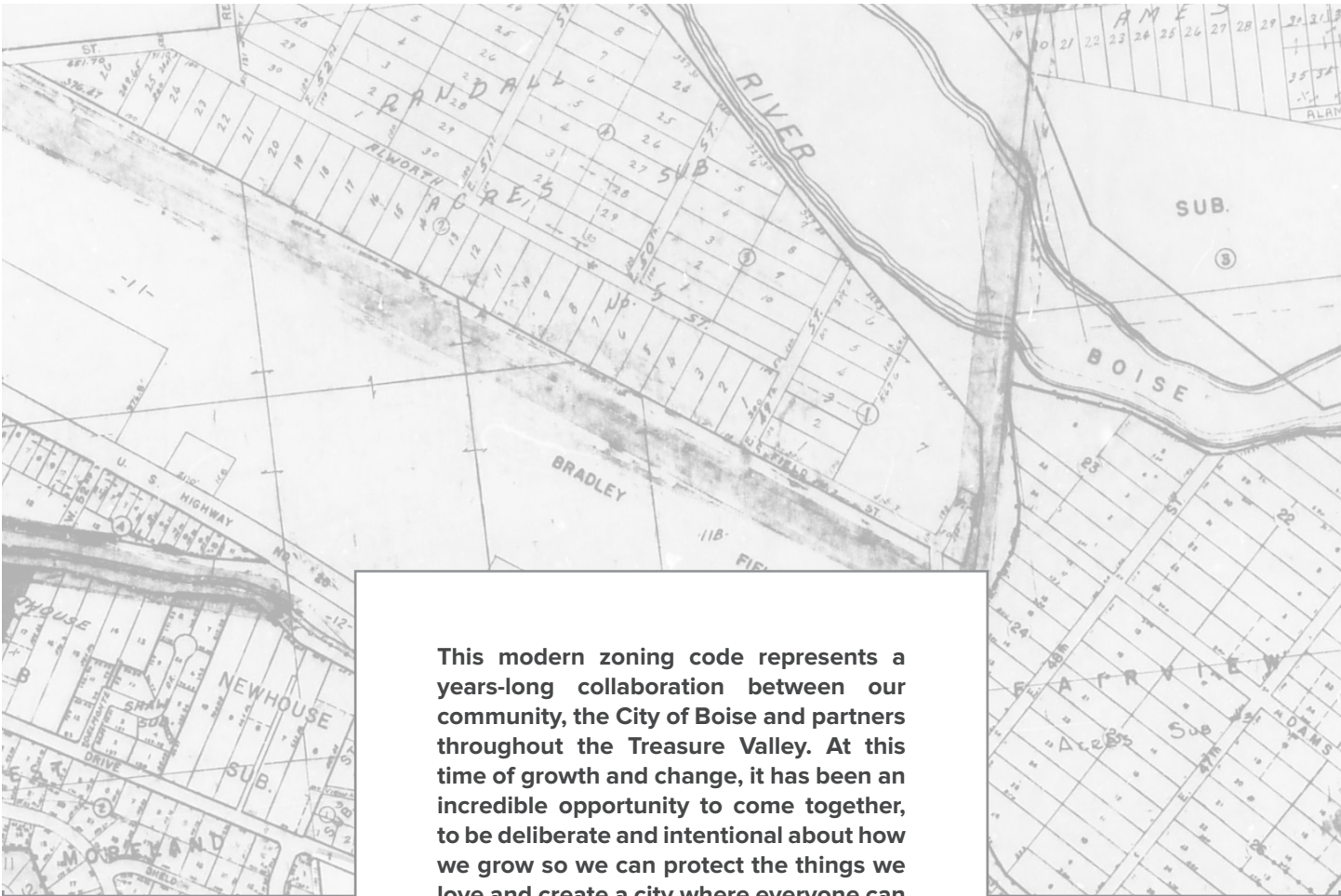
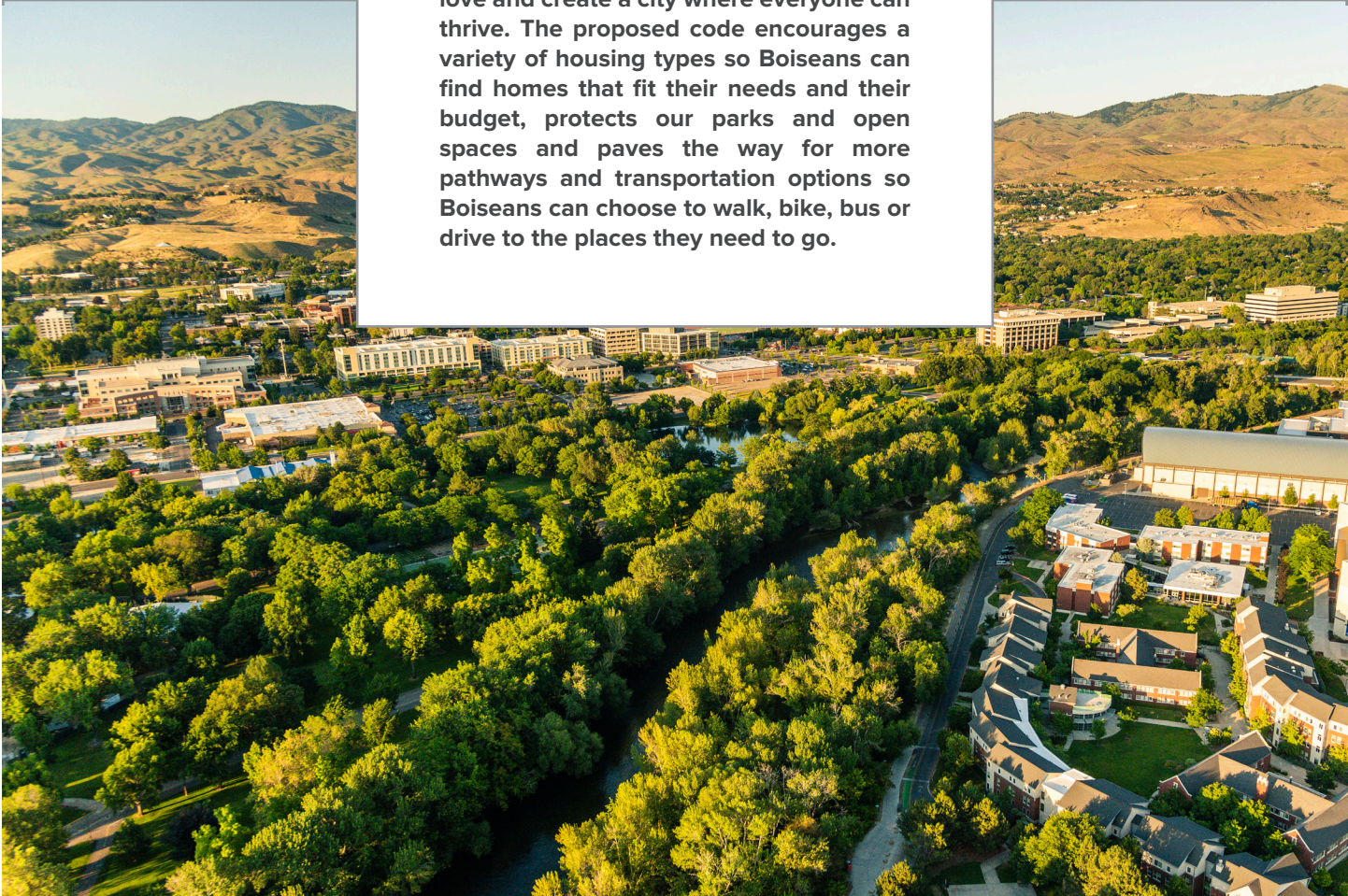


FINAL DRAFT  
**EXECUTIVE  
SUMMARY**



**This modern zoning code represents a years-long collaboration between our community, the City of Boise and partners throughout the Treasure Valley. At this time of growth and change, it has been an incredible opportunity to come together, to be deliberate and intentional about how we grow so we can protect the things we love and create a city where everyone can thrive. The proposed code encourages a variety of housing types so Boiseans can find homes that fit their needs and their budget, protects our parks and open spaces and paves the way for more pathways and transportation options so Boiseans can choose to walk, bike, bus or drive to the places they need to go.**







## CREATE A VARIETY OF HOUSING OPTIONS FOR BOISEANS

Everyone in Boise deserves a safe place to live, one that they can afford, and one that is close to the things they need to enjoy their lives. A modern code makes more housing types possible, so our kids can return home to start their lives in the place they grew up, our aging parents can downsize and stay close to friends and family, and our workforce can find housing at Boise prices.

### Housing in the right places

- Establish mixed-use zoning districts to increase housing near best-in-class transit (State St., Vista Ave., Fairview Ave.), activity centers, and pathways. *Section 11-02-03 Mixed-Use Zoning Districts*
- Introduce “Allowed and Alternative Forms” to ensure that land located in critical locations throughout are developed to meet Boise's needs. *Section 11-02-03 Mixed-Use Zoning Districts (Form and Layout Standards)*

### Housing for all income levels

- Seven incentives available citywide offer flexibility in additional housing units in exchange for setting aside deed restricted affordable housing for Boiseans. *Section 11-04-03.7 Incentives*
- Incentives for large Planned Unit Developments and Specific Plans (5 acres or more) to set aside housing for lower-income Boiseans. *Section 11-02-06 Planned Unit Development and Section 11-02-08 Specific Plan Districts*

### Housing options that add to the character of neighborhoods

- Allowance of new housing options such as co-housing, cottage villages, and live/work. *Section 11-03-02 Table of Allowed Uses*
- Changes to the dimensional standards support compact neighborhoods in some residential zoning districts. These include increases in maximum height and a decrease in minimum lot size. *Section 11-04-03.2 Dimensional Standards Summary Table*
- Use-specific standards that ensure high-quality, design standards. *Section 11-03-03 Use Specific Standards*
- Neighborhood transition standards that promote smooth transitions between neighborhoods and mixed-use zoning districts. *Section 11-04-03.5 Neighborhood Transition Standards*
- Standards that help small-scale housing fit within the fabric of existing neighborhoods, ensuring that these developments are people-scaled and fit the character of surrounding homes. *Section 11-04-03.4 Residential Small Lots*
- Removal of “Minor Land Divisions” and the requirement for new subdivisions to have a public hearing and to ensure developers provide infrastructure improvements such as sidewalks and street trees. *Section 11-04-04. Subdivision Standards*

### Limit impacts to vulnerable residents

- Require a Conditional Use Permit and a public hearing for any mixed-use multiple-family project that displaces vulnerable populations. *Section 11-03-03.2H. Use Specific Standards: Dwelling, Multiple Family*
- Establishes protections for residents from industrial uses. *Section 11-02-04 Industrial Zoning Districts & Section 11-03-03.5 Use Specific Standards: Industrial Uses*



## CREATE A PREDICTABLE AND SUSTAINABLE DEVELOPMENT PATTERN

No matter what neighborhood they call home, every Boise resident should be able to enjoy a well-balanced transportation system that provides choices in how they get around and takes them to the places they want to go. As the city grows, that system must evolve to meet the changing needs of our community. A modern zoning code supports a comprehensive, safe, and efficient network of mobility that optimizes our infrastructure and supports our vibrant neighborhoods.

### A development pattern that bolsters our community's investment in transit

- The creation of residential and mixed-use zoning districts that encourage compact development patterns near our best-in-class transit routes (State St., Vista Ave., Fairview Ave.), activity centers, and pathways. *Sections 11-02-02 Residential Zoning Districts and 11-02-03 Mixed-Use Zoning Districts*
- The establishment of mixed-use zoning districts that create places for individuals to access transit, goods and services near their homes at a comfortable scale, from neighborhood activity centers to the downtown core. *Section 11-02-03*
- The creation of a zoning district that supports transit needs for the four transit hubs identified in the State Street Transit and Traffic Operations Plan (MX-4 - Mixed-Use Transit Oriented). *Section 11-02-03 Mixed-Use Zoning Districts*
- The creation of specific guidelines to ensure areas for identified transit stops are preserved. *Section 11-04-07.4H Transit Stops*

### Neighborhoods with unique destinations and a walkable scale

- Allow small-scale retail and neighborhood cafes near where people live. *Section 11-03-02 Table of Allowed Uses*
- Reduce the amount of parking required for single-family homes to assist in the affordability of new homes. *10-04-08.3 General Parking Standards*

### A safe and comfortable environment for walking and biking

- Establish setbacks and design standards that support walking and biking by directing the placement of buildings, parking areas, and building entrances to create a friendly and walkable pedestrian environment. *Section 11-04-06 Building Design Standards*
- Comfortable sidewalk and pathway designs that creates a safe and convenient environment for people to get from one place to another. *Section 11-04-07.4 Access and Connectivity Design Standards and Streetscape Standards included in each of the zoning districts included in Sections 11-02-02, 11-02-03, 11-02-04 and 11-02-05*
- New bicycle parking standards that meet long-term and short-term parking needs. *Sections 11-04-08.9 Required Bicycle Parking*
- Enhanced bicycle parking requirements that provide stable and convenient facilities, and racks that accommodate a variety of bicycles. *Section 11-04-08.9C Bicycle Parking Design Standards*

### Roadways that are safe and efficient for all users

- Standards that create maximum block lengths, street design standards and connectivity requirements. *Sections 11-04-04.5G Subdivision Access and Connectivity Design Standards and 11-04-07.4 Design Standards for Streets, Pedestrian and Bicycles*
- Standards that promote accessibility to ensure everyone, no matter their age or ability, can move through our community safely. *Sections 11-04-08.4 Accessible Parking, 11-04-07.3B – American Disabilities Act, 11-05-05.2I Reasonable Accommodation for Accessibility*





## SUPPORT A HEALTHY COMMUNITY AND ENVIRONMENT

The City of Boise is committed to building on our community's history of environmental stewardship as well as rising to the challenges of climate change. This commitment includes protecting our clean air and water, building connections to each other and to nature through a network of open spaces and pathways, and supporting a transition to a clean energy economy.

### Addressing our climate action goals of reducing emissions and energy consumption

- Setting high sustainability requirements for new development that makes use of incentives. *Section 11-04-03.7 Incentives*
- Expanding access to Electric Vehicle (EV) infrastructure with charging standards and requirements. *Section 11-04-08.6 Electric Vehicle Parking Spaces*

### Conserving water

- Reducing the amount of water required for landscaping by limiting the amount of turf grass and non-potable surface water used whenever possible. *Section 11-04-09 Landscaping*
- Assured water supply for a minimum of 50 years for any development with five or more units. *Section 11-04-10 Assured Water Supply*

### Expanding access to open spaces and integrating nature into the urban environment

- Codifying design standards for multi-use pathways from the Boise Pathways Master Plan *Section. 11-04-04.5 Subdivision Standards- Required Improvements, 11-04-06 General Site and Building Design Form Standards, 11-04-7 Access and Connectivity, and others*
- Effect by expanding the tree canopy and requiring Class III trees in parking lots to reduce the urban heat island effect. *Section 11-04-09.6 Parking Lot Interior Landscaping*

### Supporting a resilient tree canopy

- Updated standards for tree mitigation and protection, tree species diversity, and planting. *Section 11-04-09.8 Tree Preservation*
- Requirements for detached sidewalks with street trees for most new development.



## CREATE A SAFE AND HEALTHY CITY

Careful and deliberate planning for future growth is key to ensuring emergency personnel can effectively respond to calls throughout the community, and that our city minimizes risks to life and property by planning for hazards such as floods and wildfires in our surrounding sensitive lands. A modern zoning code also helps promote health and wellness by ensuring access to both health care services and opportunities to participate in the active lifestyle that is central to our community's quality of life.

### Respecting sensitive lands and transitions between developed and undeveloped areas

- Creation of Wildland Urban Interface (WUI) to provide a transition between open land and areas of development to preserve the safety of our residents, visitors and wildlife within the City of Boise. *Section 11-02-07.3H - Wildland Urban Interface Overlay*
- Maintained the Boise River System, Flood Protection, and Hillside standards to protect the sensitive lands that we love within our city. *Sections 11-02-07.3 - Sensitive Lands Overlay and 11-04-05 Sensitive Lands Design Standards*

### Ensuring emergency responders have safe and efficient access to all residents

- Establishment of standards that create maximum block lengths, street design standards, and connectivity requirements to ensure roadways are safe and efficient for all users including emergency responders to access a site. *Sections 11-04-04.5G Subdivision Access and Connectivity Design Standards and 11-04-07.4 Design Standards for Streets, Pedestrian and Bicycles*

### A mobility network that helps everyone have access to an active lifestyle

- Requirements for development that support comfortable sidewalk and pathway designs that create an environment that is safe and efficient for people to get from one place to another. *11-04-07.4 Access and Connectivity Design Standards and Streetscape Standards included in each of the zoning districts included in Sections 11-02-02, 11-02-03, 11-02-04 and 11-02-05*

### Supporting our regional healthcare facilities and their role in the city's development pattern

- Maintenance of the Mixed-Use Health Zoning District. *Section 11-02-03.7 MX-H: Mixed-Use Health Zoning District*





## CREATE ECONOMIC OPPORTUNITIES

A strong and diverse economy is an important component to a healthy city. Our goal is to continue to support homegrown innovation and invest in education to ensure our residents have opportunities to pursue their passions, secure a job with quality pay and benefits, and contribute to an economy that is resilient throughout large-scale changes and trends.

### Zoning districts that support a wide range of industries

- Providing a multitude of zoning districts that can attract and allow businesses to expand throughout the City of Boise within the mixed-use and industrial zoning districts. *Sections 11-02-03 Mixed-Use Zoning Districts and 11-02-04 Industrial Zoning Districts*

### Reinforcing the role of downtown Boise as the city's civic, cultural, and employment center

- A zoning district specific to the downtown area that will support a variety of uses that support people through the creation of housing, jobs, services and entertainment. *Section 11-02-03.5 MX-5: Mixed-Use Downtown Zoning District*
- A variety of allowed uses that creates an active and vibrant downtown and throughout the Boise State University campus. *Section 11-03-02 Table of Allowed Uses*
- Create an individualized zoning district specific to the educational needs of the Boise State University Campus and its location near the downtown core to ensure the students and community have what they need to provide a high-quality educational experience. *11-02-03.6 MX-U: Mixed University Zoning District*

### Creating housing throughout the city that allows people to live near their place of work

- Establish zoning districts that support a variety of homes near our major transit corridors, activity centers, and pathways. *Sections 11-02-02 Residential Zoning Districts, 11-02-03 Mixed-Use Zoning Districts, and 11-04-03.7 Incentives*

### Encouraging small business development and a creative economy

- Creating a wide variety of home occupations to occur within our residential zoning districts to allow individuals an opportunity to work out of their homes on a small scale. *Section 11-03-03.20 Home Occupations*
- Creating live-work opportunities to occur within our residential zoning districts as well as the MX-1 Mixed-Use Neighborhood, MX-2 Mixed-Use General and MX-3 Mixed-Use Active zoning districts to allow individuals an opportunity to work out of their homes at an intermediate scale. *Section 11-03-03.2F Live-Work Dwelling*

