

CITY *of* BOISE

A MODERN ZONING CODE

Planning and Development Services



A MODERN ZONING CODE WILL CREATE:



Great
Neighborhoods



Movement for
Everyone



A Home for
Everyone



A Clean City for
Everyone

A HOME FOR EVERYONE

	R-1A Large Lot	R-1B Suburban	R-1C Traditional	R-2 Compact	R-3 Urban
Density (units/acre)	2.1	4.8	12.4	NA	NA
Min. Lot Size (sq ft)	20,000	9,000	3,500	2,500	1,500 (SF attached) 2,000 (other)
Height (feet)	35	35	3 stories not to exceed 40 ft	4 stories not to exceed 45 ft	4 stories not to exceed 50 ft
Allowed Uses	SFH, Duplex, ADU	SFH, Duplex, ADU	SFH, Duplex, ADU, Neighborhood Market/Café	SFH, Duplex, ADU, Triplex, Fourplex, SF Attached, Apartment Neighborhood Market/Café	Duplex, ADU, Triplex, Fourplex, SF Attached, Apartment, Neighborhood Market/Café
Allowed only with Sustainability & Affordability Requirements	Triplex, Fourplex, SFH attached	Triplex, Fourplex, SF Attached, Cottage Village, Apartment	Triplex, Fourplex, SF Attached, Cottage Village, Apartment		

AFFORDABLE + SUSTAINABLE DEVELOPMENT



Photo Credit: Tony Moody

Strategic Infill

If meeting certain location & site criteria in the R-1B & R-1C

Housing Units Not Subject to Base Zone Density	Affordability Requirement	Parking Reduction
3 to 4 units	NA	NA
5 to 8 units	1 unit @ 80% AMI /120% AMI	50%
9 to 12 units	2 units @ 80% AMI / 120% AMI	50%

AFFORDABLE + SUSTAINABLE DEVELOPMENT

Residential Compact & Urban Zones (R-2 and R-3)

Reduce minimum parking requirements by 50% if:

- **Affordable:** 25% of all units are affordable to households earning 60% Area Median Income or below for 50 years. 25% of affordable units must be 2 or more bedrooms.
- **Sustainable:** Incorporate explicit design and infrastructure elements that support clean energy, energy savings and water savings.

AFFORDABLE + SUSTAINABLE DEVELOPMENT

Mixed-Use Zones (MX-3 and MX-4)

Reduce minimum parking requirements and increase permitted height if:

- **Affordable:** 25% of all units are affordable to households earning 60% Area Median Income or below for 50 years. 25% of affordable units must be 2 or more bedrooms.
- **Sustainable:** Incorporate explicit design and infrastructure elements that support clean energy, energy savings and water savings.

AFFORDABLE + SUSTAINABLE DEVELOPMENT

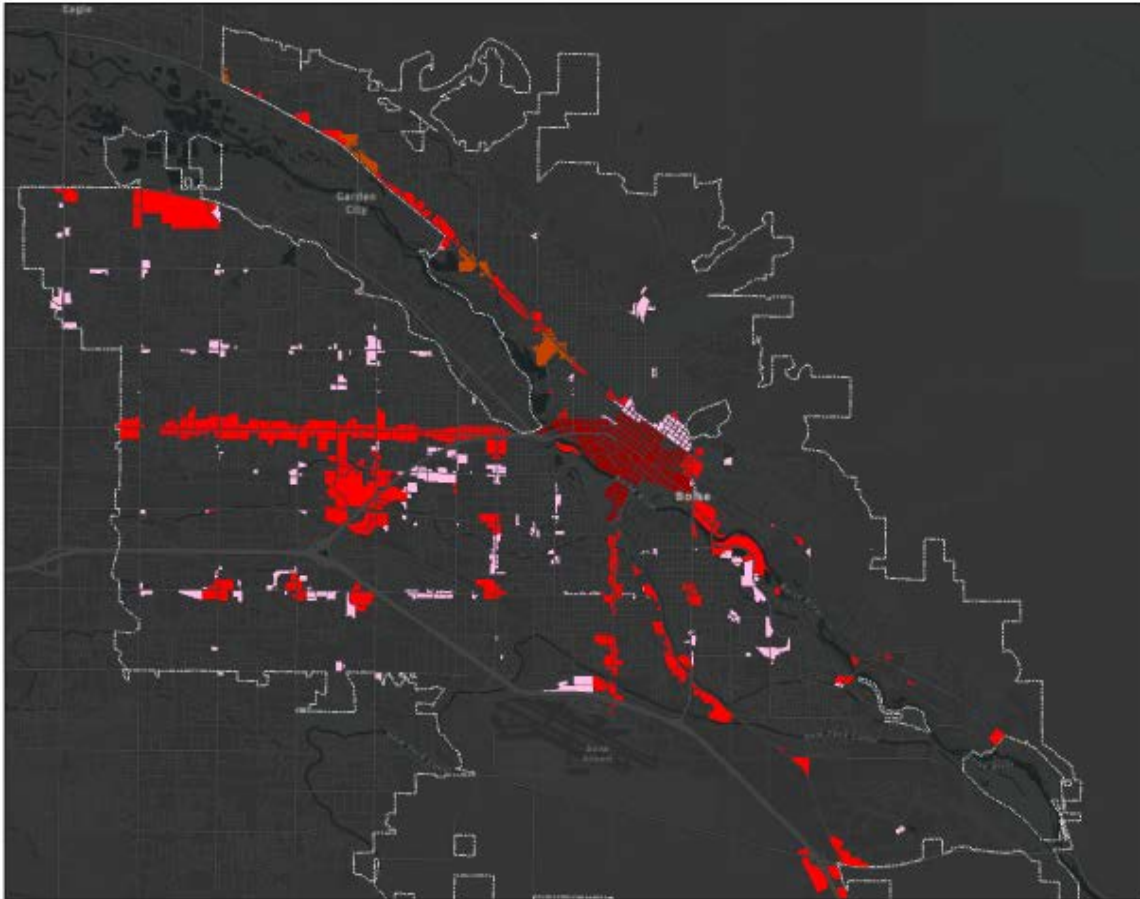
Accessory Dwelling Units (All Zones)

Waive owner-occupancy requirement if:

- **Affordable:** ADU or Primary House is affordable to households earning 60% Area Median Income or below for 50 years

A HOME FOR EVERYONE

ALLOWED USE & ALLOWED FORM OR ALTERNATIVE FORMS





Zone	Allowed Uses with Allowed or Alternative Form
MX-1 (Mixed Use Neighborhood)	<ul style="list-style-type: none"> • 2 stories OR • Located in a building with 2 different uses
MX-3 (Mixed Use Active)	<ul style="list-style-type: none"> • 4 stories AND • Does not provide more parking than required • OR provide affordable housing
MX-4 (Mixed Use TOD)	<ul style="list-style-type: none"> • 4 stories AND • Does not include a parking lot AND • Does not include a parking garage with excess parking required AND • Active ground floor • OR provide affordable housing
MX-5 (Mixed Use Downtown)	<ul style="list-style-type: none"> • 4 stories AND • Does not include surface parking AND • Active ground floor • OR provide affordable housing

CURBING DISPLACEMENT

Conditional Use Permit (CUP) multifamily family development if:

- Located in the MX-3, MX-4, and MX-5 zones
AND
- Within the past three years, the site included:
 - Manufactured Home Community
 - Assisted Living Facility, Retirement Facility, or Nursing Home
 - Deed-restricted affordable housing
 - Naturally occurring affordable housing (60% AMI)

ADOPTION PROCESS

ZONING CODE REWRITE ADOPTION TIMELINE					
2023					2023/2024
FEBRUARY	MARCH	APRIL	JUNE	JULY/AUGUST	WINTER
<p>Planning and Zoning Applications submittal</p> <p>Transmittal to agencies</p> <p>New code released</p> <p>New conversion map released</p>	<p>Staff report uploaded for Planning and Zoning Commission</p>	<p>Planning and Zoning Commission hearings</p> <div style="border: 1px solid green; padding: 5px; display: inline-block; margin: 10px 0;">April 24 - 27, 2023</div> <div style="text-align: center; margin-top: 10px;">  <p>PUBLIC INVOLVEMENT OPPORTUNITY</p> </div>	<p>Boise City Council hearings</p> <div style="text-align: center; margin-top: 10px;">  <p>PUBLIC INVOLVEMENT OPPORTUNITY</p> </div>	<p>Boise City Council readings</p> <p>Resolution is published in the Idaho Statesman</p>	<p>Proposed effective date</p>



Questions +
Comments