



City of Boise
Ordinance
Zoning/Rezoning

**Planning and Development
Services**
150 N Capitol Blvd
Boise, ID 83702
(208) 972-8531

TO: Mayor and Council
FROM: Leon Letson, Planning and Development Services
NUMBER: **ORD-49-19**
DATE: October 18, 2019
SUBJECT: ZOA19-00005 / Ordinance Amending Boise City Code Title 11

BACKGROUND:

On September 9, 2019, Planning and Zoning Commission recommended approval. Must be heard with CAR19-00017.

On October 15, 2019, City Council approved.

FINANCIAL IMPACT:

None

ATTACHMENTS:

- Exhibit A - Amendments to Title 11 (PDF)
- Exhibit B - draft Ordinance Summary (DOCX)
- ORD 49-19 Legal Notice (PDF)

CITY OF BOISE

Ordinance NO. ORD-49-19

BY THE COUNCIL

BAGEANT, CLEGG , HALLYBURTON,
SANCHEZ, THOMSON AND
WOODINGS

AN ORDINANCE AMENDING THE TITLE 11, CHAPTERS 4, 6, 7, AND 10, BOISE CITY CODE REGARDING USES AND DIMENSIONAL STANDARDS ASSOCIATED WITH THE PC (PEDESTRIAN COMMERCIAL) ZONING DISTRICT, INCLUDING CHANGES TO SECTION 11-07-06.2 AND TABLES 11-04.12, 11-04.13, 11-06.1, AND 11-010.2. THE CHANGES INCLUDE INCREASED SETBACKS FOR DEVELOPMENT ADJACENT TO RESIDENTIAL USES AND DISTRICTS, ALLOWING FOR FREE-STANDING SIGNAGE, AND MODIFICATIONS TO USES ALLOWED AND PROHIBITED WITHIN THE PC ZONE; APPROVING A SUMMARY OF THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 9, 2019, following a public hearing, the Planning and Zoning Commission for the City of Boise recommended approval of ZOA19-00005; and

WHEREAS, on October 15, 2019, the Boise City Council, following a public hearing, approved adoption of ZOA19-00005.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. That existing Boise City Code Title 11, Chapter 4, Table 11-04.12 shall be, and hereby is amended to read as reflected in **Exhibit A**, attached and made a part hereof.

Section 2. That existing Boise City Code Title 11, Chapter 4, Table 11-04.13 shall be, and hereby is amended to read as reflected in **Exhibit A**.

Section 3. That existing Boise City Code Title 11, Chapter 6, Table 11-06.1 shall be, and hereby is amended to read as reflected in **Exhibit A**.

Section 4. That existing Boise City Code Title 11, Chapter 7, Section 6, Subsection 2 (11-07-06.2) shall be, and hereby is amended to read as reflected in **Exhibit A**.

Section 5. That following passage, approval, and publication, this ordinance may be visually reformatted administratively to ensure a consistent and correct appearance.

Section 6. That the summary of this Ordinance, attached as **Exhibit B**, be, and the same is hereby, approved as to both form and content.

CITY OF BOISE

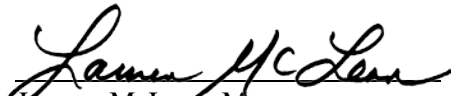
Section 7. That this Ordinance shall be in full force and effect immediately upon its passage, approval and publication.

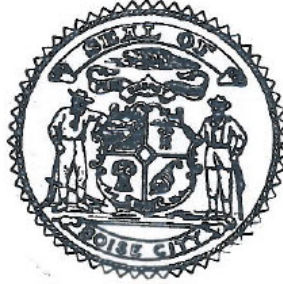
ADOPTED by the Council of Boise City, Idaho, on December 10, 2019.

APPROVED by the Mayor of the Boise City, Idaho, on December 10, 2019.

APPROVED:

ATTEST:


Lauren McLean, Mayor




Lynda Lowry, Ex-Officio City Clerk

5. TABLE OF ALLOWED USES

Table 11-06.1: Allowed Uses																										
Use Category/Type	A 1	A 2	R 1A	R 1B	R 1C	R 1M	R 2	R 3	R O	N O	L O	C 1	C 2	C 3	C 4	C 5	P C	U	H S	M 1	M 2	M 4	T 1	T 2	Additional Regulations	
Single- and Two-family Living																										
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*									A									11-06-03.1.A
Caretaker Residence									A	A*	A*	A*	A*	A*	C	A*	A*			A	A	C	A	A		
Dwelling, Single-family (including group homes)	A	A	A	A	A	A	A	A	A	C	C	A*	A*	A*	C	C	A		A							
Dwelling, Duplex			A*	A*	A*		A*	A	A	C	C	A*	A*	A*	C	C	A		A							11-06-03.1.B
Enhanced Manufactured Home	A	A	A	A	A	A	A	A	A	C	C	C			C		A		A							11-06-03.1.C
Stock Manufactured Home																										
Manufactured Home/Manufactured Home Community	C		C	C	C	C	C	C	C	C	C	C			C				C							11-06-03.1.D
Multi-family Living																										
Multi-family Building, 3-6 units, not to exceed 20 units per acre			C	C	C	A*	C	A	A	C	C	C	C	C	C	A	A		A							
Multi-family Building, 7-20 units per acre								A	A	C	C	C	C	C	C	A	<u>A</u>		A							
Multi-family Building, more than 20 units per acre, including High Rise								C	A	C	C	C	C	C	C	A	<u>A</u>		C							
Planned Unit Development																										
PUDs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	<u>C</u>		C	C	C	C	C	C	C	
Group Living																										
Boarding or Rooming House / Bed & Breakfast							C	A	A	C	C	A*	C	C	C	A	C		C							
Convalescent Home, Nursing Home							C	C	A	C	C	C	C	C	C	C			C							
Fraternity or Sorority House							C	C										C								
Halfway House							C	C	C	C	C	C	C	C	C	C										
Public/ Institutional Uses																										
Child and Adult Care																										
Adult Day Care									A*	C	A*	A*	C			C										11-06-04.1.A

CHAPTER 11-06: USE REGULATIONS
 Section 11-06-01: Table of Allowed Uses
 Subsection 5: Table of Allowed Uses

Table 11-06.1: Allowed Uses																										
Use Category/Type	A 1	A 2	R 1A	R 1B	R 1C	R 1M	R 2	R 3	R O	N O	L O	C 1	C 2	C 3	C 4	C 5	P C	U	H S	M 1	M 2	M 4	T 1	T 2	Additional Regulations	
Child Care Home (1-6 children)	A	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A						11-06-04.1.B	
Group Child Care Home (7-12 children)	A*	C	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*							11-06-04.1.B
Group Child Care Center (7-12 children)	C		C	C	C	C	C	C	A*	A*	A*	A*	C	C	C	A*	A*	C	C							11-06-04.1.B
Intermediate Child Care Center (13-20 children)	C		C	C	C	C	C	C	A*	C	A*	A*	C	C	C	A*	A*	C	C							11-06-04.1.B
Large Child Care Center (21+ children)	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							11-06-04.1.B
After-school Child Care in school building	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									11-06-04.1.B
Communication Facility																										
Radio and Television Stations												C	C	C	C	C	C	C			A	A	C	C	A	
Lattice/Transmission Tower	C	C						C	C	C	C	C	C	C	C	C		C		C	C	C	C	C		11-06-04.2.A
Microcell Wireless Communication Facility (WCF)	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	11-06-04.2.A
Monopole WCF, less than maximum height of zone district	A*	A*	C	C	C	C	C	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	11-06-04.2.A
Monopole WCF, more than maximum height of zone district	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		11-06-04.2.A
Visually Unobtrusive/ Attached WCF	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	11-06-04.2.A
Community Service																										
Cemetery	C																									
Club, Lodge, Social Hall								C	C	C	C	A	A	A	C	A										
Government Buildings, non-industrial	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A		A	C						
Mortuary							C	C	C	C	C	C	A	A	C	A			C							
Mausoleum									C	A	A	A	A	A	C	A										
Recreation Center	C		C	C	C	C	C	C																		
Religious Institution	C		C	C	C	C	C	C	C	C	C	A	A	A	A	A			C							
Uses Related to and Operated by a Religious Institution			C	C	C	C	C	C																		
Education																										
Library	C		C	C	C	C	C	C				A	A	A	C	A		A*								

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Use Category/Type	A 1	A 2	R 1A	R 1B	R 1C	R 1M	R 2	R 3	R O	N O	L O	C 1	C 2	C 3	C 4	C 5	P C	U	H S	M 1	M 2	M 4	T 1	T 2	Additional Regulations	
School	C		C	C	C	C	C	C	C	C	C	C	C	C	C	A	A		C						11-06-04.3.A	
Private Commercial School			C	C	C	C	C	C	C+	C	C	A	A	A	C	A	A		C							
Trade or Vocational School													C	C	C	A			C	C	C	C	C	C		
University																		A								
University – Uses within 50' of campus boundary																		C								
University – Uses within 300' of southern boundary between Denver and Capital																		A*								
Health Care																		A								
Hospital									C	C	C	C	C	C	C	C			A							
Laboratory, Medical/Dental									C	C	C	C	A	A	C	A			A			C	A	A		
Medical Research Facility									C	C	C	C	C	C	C	C			A			C	A	A		
Office, Medical								C	A	A	A	A	A	A	C	A	A		A	C	C	C	A	A		
Parks, Recreation and Open Space																										
Forest Reserve or Recreation Area	A	A																								
Golf Course	A	C	C	C	C	C	C	C				C	C	C	C						C	C	C	C	C	11-06-04.4.A
Golf Driving Range	A		C	C	C	C	C	C				C	C	C	C						C	C	C	C	C	
Park or Playground	A	A	C	C	C	C	C	C	A	A	A	A	A	A	A	A										
Public Plaza or Open Space									A	A	A	A	A	A	A	A	A									
Social Care																										
Food Kitchen													C	A	C	C										
Shelter Home													C	C	C	C										
Single Resident Occupancy Hotel												C	C	C	C	C										
Transportation																										
Aircraft Landing Field	C																				C	C	C			
Bus Station													A	A	C	C										
Transit Terminal, Trucking Terminal														A							A	A	C		C	
Utility																										
Gas Fired Power Plant																						C		C		
Utility Facility, Minor	C	C	A*	A*	A*	A*	A*	A*	A*	A*	A	A	A	A	C	A*					A	A	A	A	A	
Utility Facility, Major	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C					C	C	C	C	C	11-06-04.5.A
Public Service Poles 85 feet or under	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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Table 11-06.1: Allowed Uses																										
Use Category/Type	A 1	A 2	R 1A	R 1B	R 1C	R 1M	R 2	R 3	R O	N O	L O	C 1	C 2	C 3	C 4	C 5	P C	U	H S	M 1	M 2	M 4	T 1	T 2	Additional Regulations	
Public Service Poles over 85 feet	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C				C	C	C	C	C		
Utility Shop or Storage Facility																				C	A	C	C	A		

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Commercial																										
Adult Uses																										
Bikini Bar													C	C	C	C					A*	A*	A*			11-06-05.1.A
Sexually Oriented Business																					C	C	C			11-06-05.1.B
Agriculture Uses																										
Agricultural Uses, Stables	C	A																								
Hog Raising, Stockyard , Feedlot																							C	C		
Slaughterhouse, Rendering Plant																							C	C		
Urban Farm	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Animal-Related Business																										
Animal Daycare												C	C	C	C		A									
Animal Hospital/ Clinic	C							C	C+	C	C	C	C	C		A				A	A	C				
Boarding Kennel	C							C				C	C	C	C					A	A	C				
Small Animal Grooming																										
Financial Service																										
Bank, Financial Institution (excluding drive-up)									C+	C	C	A	A	A	C	A	A									
Food and Beverage Service																										
Coffee/Esspresso Stand											A*	A*	A*	A*	A*	A*	A									
Restaurant, no drive-up window									C+			A	A	A	C	A	A		C							
Tavern/ Lounge/Brew Pub/ over 300' from Residential									C+			C	A	C	C	A	C			C	A	C	C	A		11-06-05.3.C
Tavern/Lounge/Brew Pub/ within 300' of Residential									C			C	C	C	C	A	C			C	C	C	C	A		11-06-05.3.C
Office																										
Office, Business or Professional								C	A	A	A	A	A	A	C	A	A			C	C	C	A	A		11-06-05.2.A
Personal Services																										
Personal Service (1,000 sq. ft or less)									C+	A	A	A	A	A	C	A	A									
Personal Service (greater than 1,000 sq. ft.)									C	C	C	A	A	A	C	A	A									
Laundry and Dry Cleaning Service												A	A	A	C	A	A									
Massage Establishment												A	A	A	C	A	A									
Photography Studio									C+		C	A	A	A	C	A	A									

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Printing, Lithography, Publishing & Reproductions, Exclusive of Paper Manufacturing									C		C	C	A	A	C	A	A				A	A	C	A	A	
Self-Service Laundry									C+			A	A	A	C	A	A									
Tattoo Parlors and Body Piercing Establishments												C	A	A	C	A	A									
Recreation and Entertainment																										
Concert Hall/Dance Hall												C	A	A	C	A										
Concert Hall/Dance Hall (within 300' of residential use or zone)												C	C	C	C	A										
Firing Range, Indoor												C	A*	A*	C											
Health Club												A	A	A	C	A	A		C							
Indoor Recreation-Health Club or Similar Use within an Existing Building												A	A	A	C	A	A		A	A						
Recreation, Commercial – Indoor	C		C	C	C	C	C	C			C	C	A	A	C	A	C									
Recreation, Commercial – Outdoor	C													C	C											
Social Event Center			C	C	C	C	C	C	C	C	C	A	A	A	C	A	A		C							11-06-05.3.C
Swimming Pool, Commercial	C		C	C	C	C	C	C						C	C				C							
Swimming Lessons, Home Occupation	A*		A*	A*	A*	A*	A*	A*																		
Theater												C	A	A	C	A	C									
Retail (Sales)																										
Auction Establishment												C	C	A	C	C					A	A	C			
Building Materials, Hay, Grain, Bulk Garden Supply, Heavy Materials													C	A	C	C					A	A	C			
Convenience Store with Gasoline Service												A*	A	A	C		€									
Drive-Up Establishment										C	C	C	C	C	C	C	A		C							11-06-05.3.A
Grocery									C			A	A	A	C	A	A									
Pharmacy									C+	C	C	A	A	A	C	A	A		A							
Retail Store < 60,000 s.f. GFA												A	A	A	C	A	C									
Retail Store > 60,000 s.f. GFA												A	A	A	C	A	C									

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Shopping Center, Convenience Commercial									C+			A	A	A	C	A	A									
Shopping Center, Neighborhood Commercial, less than 70,000 s.f.									C+			A	A	A	C	A	C									
Shopping Center, Neighborhood Commercial greater than 70,000 s.f.												C	A	A	C	C	C									
Shopping Center, Community Commercial													A	A	C	C										
Shopping Center, Regional Commercial													C	C	C	C										
Vehicles and Equipment																										
Auto Emission Van Test Site											A*	A*	A*	A*	A*	A*	A*									
Automotive Sales Lot, surface													A	A	C					A	A	C			A	
Battery Rebuilding																				C	A	C			A	
Car Wash												C	A	A	C					A	A	C	C	C		
Heavy Machinery, Trailer, and Equipment Sales or Rental Lot																				A	A	C			A	
Motor Vehicle Repair, Minor												C	A	A	C		C			A	A	C			A	
Motor Vehicle Repair, Major													C	A	C					A	A	C			A	
Parking Lot, Commercial									C		C	C	A	A	C	C										
Parking Lot, Off-Site Accessory			C	C	C	C	C	C	C	C	C	C	A	A	A	C										
Parking Garage									C	C	C	C	A	A	C	A		C	C							
Service Station												C	A	A	C					A	A	C			A	
Visitor Accommodations																										
Hotel/Motel								C	C		C	C	A	A	C	A	C		C							
Recreation Vehicle Park												C	C	C	C											
Industrial																										
Industrial Service																										
Battery Rebuilding Shop																				C	A	C			A	
Contractor Shop, Solid Fuel & Lumber														A						A	A	C			A	
Laundry, Industrial														C		C				A	A	C			A	
Newspaper & Printing Establishment												C	A	A	C	A				A	A	C	A	A		

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Blacksmith Shop																					A	A	C			
Manufacturing and Production																										
Atmospheric Gas Production Plant																						A	A	C	C	A
Brewery, Distillery, Winery																						A	A	C	C	
Bottling and Distribution Plant															C	C						A	A	C		A
Food Products, Dairy Products & Wholesale Bakeries																						A	A	C		
Lumbermill, Sawmill, Pulpmill																							C	C		
Tannery																						C	C	C		
Asphalt and concrete ready mix plant																						C	A	C		C
Construction components, bricks, windows, concrete blocks																						A	A	C		C
Wigs, hair products, toiletries and barbering supplies																						A	A	C	A	A
Signs and other metal workings																						A	A	C		A
Pharmaceuticals, cosmetics, orthopedics, prosthetic devices and medical and dental supplies																						A	A	C	A	A
Architectural, drafting and artist supplies																						A	A	C	A	A
Ceramics and other similar products																						A	A	C	C	A
Costume jewelry, novelties, buttons, toys, miscellaneous clothing, accessories and notions																						A	A	C	A	A
Mining and Extraction																										
Mining, Dredging, Loading & Hauling of Sand, Dirt, Gravel or Other Aggregate		C	C																			C	C	C		
Storage																										
Bulk Storage of Corrosive, Acid, Alkali, Explosive or Flammable Materials or Products																							C	C		11-06-06.1.A

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Storage of Flammable Liquids or Gases Necessary to the Processes on the Premises																					A*	A*	A*	A*	A*	
Outdoor Storage													C	A*	C						C	C	C			11-06-06.1.B
Self-Service Storage													C	A	C	C					A	A	C	C	A	
Wholesale Business														C							A	A	C	C	A	
Warehouse and Freight Movement																										
Grain Elevator	C	A																			C	A	C			
Trucking Terminal														A							A	A	C		C	
Truck Stop														A												
Warehouse														A		C			A		A	A	C	A	A	
Wholesale Business														A		C					A	A	C	C	A	
Waste and Salvage																										
Composting Facility	C												C	C		C					C	C	C	C	C	11-06-06.2.A
Junkyard, Vehicle Wrecking																					C	C	C		C	
Recycling Drop-Off Center			A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			A*		A*	A*	A*	A*	A*	11-06-06.2.B
Sanitary Landfill, Incineration																						C	C		A	
Accessory Uses																										
Accessory Structure, < 1,000 s.f.	A	A	A	A	A	A	A	A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A	A	A*	A*	A*	A*	A*	A*	
Accessory Structure, > 1,000 s.f.	A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Accessory Structure, > 2,500 s.f.	A*	C	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Accessory Indoor Storage of Corrosive, Acid, Alkali, Explosive or Flammable Materials or Products																						A	C		A	
Accessory Outdoor Storage													C	A	C						A	A	C	C	A	
Accessory Retail Sales & Service Related to the Primary Use																					A	A	C	A	A	
Backyard Composting	A	A	A	A	A	A	A	A																		
Beekeeping ¹	A	A	A	A	A																					11-06-07.4.B
Administrative Home Occupation	A*	A*	A*	A*	A*	A*	A*	A*										A*		A						11-06-07.4.C(3)
Livestock & Animals	A	A	A*	A*	A*	A*	A*	A*																		11-06-07.4.D

¹ Beekeeping is a permitted accessory use to an Urban Farm in all districts.

CHAPTER 11-06: USE REGULATIONS
 Section 11-06-01: Table of Allowed Uses
 Subsection 5: Table of Allowed Uses

Table 11-06.1: Allowed Uses																										
Use Category/Type	A 1	A 2	R 1A	R 1B	R 1C	R 1M	R 2	R 3	R O	N O	L O	C 1	C 2	C 3	C 4	C 5	P C	U	H S	M 1	M 2	M 4	T 1	T 2	Additional Regulations	
Recreation Vehicle Parking, Short Term																			C						11-04-07.1	
Uses Accessory to an Allowed Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A*	A*	C	A*	A*	

CHAPTER 11-06: USE REGULATIONS
 Section 11-06-01: Table of Allowed Uses
 Subsection 5: Table of Allowed Uses

Table 11-06.1: Allowed Uses																										
Use Category/Type	A 1	A 2	R 1A	R 1 B	R 1C	R 1 M	R 2	R 3	R O	N O	L O	C 1	C 2	C 3	C 4	C 5	P C	U	H S	M 1	M 2	M 4	T 1	T 2	Additional Regulations	
Temporary Uses																										
Construction Office, Temporary	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Sales Trailer	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Seasonal Uses	A*	A*	A*	A*	A*	A*	A*	A*	A	A*	A*	A	A	A	A	A	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Subdivision Office, Temporary			A*	A*	A*	A*	A*	A*																		
Temporary Parking Lots [3]								A*	A*		A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Temporary Voting Place	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

4. DIMENSIONAL STANDARDS FOR SPECIAL PURPOSE DISTRICTS

Table 11-04.12 Dimensional Standards for Special Purpose Districts				
Dimensional Standard		HS	U	PC
Lot Area, Minimum (square feet)	Residential	6,000 Interior Lots; 7,000 Corner Lots	-	-
	Non-Residential			
	Per Dwelling Unit	None	-	1000
Average Lot Width, Minimum (feet)	Interior Lots	60	-	-
	Corner Lots	70		
Street Frontage, Minimum (feet)		30	-	-
Density, Maximum (units/acre)		43.5	-	43.5
Building Height, Maximum (feet)		78	75; 45 if less than 50 feet from BSU campus boundary	35; 50 on arterial with four lanes and 80 feet of right of way
Setbacks, Minimum (feet)	Front Yard/ Side Yard, Street	20	20 from BSU campus boundary	15; 20 if fronting on arterial street <u>(measured from back of curb)</u>
	Side Yard, Interior	1 story: 5 2 stories: 10 3+ stories: 15		0; 10*
	Rear Yard			15 for buildings up to 35 ft. in height; 0 on a public alley; 30 for buildings greater than 35 ft. in height
		<u>For properties adjacent to a residential use or district, setbacks are as follows: 15 for buildings up to 20 ft. in height; 30 for buildings up to 35 ft. in height; 50 for buildings above 35 ft. in height**</u>		
Setbacks Maximum	Front Yard/ Side Yard, Street	N/A	N/A	30 on an arterial; 22 on a collector or local street; 0 on an alley
NOTES: * Applies when the property abuts a residential use or district. <u>** These standards are not applicable to single family living uses and accessory structures.</u>				

5. DIMENSIONAL STANDARDS FOR PARKING IN SPECIAL PURPOSE DISTRICTS

Table 11-04.13: Setbacks (in feet) for Parking Lots and Parking Structures

Zoning district(s)		HS	PC	U
Front yard		7	N/A	10 from any right-of-way; except 0 on an alley.
Side Yard Street		N/A		
Side Yard Interior	1 or 2-Story	5; 10*		
	>2-Story			
Rear Yard			5 for covered parking accessed from an alley or when the rear of the lot abuts another parking area of at least 30 ft. in depth. <u>For properties adjacent to a residential use or district, setbacks are as follows: 10 for surface parking; 15 for structured parking.</u>	
Any yard adjacent to interstate or connector		10	N/A	
<p><u>NOTES: * These standards are not applicable to single family living uses and accessory structures.</u></p>				

- (c) **New Urbanism Design**
- i. A design in which the buildings front on the sidewalk and the parking is located in no case closer to the street than the building.
 - ii. In the case of a parking lot beside the building, the width of the parking lot shall not exceed the width of the building.
 - iii. Parking lots may not be located at street intersections.
 - iv. A minimum ten-foot wide landscape strip shall separate all sidewalks from the street. The sidewalks shall be at least ten feet wide, of which the six feet closest to the street shall be established as a public easement.
 - v. The main entrance to the building shall face the street.

C. Planned Unit Developments

Planned developments in the R-O district shall comply with the provisions of Section 11-07-06.5, *Planned Unit Development Standards*, except as modified by the following:

- (1) Minimum size provisions is 18,000 sq. ft.
- (2) Area allowed for use exceptions will be based on the greater of land area or floor area.
- (3) Special Use Provision: One square foot of residential use shall be provided for each gross square feet of use(s) approved by special exception.

2. PEDESTRIAN COMMERCIAL (PC) ZONING DISTRICT

A. Building Types Allowed

Three types of buildings may exist in the PC District as follows:

(1) **Rear Yard Building**

This type of building occupies the front of its lot, full width, leaving the rear portion as a private space. The building facade clearly defines the edge of the public space while the rear elevation may be articulated for functional purposes. The depth of the rear yard can contain substantial parking.

(2) **Side Yard Building**

This type of building occupies one side of the lot with the primary open space to the other side. This type permits systematic climatic orientation with the long side yard elevation facing the sun or breeze. The side yard can be used for parking.

(3) **Courtyard Building**

This type of building occupies all or most of the edges of its lot while internally defining one or more private spaces. If the front or rear of the courtyard is left open, the courtyard interior may be used for parking.

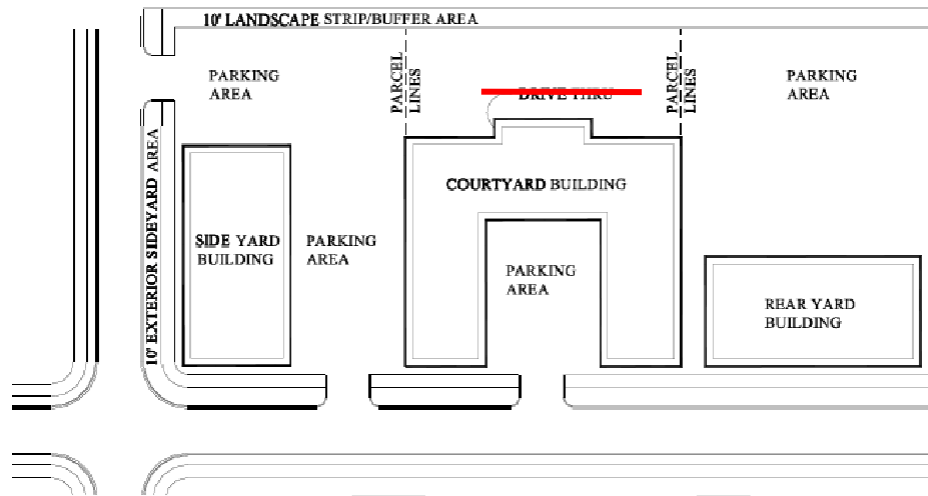


Figure 11-07.11: Typical site plan of building types

B. General Provisions

(1) **Accessory and Ancillary**

- (a) Accessory structures constructed in the rear yard only shall adhere to the standard setback requirements of this Code.
- (b) All ancillary equipment or facilities (gasoline pumps, car washes, etc.) shall be set to the side or rear of the principal building.

(2) **Access**

- ~~(a) Drive-through windows and services shall be accessed at the side and rear property lines.~~
- (b) Driveways to parking areas shall not exceed 24 feet in width if two lanes or 12 feet in width if one lane.
- (c) Alleys shall be 20 feet in width and constructed to the standards of the ACHD.
- (d) Main customer access shall be in the front half of the building nearest the fronting street.

(3) **Screening**

- (a) Hedges, garden walls, and fences may be built on property lines provided that they do not obstruct sidewalks or drive aisles. No berms shall be allowed. Front yard fences and walls shall not exceed three feet in height. Side and rear yard fences shall not exceed six feet in height.
- (b) Trash containers, mechanical equipment, and outdoor storage shall be located in the rear yard and shall be screened from view with a wood fence, brick wall, landscaping, or a combination thereof.
- (c) Bays and garages may not face the street.

(4) **Setbacks**

- (a) Where a zero-foot setback is used on an interior side yard, building walls shall be constructed without windows and with an appropriate fire wall in order to allow for future attachment of an adjacent building.
- (b) A minimum of 15-feet from a front yard setback is allowed on arterials when one or more of the following conditions are present, and subject to discretionary approval under Section E:
 - i. Legal on-street parking exists adjacent to the project;
 - ii. A landscape median exists in the roadway adjacent to the project; and
 - iii. The arterial is designed as a three-lane roadway adjacent to the project.
- (c) Front and exterior side setbacks shall be measured from immediately behind the curb.

(5) **Conditional Uses and Variances**

Conditional use applications under this code are intended for unusual uses and/or larger projects that may not easily comply with the standards or intent of this code. When considering such a conditional use application, the PZC may grant deviations from the code (such as to allow a large shopping center to have buildings dispersed around a site, not just at curb-side) without need for granting of a variance, provided that the intent of the code is met to provide a pedestrian-oriented design and an attractive, uncluttered street scene that is not dominated by parking lots.

(6) **Building Height Standards**

- (a) Two to three-story buildings are preferred on arterials of four or more lanes.
- (b) When a building is on a corner lot and has frontage on both an arterial and a collector, the height allowed for the arterial frontage may also be allowed for the collector frontage.

C. Parking Areas

A primary purpose of the PC district is to ensure that parking lots shall not dominate the street frontage, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking areas in the PC district shall conform to the generally applicable parking regulations of this Code, except as indicated this section.

(1) **Location and Design**

- (a) All parking areas shall be located to the side or rear of the principal building. Parking lots should be located behind buildings or in the interior of a block whenever possible.
- (b) Parking areas shall not abut street intersections, be adjacent to squares or parks, or occupy lots that terminate a street vista.
- (c) All sites, where feasible, shall provide cross-access to adjacent parcels.
- (d) Alley-loaded covered parking shall be set back five feet and located behind a paved apron. If adjacent to a residential use or district, parking shall be set back fifteen feet.
- (e) No off-street parking shall be located within any front yard, except as provided for in Section 0, *Accessible Parking Spaces*.
- (f) Landscaping requirements shall be as established Section 11-07-05, with the exception of subsection D, *Transition Yards* and E, *Street Yards* below.
- (g) No parking space shall be closer to the street than the building.

(2) **Parking Ratios**

- (a) For non-residential uses, the requirements of Section 11-07-05, *Off-Street Parking and Loading Standards*, shall apply except that they may be reduced ten percent (cumulative to 30 percent) for each of the following categories of criteria that the development meets:
- i. Located on an active transit route.
 - ii. Located on a street with a striped bike lane.
 - iii. Includes an integrated residential component pursuant to this Code that constitutes at least one-third of the floor area of the development; or shares primary vehicular and pedestrian access with an abutting residential use (the residential street and sidewalk system bisect the shopping center and primary access to the pedestrian commercial development is taken from the residential street).
- (b) No development may provide parking in excess of ten percent more than the minimum requirements established in Section 11-07-05, *Off-Street Parking and Loading Standards*.
- (c) All developments are encouraged to provide joint use of parking facilities pursuant to Section 11-07-03.3.D of this Code. Allowance of joint use may be made in addition to the maximum 30 percent reduction allowed for in this Code.

(3) **Bicycle Parking Required**

All developments shall provide bike racks in a prominent location at a ratio of one space per 5,000 square feet of gross building area.

D. **Transition Yards**

- (1) Pedestrian Commercial lots that abut existing residential lots shall provide a screen/buffer between the two uses in order to minimize visual contact and create a strong impression of spatial separation. This may include a wall, wood fence, landscaped earthen berm, planted vegetation, existing vegetation, or any combination of these elements. Minimum planter width shall be ten feet. Intermittent planting of deciduous and evergreen trees shall obtain a height at maturity of no less than 20 feet and have no unobstructed openings wider than ten feet between tree canopies upon maturity. Species selection shall be provided for in accordance with the Boise Community Forester's Tree Selection Guide or with approval of the City Forester. Pathway, driveway, or roadway connections between uses may cross these buffer areas.
- (2) When new residential development is proposed on a back or side lot, with shared parking and/or vehicular access between the PC district and the residential district, the transition yard requirements may be waived or modified by the approving body, provided that the landscape requirements of Section 11-07-05 are met.

E. **Street Yards**

(1) **Separated Sidewalk**

- (a) A minimum ten-foot wide sidewalk, of which at least the outer five feet shall be secured by public easement, shall be constructed along the entire street frontage of the PC lot. The sidewalk shall be separated from the street curb by a landscape strip that meets the dimensional standards of this Code, except where the strip transitions to meet an existing attached sidewalk on adjacent properties or where other flexibility is granted by this Code.
- (b) On arterials, the landscape strip between curbside and the public sidewalk shall be ten feet wide, unless an alternative reduced setback standard is granted based upon the criteria in Section 11-04-03.3.A, *Exceptions in the Residential Zoning Districts* and as allowed in subsections (c) or 11-07-06.2.E(2)(d), below. On local and collector streets, a five-foot wide landscape strip shall be provided. These landscape area dimensions shall be in addition to any utility easement that exists adjacent to the sidewalk or curb. Paved sidewalk connections between an attached sidewalk and the building shall be provided through the landscape area on 50-foot intervals at a minimum.
- (c) Exception: In cases where the applicant can demonstrate that utility locations, existing mature landscaping or other unique circumstances preclude the use of a separated sidewalk as required by this Code, the DRC may allow alternative designs such as an attached sidewalk or a variation in the dimensions of the sidewalk and landscape strip, provided that street trees are still provided as required by the code.

(2) **Landscaping**

- (a) Minimum two-inch caliper trees shall be planted in the front and exterior side landscape area. Tree spacing shall be determined by the spread of the mature tree, so crowns of adjacent trees touch at maturity. Where possible, Class II or Class III species shall be used to provide the maximum environmental benefits. Species selection shall be approved by the City Forester.
- (b) Where any building or combination of buildings has a continuous street facing facade 100 feet or greater in length, provisions for a Class II or III tree within a sufficiently sized landscaped building offset shall be incorporated into the project subject to the approval of Design Review and the Boise City Forester.
- (c) All species planted within public rights-of-way shall have the approval of the City Forester and be in compliance with the City Tree Ordinance (Title 9, Chapter 16).
- (d) Alternatives to the provision of the full width front and street side landscape area (such as tree wells and street furniture) may be allowed with design review and City Forester approval in instances where pedestrian activity is expected to be high, adjacent roadway design (per 11-07-06.2.B(4), *Setbacks*) is conducive to smaller setbacks and/or the surrounding streetscape would be more compatible with alternative landscape and hardscape treatments. In these cases, the setback from back-of-curb may be reduced through reduction of landscape area. The presence of overhead utility lines in the landscape area may also be cause for modifications to the tree planting requirements of this Code, subject to design review and City Forester approval.

F. Residential Units

Residential uses are allowed as a secondary use at ground level or on upper floors above commercial or entertainment uses on the ground floor subject to the setbacks and height limitations stipulated in this Code. In addition, the following standards shall apply:

- (1) Private open space (patio or balcony) per unit shall be a minimum of 60 square feet.
- (2) The parking requirement shall be one space/unit plus one-half space for each bedroom beyond two.
- (3) Parking must be accessed from the same driveway as the commercial parking area, and, residential parking spaces may be designated for the exclusive use of the residents.

3. CENTRAL BUSINESS (C-5) ZONING DISTRICT

A. Development Standards

- (1) Warehouse, storage, repair, manufacture, and similar uses or related activities shall be conducted in an enclosed structure.
- (2) The sides of a building shall be designed to minimize environmental impacts such as glare, reflected heat, and wind. High quality non-reflective materials such as stone, tile, and brick are encouraged.

B. Ground Floor Retail Design

Design criteria shall be as follows:

- (1) At least 70 percent of the ground level, street facing facade(s) must abut and be oriented to a public sidewalk or plaza.
- (2) Shall be accessible to the pedestrian from the sidewalk or plaza.

C. Sidewalk Improvements Required

A continuous public walkway, located between the face of building and adjacent street or a street vacated for vehicular use, is required to provide for an improved pedestrian experience. Adopted city standards apply, except that where this section specifies more restrictive criteria, this section shall control. Design criteria shall be as follows:

(1) Size

The minimum width for clear pedestrian movement shall be seven and one-half feet. The overall width shall be at least 13 and one-half feet.

(2) Pattern

Location of pedestrian zone, and amenities zone, shall be consistent with adjacent blocks. The paving pattern and the placement of trees and pedestrian amenities shall be unobstructed.

(3) Surface Treatment

Surface shall be skid resistant, free of surface obstruction, and of a smooth gradient. The cross slope shall freely drain and not exceed four percent gradient.

(4) Street Trees

Trees shall be consistent with adjacent tree species (except when existing trees do not comply with city standards). Trees shall be two and one-half to three-inch caliper,

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BY THE COUNCIL CLEGG,
LUDWIG, MCLEAN, SANCHEZ,
THOMSON AND WOODINGS

**AN ORDINANCE AMENDING
THE TITLE 11, CHAPTERS 4,
6, 7, AND 10, BOISE CITY
CODE REGARDING USES AND
DIMENSIONAL STANDARDS
ASSOCIATED WITH THE PC
(PEDESTRIAN COMMERCIAL)
ZONING DISTRICT, INCLUD-
ING CHANGES TO SECTION
11-07-06.2 AND TABLES 11-
04.12, 11-04.13, 11-06.1,
AND 11-010.2. THE
CHANGES INCLUDE IN-
CREASED SETBACKS FOR
DEVELOPMENT ADJACENT
TO RESIDENTIAL USES AND
DISTRICTS, ALLOWING FOR
FREE-STANDING SIGNAGE,
AND MODIFICATIONS TO
USES ALLOWED AND PRO-
HIBITED WITHIN THE PC
ZONE; APPROVING A SUM-
MARY OF THIS ORDINANCE;
AND PROVIDING AN EFFEC-
TIVE DATE.**

ADOPTED by the Council of
Boise City, Idaho, on December
10, 2019.

APPROVED by the Mayor of the
Boise City, Idaho, on December
10, 2019.

APPROVED:
/s/ David H. Bieter

David H. Bieter, Mayor

ATTEST:

/s/ Lynda Lowry

Lynda Lowry, Ex-Officio City
Clerk

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