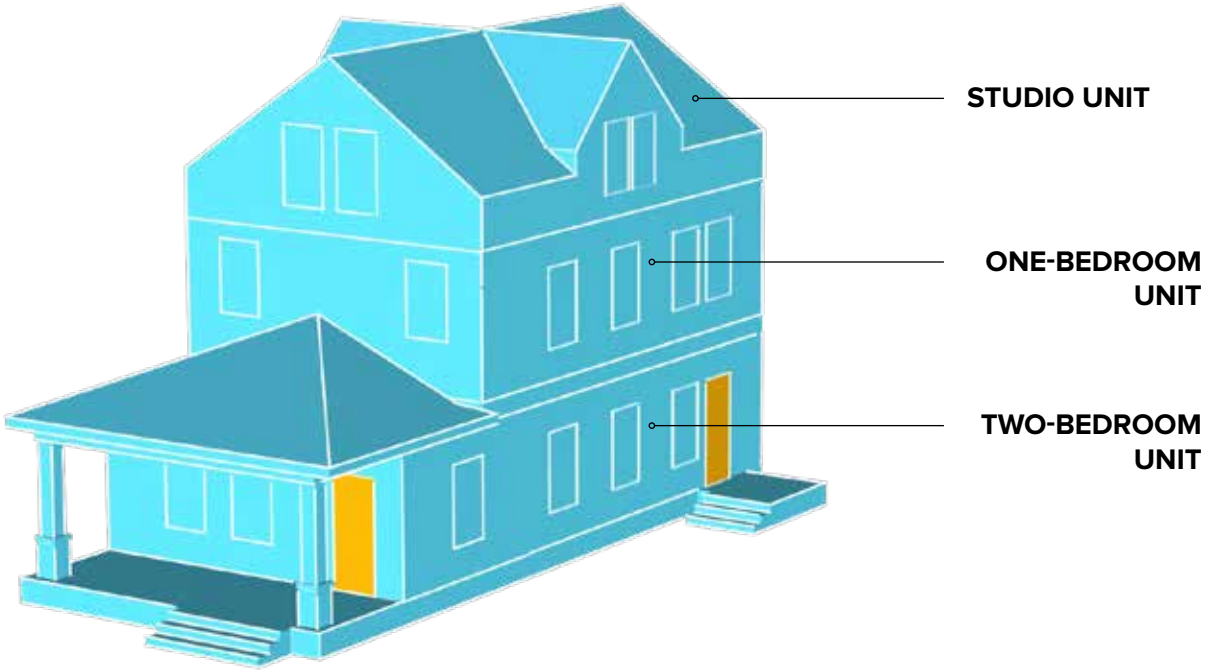
The building code specifies the required fire exit components of a multiple-family building, including corridors, stairs, doors, and egress windows. Exit pathways exterior to the building are also regulated to ensure occupant safety during a fire.



UNIT DIVERSITY

Designers should consider the benefits of providing a diverse mix of unit types and sizes. Unit repetition and unit diversity are naturally in tension, but adept designers can find ways to repeat unit elements across different unit types to take advantage of cost savings.

EXAMPLE: 2-1/2 STORY TRIPLEX BUILDING



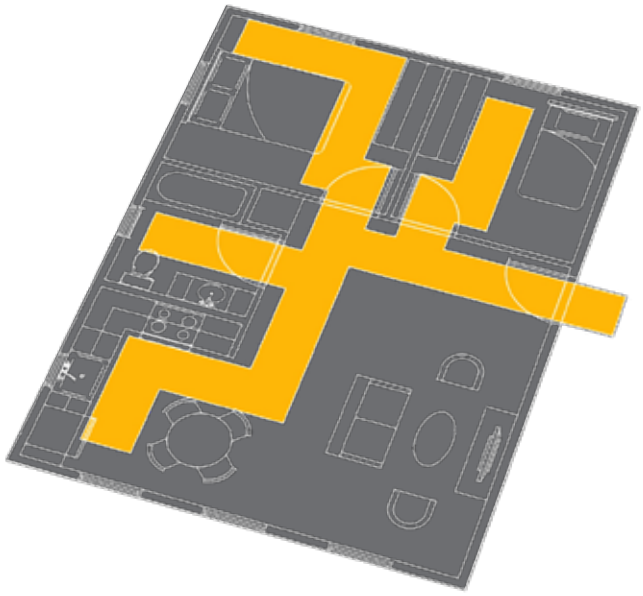
UNIT DESIGN

Designers should combine function, efficiency, livability, and code compliance into a cohesive and compact unit design. Successful dwelling unit designs will employ a mix of time-tested, best-practice standards with innovation and progressive vision. It is important to remember that every dwelling unit will become someone's home, and, thus, it must meet high-quality standards for livability.

Best Practices

OPEN PLAN

Designing smaller dwelling units is a formidable challenge. Open plans provide occupants with greater flexibility in space planning and furniture layout for day-to-day living, as well as accommodating holidays and social gatherings. As much as possible, avoid dividing unit plans up into small spaces, and allocate ample space to the Kitchen + Dining + Living Room areas.



OPTIMIZED CIRCULATION SPACE

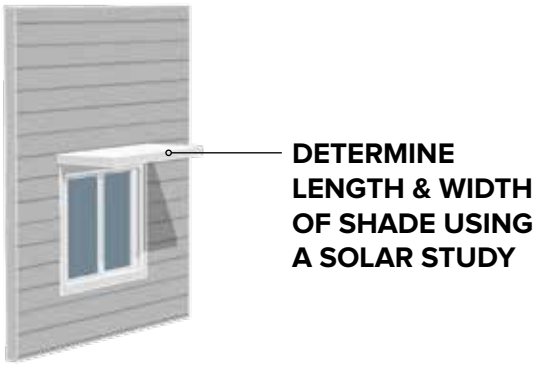
Dwelling units should be designed to optimize circulation space, leaving clear usable rooms for living. Avoid circulation routes that cut through rooms or require extensive hallways. **NOTE:** Some dwelling units require accessible routes throughout all spaces according to building type.

NATURAL LIGHTING

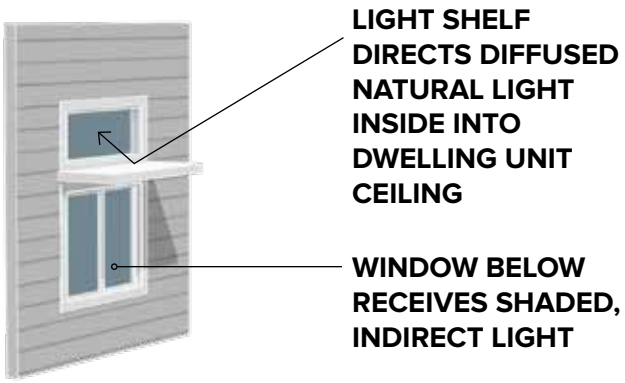
In order to benefit from free, zero-energy natural lighting, the size, placement, and direction of windows is critical. Improperly designed windows force occupants to use blinds and air-conditioning to counteract the glare and solar heat gain that direct sunlight causes. The best quality natural light is indirect and diffused and can be used to greatest effect with smart design.

Exterior shades and light shelves can provide ample and useful natural lighting when installed on south-facing windows. North-facing windows require no exterior treatment, and east and west-facing windows may benefit from curtains that can be opened and closed with the time of day.

SOUTH-FACING WINDOW WITH HORIZONTAL SHADE



CLERESTORY WINDOW WITH LIGHT-SHELF SHADE



NATURAL VENTILATION

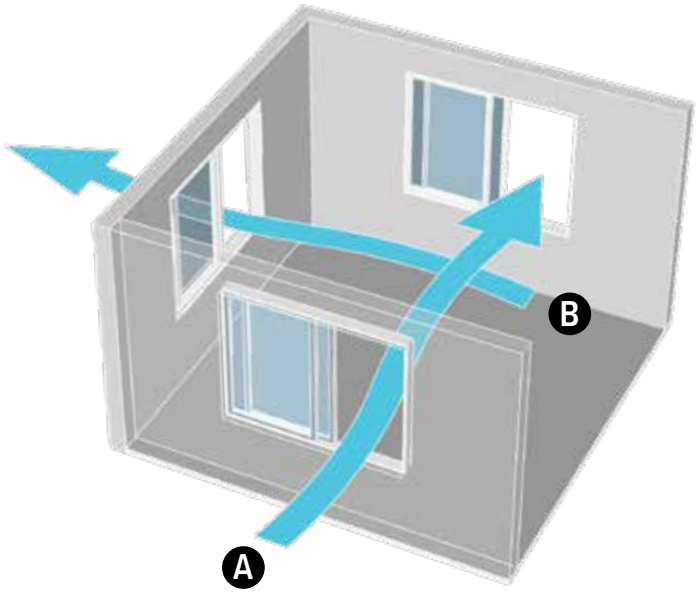
Living spaces should include operable windows which provide free, zero-energy natural ventilation throughout much of the year. Designers should strive for windows on at least two walls in every living space, and may follow the simple window placement rules below for effective ventilation.

A BEST VENTILATION

Windows oriented with direction of prevailing winds.

B GOOD VENTILATION

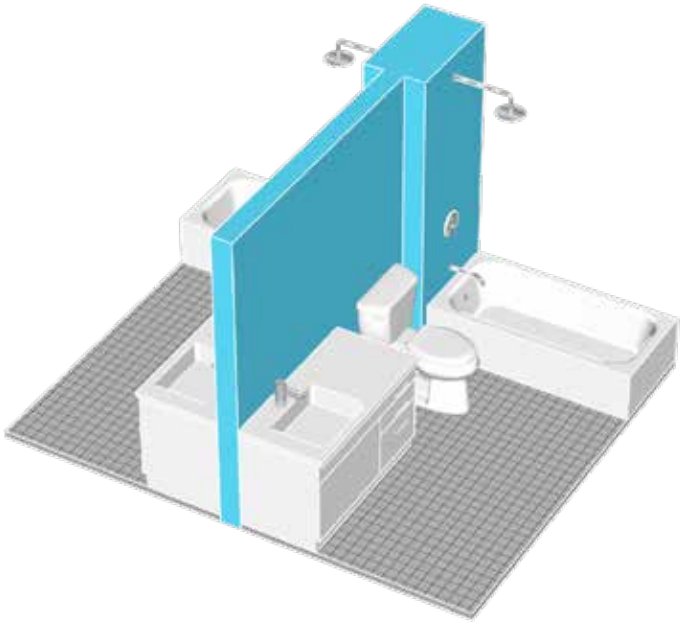
One window oriented to receive prevailing winds, and one window on perpendicular wall.



BATHROOMS

Designers should look for opportunities to localize plumbing lines, vents, and other utilities when designing multiple-family dwelling units.

Design bathrooms such that plumbing fixtures are arranged along a common wall, called a plumbing wall. This layout provides efficient use of water lines, waste lines, and vents, reducing cost of materials and labor.



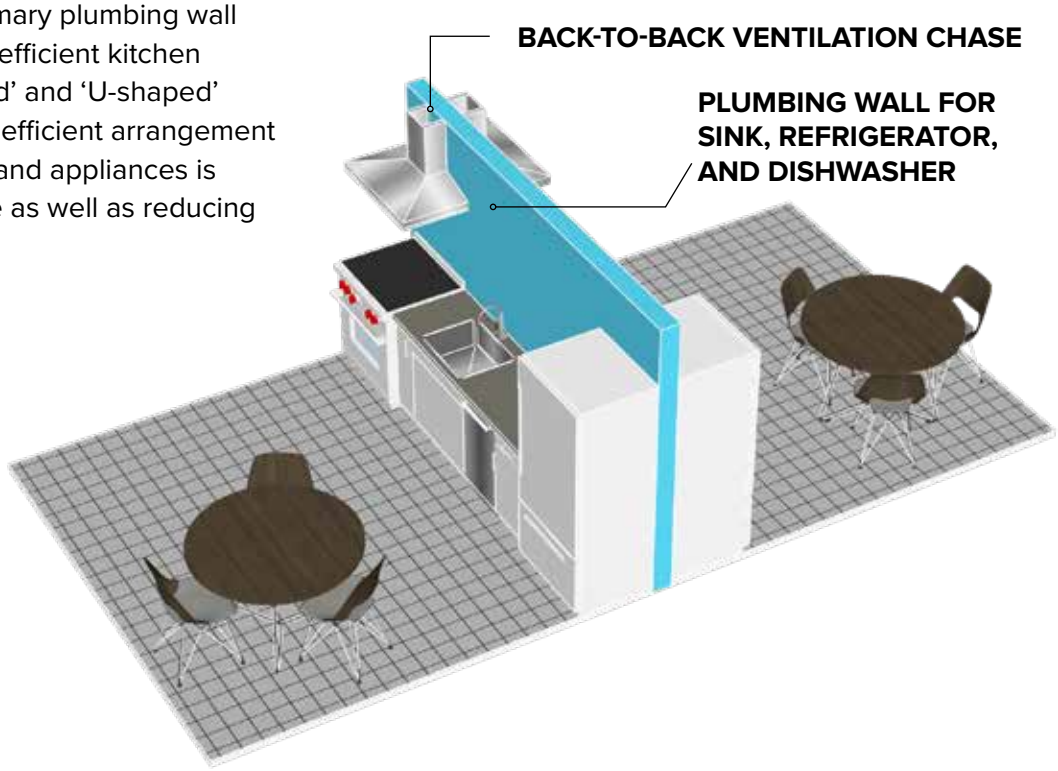
PLUMBING WALLS

Where possible, locate bathrooms back-to-back with other bathrooms or kitchens to maximize efficiency of the plumbing system as well as reduce cost.

Back-to-back arrangements will also work at unit separation walls (see Section Three: Building Layout) as long as plumbing walls are constructed independent of unit separation walls.

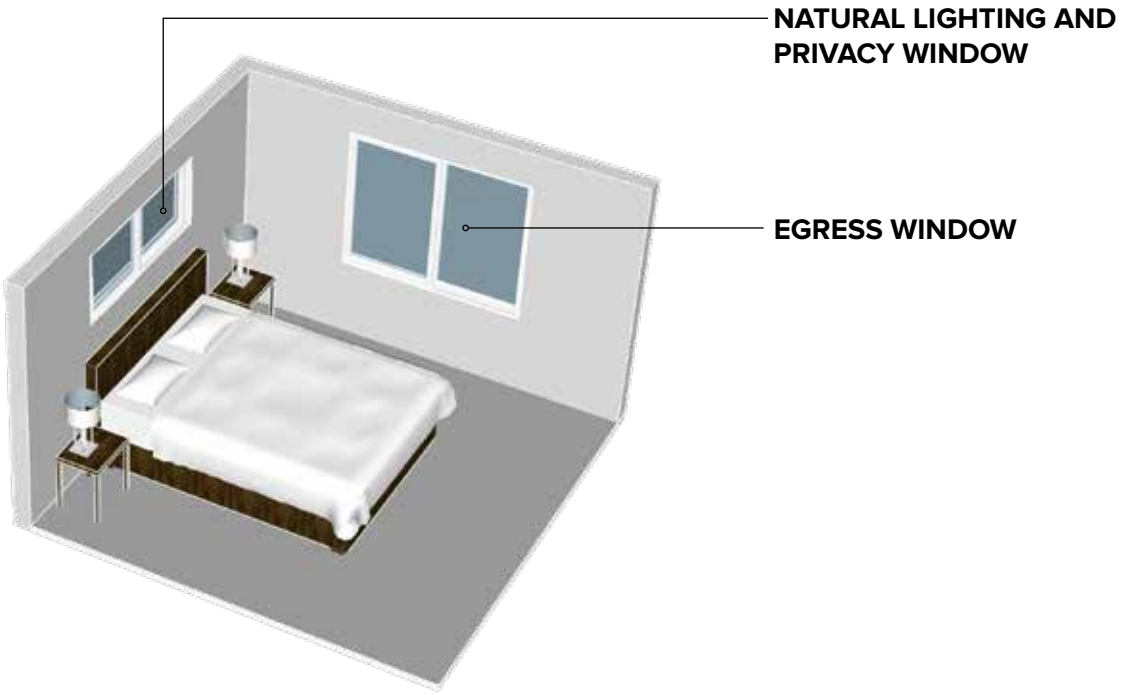
KITCHENS

Best-practice designs for kitchens include the arrangement of plumbing fixtures and appliances along a primary plumbing wall where possible. Other efficient kitchen plans include 'L-shaped' and 'U-shaped' kitchens, however, the efficient arrangement of the primary fixtures and appliances is critical to occupant use as well as reducing construction cost.



PRIVACY

Windows, doors, and exterior patios should be carefully located to preserve privacy for dwelling occupants as well as occupants of neighboring properties. Bedroom and bathroom windows require special care in size and placement as to provide occupant privacy while also functioning as necessary means of egress. The arrangement of rooms on the ground floor must contend with nearby outdoor activities and uses, while upper floor rooms should be designed to minimize views into neighboring windows and yards. Perfect privacy is not possible in a city setting, but well-designed unit plans strive for the best solution possible.



DWELLING UNIT ACCESSIBILITY

Depending on housing type, the building code requires that a number of dwelling units be designed according to accessibility guidelines. The following list summarizes some of the features of a dwelling unit that must comply with accessibility guidelines. Consult a licensed design professional such as an architect for actual design compliance.

- Entry access path and entryway
- Accessible route
- Door sizes and clear floor space
- Thresholds
- Clear floor space at all appliances and fixtures
- Corridor width
- Light switches and other electrical controls
- In-wall reinforcing for grab bars in the bathroom
- Bike parking, vehicular parking mailboxes and other site amenities

Section Four

FREQUENTLY ASKED QUESTIONS

Address frequently asked questions related to planning, sustainability, and affordability.

Planning FAQ's

WHAT PROCESS DO I GO THROUGH TO APPLY FOR A HOUSING TYPE OR MIX OF HOUSING TYPES THAT IS NOT SHOWN IN THIS GUIDE?

If your proposal includes a mix alternative to the suggestions in this guidebook, working more closely with a City of Boise Planner throughout the process may be needed.

WHAT HOUSING TYPE WILL SUIT MY PROPERTY BEST?

Deciding on a housing type and site layout can be a tricky decision. Take into consideration all the major elements that exist on your site, and consider how your design choice will fit into the larger context of the neighborhood. Try out a few different housing types suggested in this book, talk through your ideas with a City Planner at your Early Assistance meeting. You may want to work with an Architect or Design-Build professional who can help you weigh all your options. Stay open to the many choices that can maximize the quality of your project!

DO I NEED TO HIRE AN ARCHITECT OR ENGINEER?

If your proposal includes a housing type that is reviewed under the IBC (International Building Code,) you will likely need to work with a team of licensed design professionals, including Architecture and Engineering professionals, likely including Structural and MEP (Mechanical/ Electrical/Plumbing) Engineer(s) to get stamped Construction Documents and Building Permits from the City. Even if your project is reviewed under the IRC (International Residential Code) it will benefit you to work with a licensed Architect, Design-Builder, or Registered Contractor, and consult with them early in the process. Architects can assist you through the Building Permitting process and ensure that your project meets all applicable code requirements. They can help design and fine tune the details of the building that are necessary during and after Planning Approval.

WHAT IS ACCELA?

Accela is the online portal system for Permitting and Licensing. It is where you will create a project record, upload documents, and keep track of your project collaboratively with City Planners. You and/or your Architect should create an account to access your application:
cityofboise.org/permits

WHAT IS EPLAN?

The ePlanReview system allows for plans, drawings, and documents to be submitted online. Rather than delivering paper documentation in person, PDS and other reviewing agencies are able to review plans simultaneously, which can help reduce review times. After submitting your planning application through Accela, you will be directed to upload documents in ePlan. You and/ or your Architect should create an account to upload documents and drawings:
cityofboise.org/eplanreview

HOW LONG DOES PLANNING APPROVAL TAKE?

Planning Approval time varies based on the number of applications coming through and the complexity of the site and proposal. For these reasons, turnaround time is not easy to predict. However, using these suggested Designs and following the process in the Incentive Schedules in this guidebook will streamline your planning process and help speed up the process.

Affordability Incentive FAQ's

WHAT ARE THE AFFORDABILITY REQUIREMENTS WHEN RENTING OUT MY PROPERTY?

You will complete an agreement with the City called an Affordability Covenant. The 4 main items detailed in the Affordability Covenant include:

1. TENANTS + INCOME QUALIFICATION
    - Tenant(s) must have a household income at or below the established AMI at the time of lease signing (either 60% or 80%).
    - Landlords/property managers can recertify tenants no more frequently than once per year. Any annual recertifications after the initial occupancy are optional.
    - If the tenant's household income increases over 80% AMI (as determined by recertification), the tenant cannot be evicted nor refused renewal without good cause, but their rent can be increased to 30% of their household income.
2. UNIT RENT:
    - Cannot exceed 30% of the maximum allowed AMI household income.
    - If the tenant will pay utilities, the cost of utilities (water, sewer, trash, electric, and gas, as applicable) must be included in the rent. The Utility Allowance published annually by the BCACHA will establish the minimum allowances.
3. THE UNIT LEASE MUST:
    - Be for a minimum of 1 year in length.
    - Ensure that the tenant can only be evicted for good cause, which must be described. **NOTE:** Going over-income cannot be considered good cause for eviction or refusal to renew.
    - Include provisions regarding sub-leasing; if the unit is sub-leased, the sub-leasing tenant must meet the income qualifications for the unit.
    - Include the requirement that the unit will be inspected by the City's Compliance team, or their designee, at least once every three years.
    - Establish a complaint procedure for tenants.
    - Ensure that the tenant is provided at least 30 days' notice of any increases in unit rent.
4. DOCUMENTATION
    - The landlord/property manager must provide the following to the City's Compliance team:
        - Copy of the lease
        - Income certification for tenants
        - Other documents as may be reasonably requested by the City to ensure ongoing compliance

Affordability Incentive FAQ's continued

HOW DO I MEET THE AFFORDABILITY REQUIREMENTS WHEN SELLING THE PROPERTY?

You will complete an agreement with the City called an Affordability Covenant. The 2 main items that are detailed in the Affordability Covenant when selling the incentive property include:

1. BUYER INCOME QUALIFICATION
    - At closing, the buyer(s) must have a household income at or below 120% AMI.
2. DOCUMENTATION
    - The seller must provide the following to the City's Compliance team:
        - Income certification for buyer(s)
    - Copy of the recorded deed restriction on the property.

Other documents as may be reasonably requested by the City to ensure ongoing compliance.

TOOLS AVAILABLE AT THE CITY OF BOISE

The City of Boise's Housing and Community Development (HCD) Team has tools to assist you in setting up your property for the Affordability Incentive. You can set up a meeting to get in touch with a Manager and they will guide you through the Affordability Process.

- The city is working on a tool to assist in calculating household income.
- The city will publish income guidelines on the HCD website as they are released annually.
- The city will publish information regarding maximum occupancy/unit size.
- The city will share the Housing Authority's Utility Allowance annually.

Minor Land Division FAQ's

CAN I CREATE NEW LOTS WITHOUT GOING THROUGH THE SUBDIVISION PROCESS?

- The MInor Land Division (MLD) is a unique process available for projects that provide a percentage of affordable units.
- All new parcels & structures must comply with base zone requirements.
- All utilities must be existing adjacent to the property.
- Streetscape improvement standards such as landscape and sidewalks must be met.
- Consult with Planning & Development Services at an early assistance meeting for more information.

Sustainability Incentive FAQ's

WHAT THREE THINGS ARE REQUIRED TO MEET THE SUSTAINABILITY INCENTIVE?

The requirements for your building are:

CLEAN ENERGY
The building must be powered by all electric and/ or geothermal energy.

ENERGY CONSERVATION
The building must be 15% more energy efficient than state code minimum.

WATER CONSERVATION
The building must be water-efficient by using all verified WaterSense fixtures. ***https://www.epa.gov/watersense/watersense-products***

HOW DO I VERIFY MY SUSTAINABILITY INCENTIVE?

You will need to show that each of these 3 requirements are met in your Architectural Drawings at the time of submitting Building Permit Documents. (See the Incentives portion of the Building Permit checklist.) You cannot receive your final Occupancy until these conditions are met. There are a few different options on how to verify the Energy Conservation portion:

1. If your builder is familiar with the **PRESCRIPTIVE COMPLIANCE APPROACH,** you may design your building to the Standards of the most recently published IECC (International Energy Conservation Code).
2. If you have an architect, they may be familiar with verifying energy savings through a **BUILDING ENERGY MODELING** design software such as ResCheck, REM/Rate, or BEopt. Submit an **ENERGY COMPLIANCE REPORT** with building permit documents.
3. The **IDAHO POWER INCENTIVE** is a great option for owners of all experience levels using the incentive. This will ensure both the Energy Conservation and Clean Energy requirements are met. On top of getting the city's Incentive, Idaho Power will give a cash incentive if you go this route. You must design to Tier 2 or above.

Here is a breakdown of what Idaho Power offers:

IDAHO POWER INCENTIVE

Builders can earn a cash incentive to build all-electric, energy-efficient, single-family homes in Idaho Power's service area. Homes must be in the state of Idaho.

These homes must meet strict requirements that make them at least 15% more energy efficient than homes built to standard state energy code.

Residential New Construction Program homes feature high-performance heating, ventilation and air conditioning (HVAC) systems, high-efficiency windows, increased insulation values, tighter building shells and comfortable homeowners.

CASH BY TIER 2 OR ABOVE

Cash Incentives are available to builders who construct homes with the following, above-code levels:

TIER		CASH INCENTIVE
2	15-19.99% above state energy code	$1,500
3	20% or more above state energy code	$2,000

QUALIFICATIONS

- Eligible Housing types that are eligible for the Idaho Power incentive do include units that are **UP TO 3 STORIES PER UNIT**, **BUT DO NOT INCLUDE STACKED UNIT TYPES.**
- New home must be all-electric using heat pump technology and be constructed in Idaho Power's service area.
- Eligible Housing types that are eligible for the Idaho Power incentive do include units that are up to 3 stories per unit, but do not include stacked unit types.
- Incentive available to builders who construct homes that are a 15% above state energy code. The incentive is paid to the builder.
- Must contract with a RESNET-certified HERS Rater recognized by Idaho Power before construction begins.
- Meet savings thresholds that are calculated by REM/Rate, an energy modeling software.

HOW TO APPLY

1. Hire one of the following RESNET-certified HERS Raters recognized by Idaho Power:

   ARCXIS
   Boise, ID
   651-393-5255

   or

   Greenworks, Inc.
   Ketchum, ID
   208-721-2922

   Your rater will:

   - Work with you, pre-construction, to ensure your home design will achieve program requirements.
   - Perform the required energy modeling using the REM/Rate modeling tool.
   - Perform site inspections and testing.
   - Upload the REM/Rate data into the regional AXIS database for savings calculations.
   - Maintain, complete and submit all required technical documentation.

2. Complete and submit the following to Idaho Power upon project groundbreaking:
   - Idaho Power Residential Application and Agreement. An application is required for each home you are applying for an incentive on.
   - Current W9 form.

3. Completed forms can be mailed to:

   Idaho Power
   Residential New Construction
   Pilot Program
   P.O. Box 70
   Boise, ID 83707

4. Incentive will be paid upon completion of construction and verification that savings thresholds have been met. In addition, all quality -assurance (QA) verification inspections must be successfully passed for incentive payment. Review the program's Terms and Conditions.

PROGRAM ASSISTANCE

For help, visit: ***https://www.idahopower.com/energy-environment/ways-to-save/savings-for-your-home/new-construction/residential-new-construction-program/*** or call Idaho Power Customer Service weekdays between 7:30 a.m. to 6:30 p.m., Mountain Time at 208-388-2323, or outside the Treasure Valley at 1-800-488-6151.

cityofboise.org/PDS