

ZONING DISTRICTS

ADA COUNTY ZONING DESIGNATIONS

The unincorporated territory of Ada County, Idaho, is divided into the following categories of zoning districts and special overlay districts:

RURAL AREA DISTRICTS

RP Rural Preservation Zone

RR Rural Residential Zone

RESIDENTIAL DISTRICTS

RUT Rural-Urban Transition Zone

RSW Southwest Community Residential Zone

R1 Estate Residential Zone

R1M Estate Residential - Manufactured Home Zone

R2 Low Density Residential Zone

R4 Medium Low Density Residential Zone

R6 Medium Density Residential Zone

R8 Medium High Density Residential

R8M Medium High Density Residential - Manufactured Home Zone

R12 High Density Residential Zone

R20 Very High Density Residential Zone

COMMERCIAL DISTRICTS

LO Limited Office

C1 Neighborhood Commercial

C2 Community Commercial

C3 Regional Commercial

INDUSTRIAL ZONE DISTRICTS

TI Technological Industrial

M1 Limited Industrial

M2 General Industrial

M3 Airport Industrial

SPECIAL OVERLAY DISTRICTS

Airport Overlay

Wildland-Urban Fire Interface Overlay

Southwest Planning Area Overlay

Planned Unit Development Overlay

Flood Hazard Overlay

Boise River Greenway Overlay

Hillside Overlay

RURAL ZONES

COMMON PURPOSE STATEMENTS OF THE RURAL PRESERVATION (RP) DISTRICT AND THE RURAL RESIDENTIAL (RR) DISTRICT:

1. Promote the public health, safety, and welfare of the people of Ada County by encouraging the protection of prime agricultural lands; to ensure the important environmental features of the State and Ada County are protected and enhanced; to direct urban density development inside areas of city impact; and to protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act," Idaho Code §67-6501 et seq. as amended;
2. Implement the Ada County Comprehensive Plan goal to protect prime agricultural land and to maximize opportunities for agricultural activities and an agricultural lifestyle in areas designated as Agriculture/Rural Lifestyle on the Comprehensive Plan Generalized Future Land Use Map;
3. Allow the development of agricultural industries and agriculture service establishments when such uses do not take prime agricultural land out of crop production;
4. Protect agricultural and range land uses and wildlife management areas from undue adverse impacts from adjacent development; and
5. Permit the development of schools, churches, and other public and quasi-public uses in rural areas consistent with the applicable comprehensive plan.

RP RURAL PRESERVATION

Rural Preservation District. Permit the continued use of agricultural lands, rangelands, and wildlife management areas within the Boise Front Foothills (in areas designated as the Foothills Planning Area in the Boise City Comprehensive Plan and the Ada County Comprehensive Plan). Limit development of hazardous areas including, but not limited to, fault lines, landslides, subsidence, shallow soils, steep slopes, unstable slopes, flooding, and seeps. Allow a limited number of uses with excessive space requirements or buffering needs on non-prime agricultural lands. This zone allows the development of schools, churches and other public and quasi-public uses, but limits development of hazardous lands. This includes, but is not limited to, lands with fault lines, steep slopes, or lands prone to flooding or landslides. The minimum lot size is 40 acres.

RR RURAL RESIDENTIAL

Rural Residential District. Permit the development of rural residential uses where the property is annexed into a fire district, public street access is available, and such development would not require excessive expansion of public services. The minimum lot size is 10 acres.

RESIDENTIAL ZONES

RUT RURAL-URBAN TRANSITION

1. Provide standards and regulations for the development of property within areas of city impact, except for the Foothills Planning Areas designated in the Boise City Comprehensive Plan within the Boise Area of City Impact, that may not presently be served by urban services, consistent with the goals and policies of the applicable city comprehensive plan. The maximum density shall not exceed 1 dwelling unit per 5 acres;
2. Allow agriculture and rural residential uses to continue within areas of city impact until urban services are extended;
3. Provide design standards that shall permit redevelopment of property to higher densities when urban services are extended; and
4. Limit new agricultural uses within the areas of city impact to those that shall not significantly impact nearby urbanizing areas with noise, odor, dust, or other nuisances normally related to more intensive farm uses, such as livestock confinement facilities with 301 or more animal units. This Article, however, shall in no way preclude the continued use of properties within these areas for agriculture.

RSW SOUTHWEST COMMUNITY RESIDENTIAL

1. Implement the Boise City Comprehensive Plan for the Southwest Planning Area. After the effective date of this Title, future rezones to the Southwest Community Residential District shall be prohibited;
2. Allow agriculture and rural residential uses to continue within areas of city impact until urban services are extended;
3. Provide regulations and standards for development when a municipal wastewater collection and treatment system and community water system are provided. The maximum density shall not exceed 1 dwelling unit per 2.5 acres; and
4. Provide design standards that shall permit redevelopment of a site to urban densities.

R1, R2, R4, R6 and R8 ZONES

1. Provide regulations and standards for development where a municipal wastewater collection and treatment system and community water system are provided. The maximum allowed density shall be as follows:
R1 - 1 dwelling unit per acre.
R2 - 2 dwelling units per acre.
R4 - 4 dwelling units per acre.
R6 - 6 dwelling units per acre.
R8 - 8 dwelling units per acre;
2. Provide options for applicants so they may develop areas with the most appropriate density as it relates to the surrounding land uses and the applicable comprehensive plan designation;
3. Accommodate single family detached dwellings, single family attached dwellings, and duplexes within an urban service planning area.

R12 and R20 ZONES

1. Provide regulations and standards for development when a municipal wastewater collection and treatment system and community water system are provided;
2. The maximum allowed density shall be as follows:
R12 - 12 dwelling units per acre.
R20 - 20 dwelling units per acre;
1. Accommodate multiple-family dwellings including, but not limited to, townhouses and/or apartments,

consistent with the applicable comprehensive plan designation; and

2. Accommodate zero lot line developments of single family detached, single family attached, and multi-family dwellings consistent with the applicable comprehensive plan designation.

MANUFACTURED HOME DISTRICTS (R1M and R8M):

1. To accommodate existing "M" base districts and recognize the existing development rights of residential properties within a manufactured home base district; and

2. Establish standards and regulations governing the location of manufactured homes in existing "M" base districts for the purpose of protecting property rights and enhancing property values while making accommodations for other necessary types of development consistent with the purposes of the "Local Land Use Planning Act," Idaho Code §67-6501, et seq. as amended. The maximum allowed density shall be as follows:

R1M - 1 dwelling unit per acre.

R8M - 8 dwelling units per acre.

COMMERCIAL ZONES

It is the purpose of the commercial zones to provide commercial base districts inside areas of city impact to implement the applicable comprehensive plans that are adopted as part of the area of city impact agreements. These base districts are intended to provide separate and distinct allowed commercial uses based on the availability of urban services, the surrounding land uses, and the applicable comprehensive plan designation for the area. The minimum parcel size in each district is 6,000 square feet. The purpose statement of each commercial base district is as follows:

LIMITED OFFICE (LO) DISTRICT: The purpose of the LO District is to provide administrative, professional, and business office uses near residential base districts.

NEIGHBORHOOD COMMERCIAL (C1) DISTRICT: The purpose of the C1 District is to establish commercial areas near residential areas that provide for the sale of limited merchandise and services required by the population primarily living within the immediate area.

COMMUNITY COMMERCIAL (C2) DISTRICT: The purpose of the C2 District is to establish areas for community shopping and clustered commercial activities along arterial streets that provide for the sale of a full range of merchandise and services required of persons living within several neighborhood service areas, as well as a rural trade area.

REGIONAL COMMERCIAL (C3) DISTRICT: The purpose of the C3 District is to establish areas for large-scale commercial structures located in close proximity to interstate or principal arterial roadways that serve the Treasure Valley region.

INDUSTRIAL ZONES

The purpose of this Article is to provide industrial base districts inside areas of city impact to implement the applicable comprehensive plans that are adopted as part of the area of city impact agreements. These base districts are intended to provide separate and distinct allowed industrial uses based on the availability of urban services, the surrounding land uses, and the applicable comprehensive plan designation for the area. There is no minimum parcel size in the industrial zones. The purpose statement of each industrial base district is as follows:

TECHNOLOGICAL-INDUSTRIAL (TI): The purpose of the Technological Industrial District is to provide an environment exclusively for, and conducive to, the development of technological industrial parks that support administrative facilities, research institutions and specialized manufacturing organizations, all of a non-nuisance type. Professional offices, financial institutions, and other similar uses may be appropriate when they provide services to the technological industrial park employees.

LIMITED INDUSTRIAL (M1): The purpose of the Limited Industrial District is to encourage light industrial development by providing and protecting an environment exclusively for such development, subject to standards that protect the nearby residential, commercial, agricultural, and public uses of property from hazards, noise, and other disturbances. Professional offices, financial institutions, and other similar uses may be appropriate when they provide services to the neighboring limited industrial businesses and/or employees.

GENERAL INDUSTRIAL (M2): The purpose of the General Industrial District is to encourage heavy industrial development by providing and protecting an environment for such development, subject to standards that protect public health, safety and welfare.

AIRPORT INDUSTRIAL (M3): The purpose of the Airport Industrial District is to provide property for industrial uses that are compatible with the safe operation of the Boise Air Terminal (Gowen Field). The Airport Industrial District is intended for non-noise sensitive manufacturing, industrial, and commercial uses.

SPECIAL OVERLAY DISTRICTS

BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS OVERLAY DISTRICT

The purpose of the Airport Overlay is to implement the goals, objectives, and policies of the applicable comprehensive plan as it relates to Airport Influence Areas.

A. Provide for land uses that are compatible with aircraft noise, approach zones, and airport operations.

B. Establish the boundaries of the Boise Air Terminal Airport Influence Areas Overlay District.

C. To promote the public health, safety, and welfare by limiting and/or placing additional restrictions on land use activities within the Boise Air Terminal Airport Influence Areas Overlay District consistent with the Federal Aviation Regulations Part 150 Noise Compatibility Study for Boise Air Terminal. The purpose of each influence area is as follows:

1. Influence Area A. To establish use restrictions and noise attenuation standards for uses subject to noise levels of up to 65 dNL.

2. Influence Area B-1. To establish use restrictions and noise attenuation standards for uses subject to noise levels of up to 70 dNL, while acknowledging existing residential uses.

3. Influence Area B. To establish use restrictions and noise attenuation standards for uses subject to noise levels of up to 70 dNL.

4. Influence Area C. To establish use restrictions and noise attenuation standards for uses subject to noise levels of up to 75 dNL or greater.

WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT

The purpose of this Article is to protect the public health, safety, and welfare by establishing standards to:

A. Minimize the potential of spreading fire from wildland areas to structures;

B. Establish special standards that apply to new construction, alteration, moving, or change of use of habitable structures, with the intent to reduce the threat of loss of life and property from fire;

C. Require vehicle turnouts on new private roads with the intent to provide better emergency access to remote areas; and

D. Require that new subdivisions and planned unit developments provide water supply systems and suitable access for fire fighting crews, with the intent to increase the resources available to such crews and minimize the spread of fire.

SOUTHWEST PLANNING AREA OVERLAY DISTRICT

To establish standards to accommodate urban density development in the Southwest Planning Area of the Boise City Comprehensive Plan that is compatible with high groundwater and drainage conditions and to ensure provision of essential public services, in addition to other applicable standards and procedures in the Ada County Zoning Ordinance.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

The purpose of the Planned Unit Development (PUD) Overlay District is to, at the applicant's request, allow flexibility in site design and dimensional standards to develop residential, commercial and/or industrial uses not allowed individually within specific zoning districts, resulting in:

A. A more efficient, aesthetic and desirable use of open space and recreational amenities;

B. A density compatible with abutting development;

C. An integrated development that is served by essential services;

D. Protection of existing natural, scenic, and historic resources; and

E. Protection of existing neighborhoods through buffering techniques including screen planting, open space, and landscaping.

FLOOD HAZARD OVERLAY DISTRICT

It is the purpose of this Article to protect the public health, safety, and welfare by providing regulations to:

A. Ensure that new development in an area of special flood hazard shall not significantly aggravate existing flooding conditions.

B. Ensure that new or rebuilt floodplain structures are designed and constructed to resist flood damages.

C. Prohibit activities that violate the National Flood Insurance Program regulations.

D. Require that developments dedicate a portion of the flood plain as open space for the purpose of flood control.

BOISE RIVER GREENWAY OVERLAY DISTRICT

The purpose of this Article is to protect and enhance the important environmental features of the Boise River, and to protect fish, wildlife, and recreation resources consistent with the purpose of the Local Land Use Planning Act, Idaho Code §67-6501 et seq. as amended.

HILLSIDE OVERLAY DISTRICT

A. To provide the maximum in public safety and welfare in the development and design of building sites, roadways, and other service amenities;

B. To preserve and enhance the hillside landscape by encouraging the maximum retention of natural features, such as drainage swales, streams, slopes, ridgelines, crests of hills, rock outcroppings, vistas, and natural formations;

C. To provide safe ingress and egress for vehicular, bicycle, and pedestrian traffic to and within the hillside areas, while at the same time minimizing the scarring effects of hillside development; and

D. To use to the fullest extent the current understanding of the planning, design, and engineering professions and the natural sciences including botany, biology, ecology, soils and geology, to mitigate potential hazards, and to enhance the existing and future appearance and resources of the hillsides.