Can My Parcel be Split?

Step 1:  Learn more about the parcel(s) by answering the following questions:

- What is the zoning designation for the parcel(s)?
- What is the minimum lot size?
- What are the minimum setbacks?
- What is the maximum allowed density?

- Is there adequate street frontage for the parcel(s)?
- Will the parcel(s) be utilizing a common driveway equal to or less than 150 feet in length?
- Is your parcel in the hillside? If so, it cannot be split.

### Setbacks by Zone

<table>
<thead>
<tr>
<th></th>
<th>R-1A</th>
<th>R-1B</th>
<th>R-1C</th>
<th>R-2</th>
<th>R-3</th>
<th>Your Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td></td>
</tr>
<tr>
<td>Side Yard, Interior</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Story Building</td>
<td>10'</td>
<td>10'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td></td>
</tr>
<tr>
<td>2 Story Building</td>
<td>10'</td>
<td>10'</td>
<td>5'</td>
<td>5'</td>
<td>10'</td>
<td></td>
</tr>
<tr>
<td>More than 2 Stories</td>
<td>10'</td>
<td>10'</td>
<td>5'</td>
<td>5'</td>
<td>15'</td>
<td></td>
</tr>
<tr>
<td>Side Yard, Street</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td></td>
</tr>
<tr>
<td>Rear Yard, 1-2 Story</td>
<td>30'</td>
<td>30'</td>
<td>15'</td>
<td>15'</td>
<td>15'</td>
<td></td>
</tr>
<tr>
<td>Rear Yard, More than 2 Stories</td>
<td>30'</td>
<td>30'</td>
<td>15'</td>
<td>15'</td>
<td>20'</td>
<td></td>
</tr>
</tbody>
</table>

### Lot Area by Zone

<table>
<thead>
<tr>
<th></th>
<th>Interior Lots (Sq Ft)</th>
<th>Corner Lots (Sq Ft)</th>
<th>Your Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20,000</td>
<td>9,000</td>
<td>5,000</td>
</tr>
<tr>
<td></td>
<td>20,000</td>
<td>9,000</td>
<td>7,000</td>
</tr>
</tbody>
</table>

### Average Lot Width by Zone

<table>
<thead>
<tr>
<th></th>
<th>Interior Lots (Lineal Feet)</th>
<th>Corner Lots (Lineal Feet)</th>
<th>Your Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>100'</td>
<td>100'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>75'</td>
<td>75'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>50'</td>
<td>50'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>50'</td>
<td>50'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>70'</td>
<td>70'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>70'</td>
<td>70'</td>
<td></td>
</tr>
</tbody>
</table>

### Street Frontage (Lineal Feet)

|                     | 30'                        | 30'                       | 30'         | 30'         | 30'         |

### Max Dwelling Units per Acre

|                     | 2.1                        | 4.8                       | 8.0         | 14.5        | 43.5        |

If the parcel (existing or proposed) does not meet the standards of the zone, it cannot be split with an administrative application.

Step 2: If the proposed parcel does meet the standards, answer the following questions:

- Are there existing structures on the parcel(s)? Do they meet the minimum setbacks?
- Are the parking requirements for the parcel(s) met? (providing required off-street parking, paved driveway, etc.)
- Are utilities (water, sewer, irrigation) available to your parcel(s)?
- Are the public streets along the parcel(s) improved with sidewalk?

If the parcel does not meet the requirements, there may be options that can be pursued in order to comply with Boise City Code. Contact a Planner at zoninginfo@cityofboise.org or (208) 608-7100.

10/2021
Types of Records of Surveys:

**Minor Land Division:**
To allow the creation of up to four parcels without being subject to the procedural provisions of the Preliminary and Final Plat regulations for a Subdivision.

![Diagram of Minor Land Division]

**Property Line Adjustment:**
To establish buildable parcels with boundaries that differ from existing buildable parcel and/or buildable lot boundaries.

![Diagram of Property Line Adjustment]

**Parcel Consolidation:**
To allow the consolidation of two or more existing contiguous, buildable parcels into one buildable parcel.

![Diagram of Parcel Consolidation]

Application Checklist:

The items below are required when submitting an application. A detailed checklist can be found online at: [https://www.cityofboise.org/media/7724/203_ros_submittal-checklist.pdf](https://www.cityofboise.org/media/7724/203_ros_submittal-checklist.pdf)

1. Application
2. Detailed Letter of Explanation
3. Affidavit of Legal Interest
4. Proof of Legal Parcel
5. Record of Survey
6. Site Map
7. Legal Description of New Parcel(s)
8. Signatures of All Adjacent Residents

Application Checklist Continued:

**Only Required for Minor Land Divisions:**

9. Improved Sidewalk along the Right-of-Way
10. Verification of Utilities (on Agency Letterhead)
   i. Wet Line Sewer
   ii. Irrigation Water
   iii. Public Drinking Water

**Electronic copies of all submittal documents**

**ROS Application Process:**

1. Submit application online or in-person
2. Review period is 15 days
3. Comments are issued with a list of conditions
4. Surveyor updates the Record of Survey

**Process for Finalizing the ROS:**

1. Finalized Record of Survey is printed on Mylar
2. Obtain all required signatures (other than the Planning Director’s signature)
3. Prepare the “Notice of Buildable Parcel” for each new parcel. This will have the legal description of the original and newly adjusted parcel.
4. Submit the Mylar and the Notice of Buildable Parcel(s) for Planning Director’s signature
5. Applicant records signed Record of Survey and the Notice of Buildable Parcel(s) at the Ada County Recorder’s Office
6. Applicant records new deed(s) with the Ada County Recorder’s Office.
7. After recording is complete, applicant requests new tax parcel number(s) from the Ada County Assessor’s Office to reflect the updates.
8. Applicant submits copies of the following recorded items to PDS to complete application:
   i. Record of Survey
   ii. Notice of Buildable Parcel(s)
   iii. New Deed(s)
   iv. New Tax Parcel Number(s)