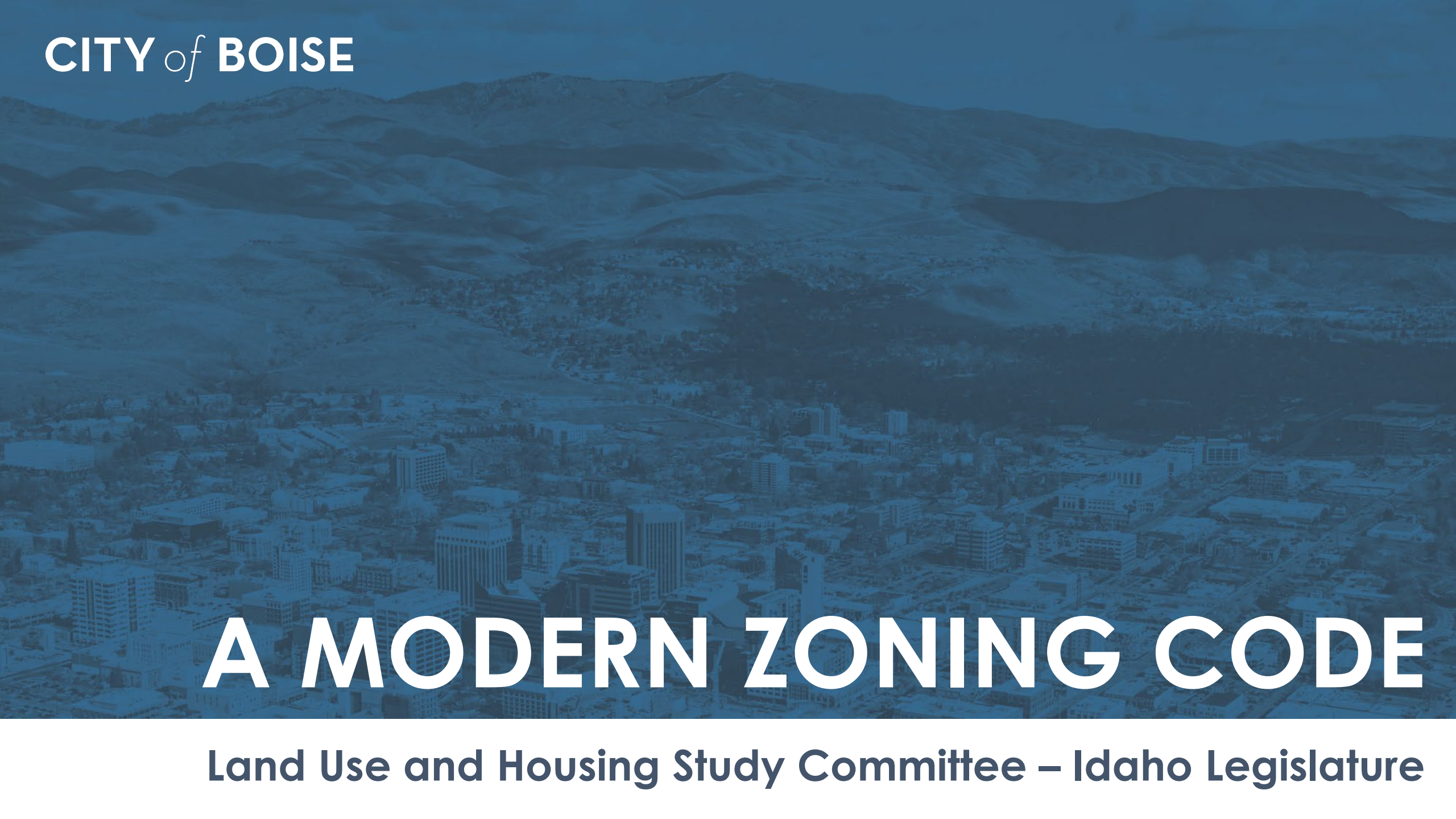




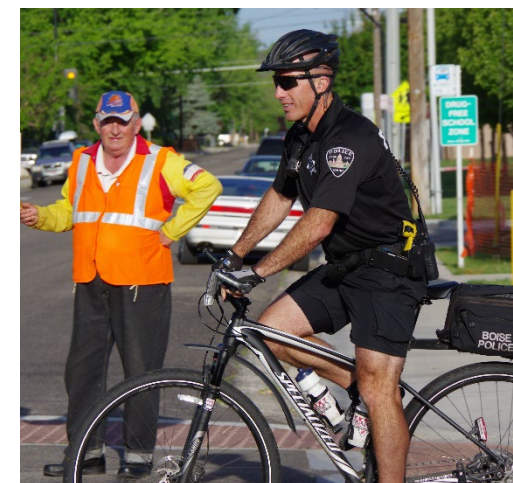
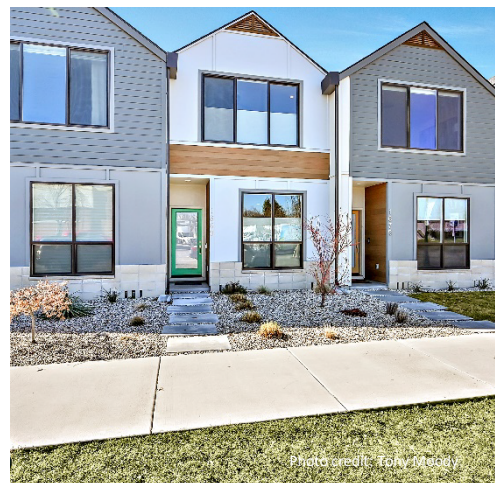
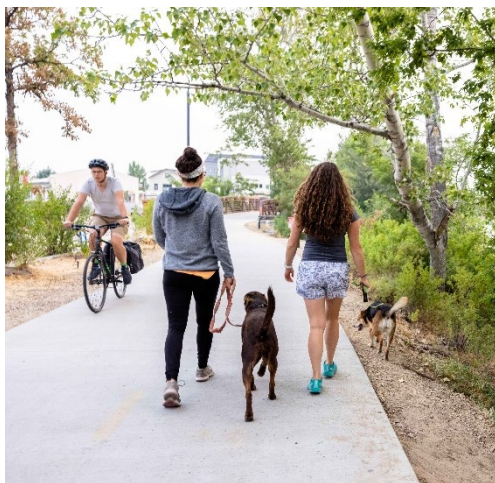
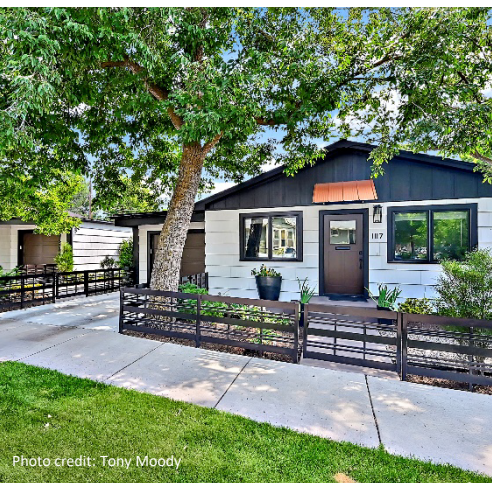
CITY *of* BOISE

A MODERN ZONING CODE

Land Use and Housing Study Committee – Idaho Legislature

SET THE STAGE – WHY UPDATE ZONING CODE?

- Modern Zoning Code updates rooted in addressing fundamental binding constraints for Boise's economy.
 - Boise's housing supply is outpaced by demand (and costs) – limiting our ability to serve a growing workforce.
 - Our ability to meet housing demands and develop a complete transportation system will ensure greater economic certainty for businesses and workforce alike.
- Historical context
 - 2000 – 2005: Housing supply responded well to price growth
 - 2011 – 2023: Housing supply has significantly lagged behind price growth
 - This generally means that the market is constrained (e.g. land, labor shortages, laws, interest rates, cost of construction materials, etc.)
 - Understanding what constraints limit new housing will be key to addressing affordability



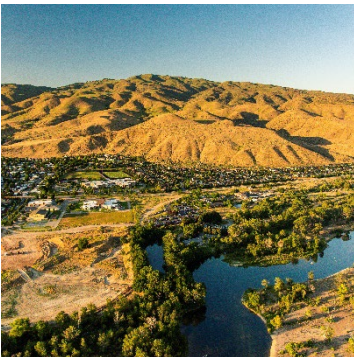
ZONING CODE GOALS

Create a variety of housing options for Boiseans

Create a predictable + sustainable development pattern

Create transportation options for Boiseans

Support a healthy community + environment



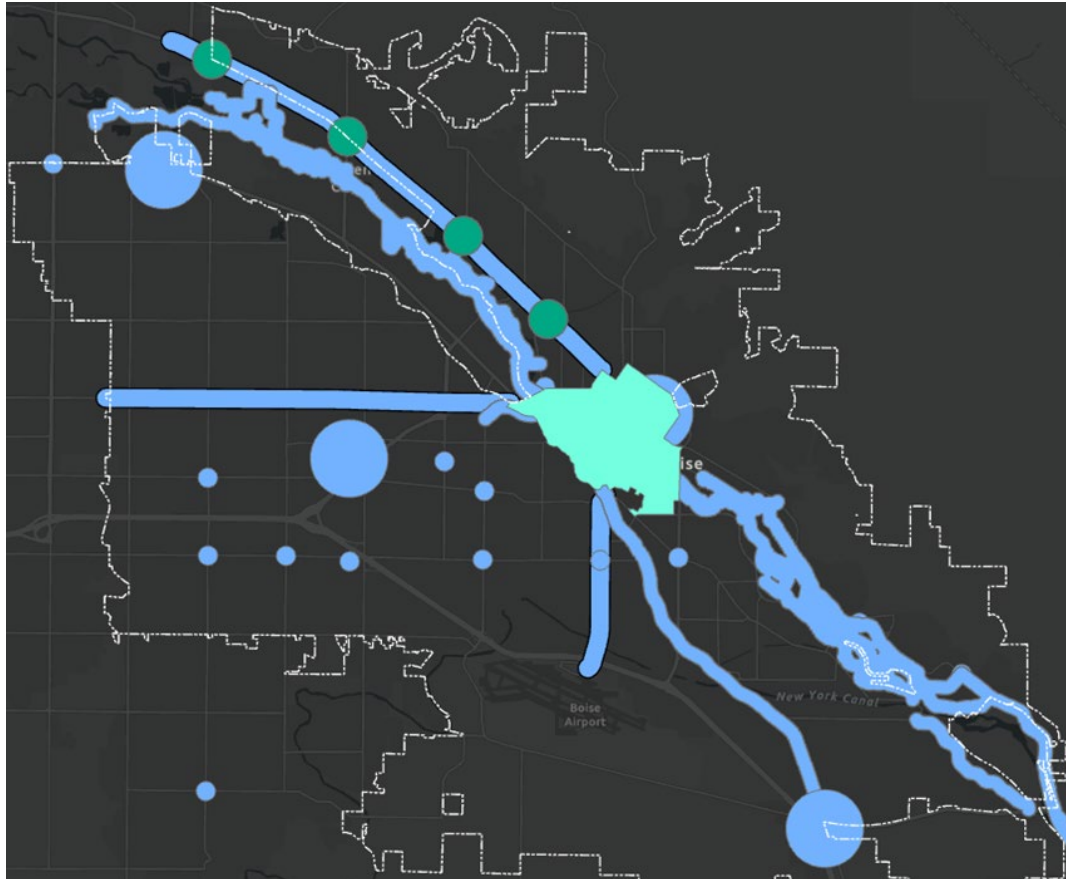
A CITY FOR EVERYONE

- Development encouraged along best in class transit corridors
 - State Street, Vista Avenue, Fairview Avenue
- Balanced development within established neighborhoods matched with community benefits
- Allowance of small-scale retail/cafes in neighborhoods
- Water conscious development

MODERN ZONING CODE: PROJECT OVERVIEW

FALL 2020	SPRING 2021	WINTER/SPRING 2022	SUMMER 2022	FALL 2022	SPRING 2023
Project Kick Off 1 Survey 2 Community Conversations	Module 1 (Allowed Uses) 2 Surveys 6 Office Hours 2 Community Conversations	Module 2 (Development and Design Standards) 2 Surveys 7 Neighborhood Conversations 15 Community and Targeted Events	Module 1 & 2 Revised 3 Open Houses and Digital Online Open House	Consolidated Draft Code Including Module 3 (Process & Procedures) 5 Community Conversations	Public Hearing Process
					WE ARE HERE

FOCUS DEVELOPMENT IN KEY AREAS



Remove barriers to development in the right places

- By-right multifamily development
- Increase maximum heights
- Remove density limits
- Reduce parking requirements
- Reduce setbacks

AFFORDABLE + SUSTAINABLE NEIGHBORHOOD DEVELOPMENT



Neighborhood Housing:

- Remove density requirements, reduce lot size, and reduce parking in exchange for community benefits (affordable or sustainable housing)

Reuse of Existing Buildings:

- Remove parking and density requirements

AFFORDABLE & SUSTAINABLE ADU DEVELOPMENT

Accessory Dwelling Units

- Increase maximum size to 900 sq/ft
- Remove parking requirements
- Remove owner-occupancy requirement





MOVEMENT FOR EVERYONE

- Reduced parking for single-family, duplex, tri-plex, and four-plex
- New connectivity standards to provide clear and efficient connections for people
- Bicycle parking standards are now required based upon use
- New standards for pathway design
- Expanded uses allowed: small scale retail and cafes in residential neighborhoods to encourage walkable destinations

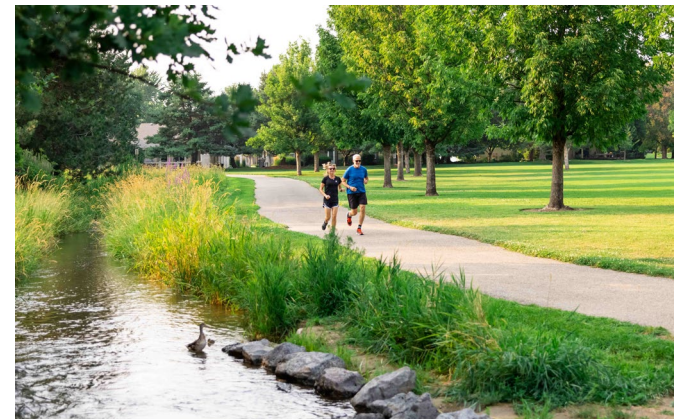


A SAFE + HEALTHY CITY FOR EVERYONE

- Assured water supply
- Creation of the Wildland Urban Interface (WUI)
- Maintained Sensitive Lands
 - Boise River System
 - Flood Protection
 - Hillside



Year-1 Data Review



YEAR AT A GLANCE

Process + Volume

17,610

Front Desk Calls

1,140

PLNs Received

810

Concept Review Meetings

69Interdepartmental
Review Meetings**996**

Applications Submitted

576

Approved Projects

Community Involvement

329

Development Tracker Subscriptions

42,426

Development Tracker Visits

141

Neighborhood Meetings

61

Public Hearings

New Projects

1,275

Housing Units

776,564Nonresidential
Square Footage

Natural Resources + Infrastructure

717

Trees

4.9 Miles

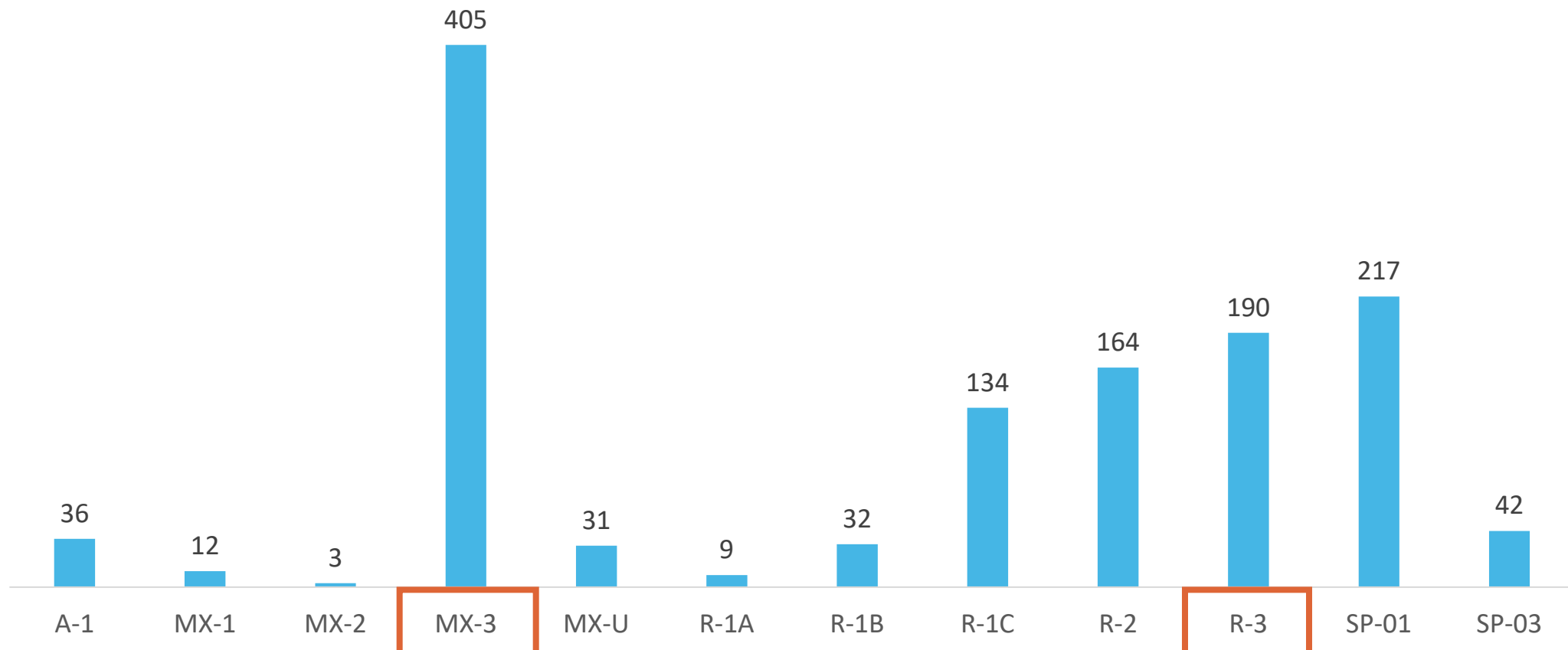
of New Sidewalk

1,226

Bike Parking Spaces

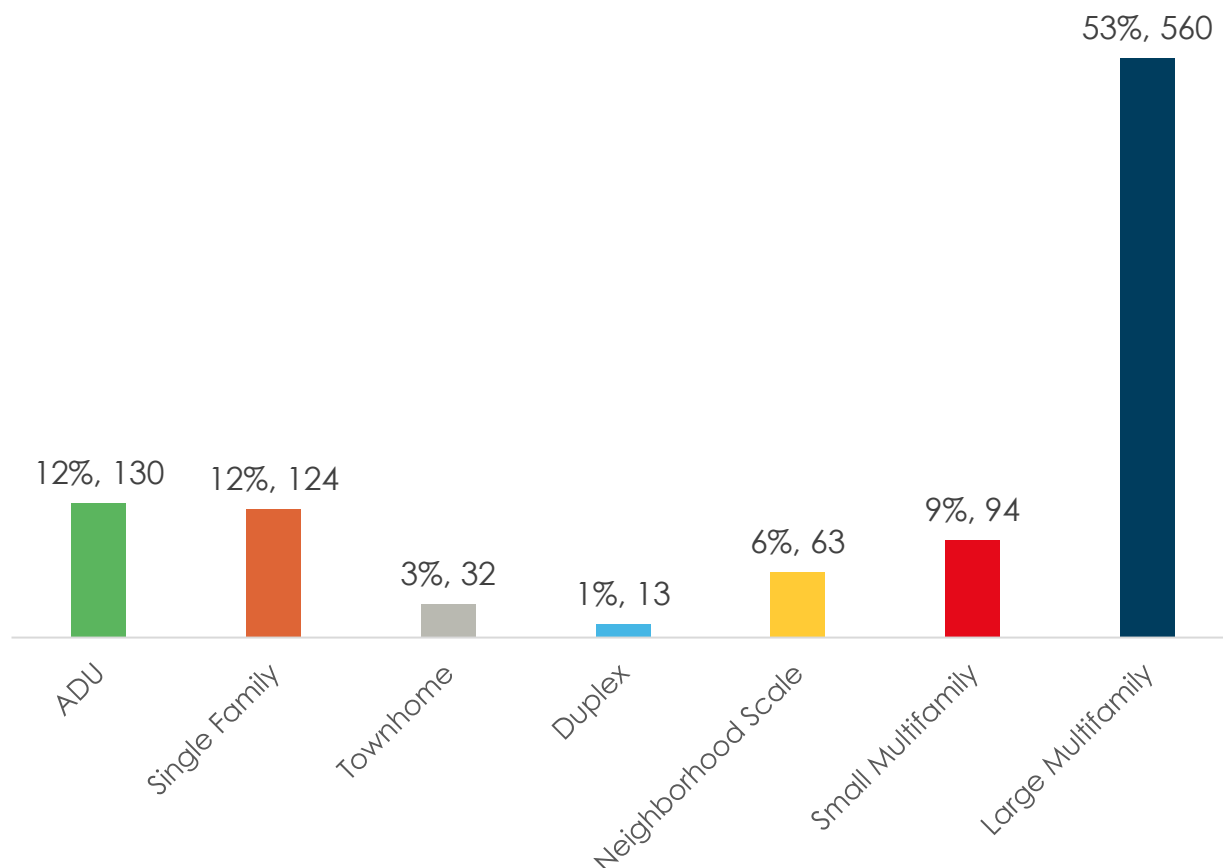
HOUSING SUPPLY

Approved Housing Units by Zone



HOUSING DIVERSITY

Approved Units by Housing Type



Key:

Accessory Dwelling Unit (ADU)

Single-Family Home, including subdivisions

Townhome

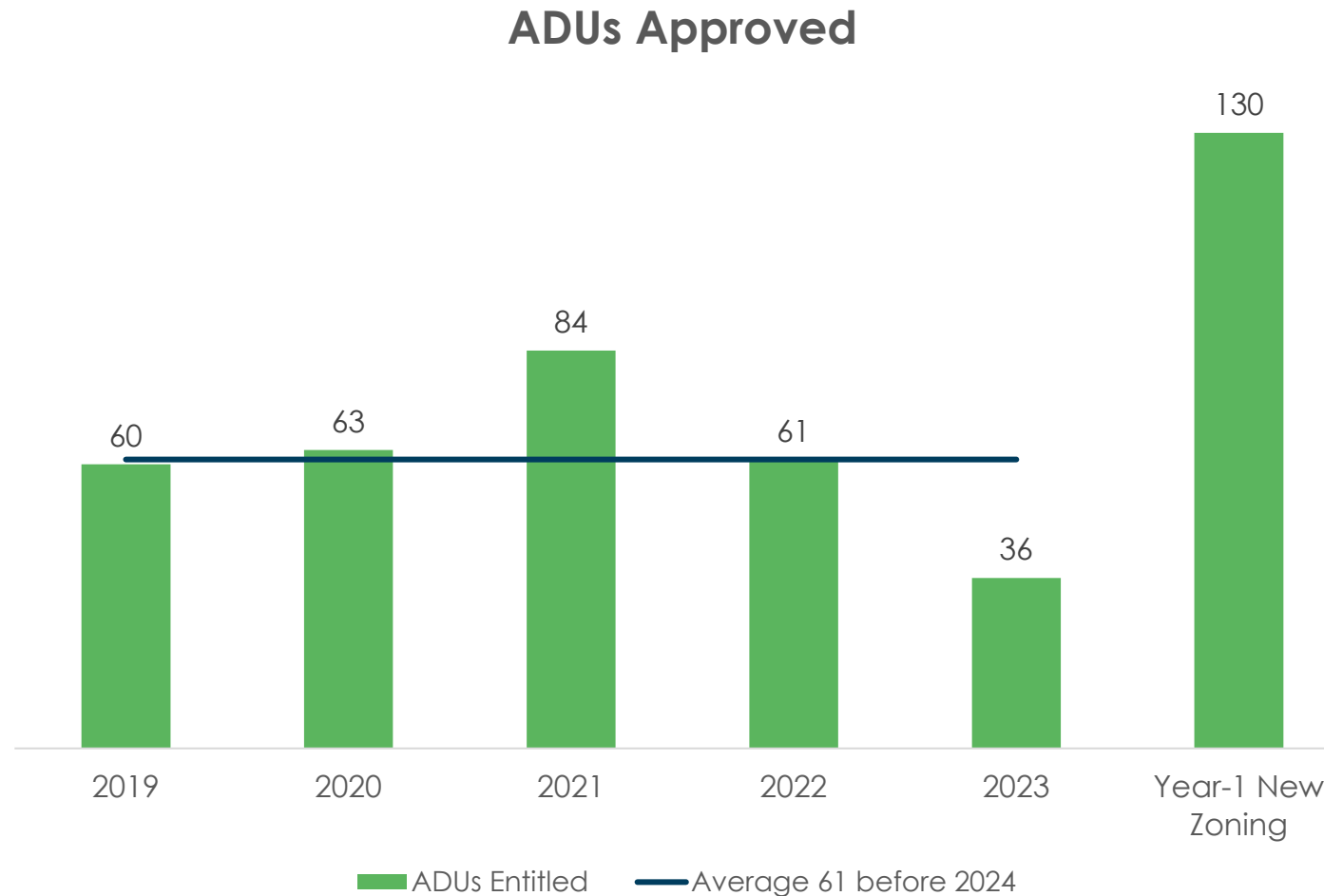
Duplex

Neighborhood-Scale Housing
(3–12 units on a single lot)

Small Multifamily
(14–49 units in a single project)

Large Multifamily
(50+ units in a single project)

ACCESSORY DWELLING UNITS (ADU)





TRANSPORTATION CHOICE

- **Proximity to Transit**
 - 842 units (82%) within ¼ mile of a bus stop
- **Pathways**
 - 773 units (76%) adjacent to a pathway identified in the Pathway Master Plan
 - 1,445 feet of dedicated pathways
 - 600 feet of pathway easements
 - 854 feet of pathway required to be built with development
- **Sidewalk**
 - 25,661 feet or 4.9 miles of new sidewalk
 - 33 projects built new sidewalk



ECONOMIC OPPORTUNITY

Local/Small-Scale Commercial

- 2 Neighborhood cafes/retail
- 15,962 Sq footage & 18 small retail space
- 35,662 Sq footage & 10 medium retail space

Supporting Our Community

- 23 Daycares
 - 7 Home Occupation Daycare (1-6 kids)
 - 8 Home Occupation Daycare (7-12 kids)
 - 8 Daycare Centers(13+ kids)
- 3 Other Home Occupations/live work (*not all home occupations require a permit)

Building Our Economy

- 301,090 sq ft in industrial zones (9 planning projects)



**Questions +
Comments**

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		