

DRAFT 7
RESULTS

A BUILDING SIMILAR
TO THE BOARDWALK
COULD BE HERE

NOTE: WITH DRAFT 7
REVISION, 45' HEIGHT COULD BE 53'
AND 58' HEIGHT COULD BE 66'
FOR ADD' L' ROOF ENCLOSURE

HI NEIGHBOR!
LIKE MY NEW?
APARTMENT.
CAN I BORROW
SOME SUGAR?

HERON COMMONS
SAP

EXISTING
WFD

ACTUAL HOUSE ALONG PERIMETER

GREENBELT

BOISE RIVER

DRAWN TO SCALE
1" = 40'

OWNED BY PRIVATE
INVESTOR. MAYBE OUT OF STATE
PRIVATE EQUITY.

OWNED BY
A FAMILY

150' ±
WHO KNOWS

DENSITY 50 UNITS
PER ACRE

WFD DENSITY ~ 7 UNITS
PER ACRE

* VARIES FROM
16' TO 27'
2 HOUSES ~ 40'

USE - "WIDE OPEN" - BUT SINGLE FAMILY
RESIDENTIAL (DETACHED) NOT ALLOWED
(APARTMENTS, CONDOS, BARS, RESTAURANTS)
AND MORE ALLOWED!
SIX STORIES

USE - SINGLE FAMILY RESIDENTIAL (DETACHED)
? LIVE/WORK TOWNHOMES

ONE, TWO, AND THREE STORY HOMES
HOMES ALL LESS THAN 40' HIGH

ARE THESE

COMPATIBLE?

Project Number

By

Project Name

Date

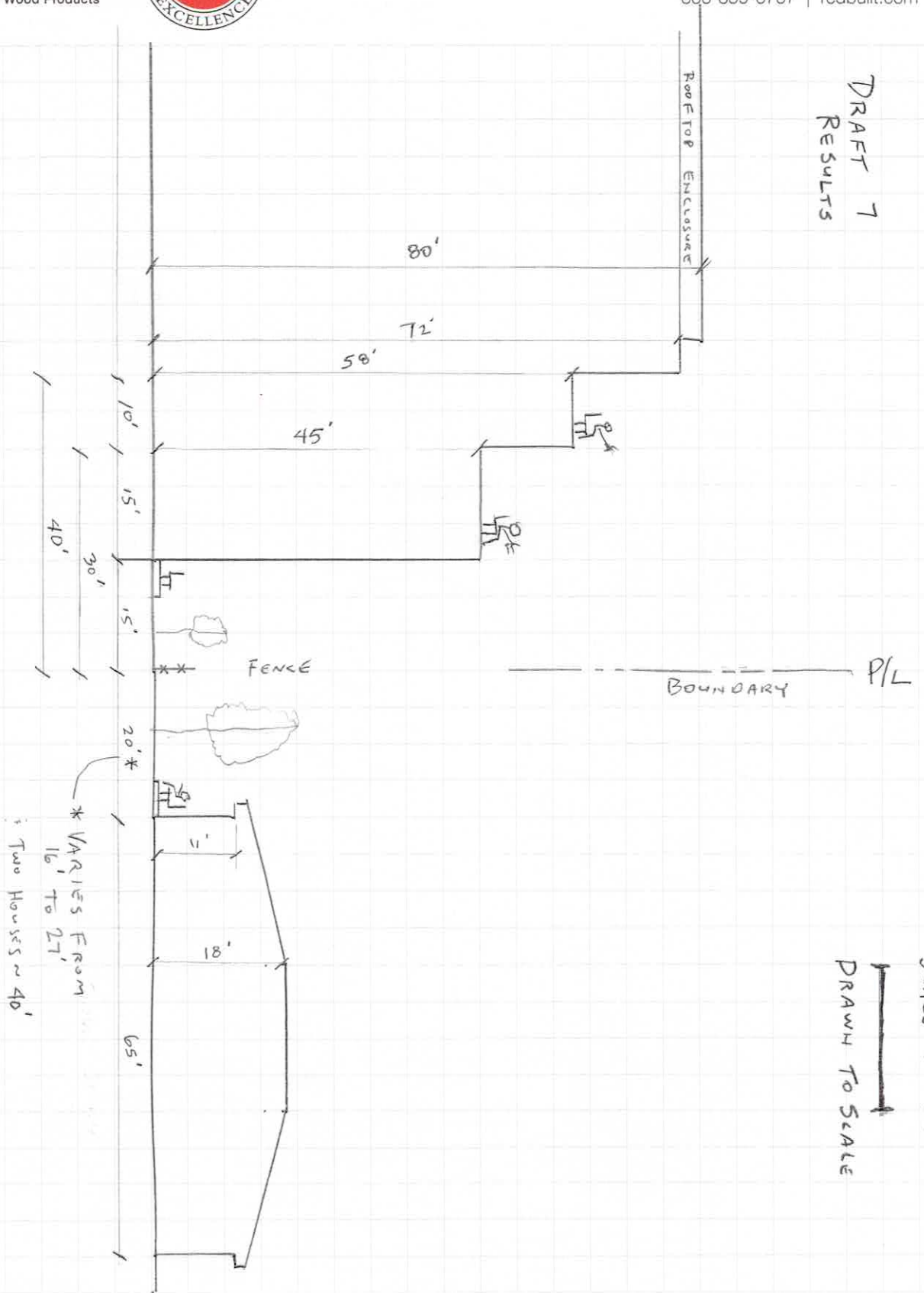
Location

Sheet

of

DRAFT 7
RESULTS

NOTE: WITH THE WAY DRAFT 7
IS RE-WORKED, 45' HEIGHT COULD BE 53'
AND 58' HEIGHT COULD BE 66'
FOR ADD' 8' ROOF ENCLOSURE



Project Number

By

Project Name

Date

Location

Sheet

of

KEEP THIS PARAGRAPH

B. These minimum setbacks shall apply to all property lines adjoining the SAP District boundary. In certain instances, in order to meet the findings that the development is compatible with the Boise River Greenbelt and adjacent neighborhoods, increased setbacks may be necessary. The need for increased setbacks shall be evaluated based on the height and intensity of the proposed development and its potential impacts on adjacent existing uses and properties.

4. HEIGHT

~~A. Structures or portions of structures between fifteen feet (15') and thirty feet (30') from the shared Adjacent Residential property line shall not exceed forty-five feet (45') in height.~~

~~B. No structure or portion of a structure located adjacent to a shared Adjacent Residential property line shall exceed forty-five feet (45') in height unless a portion of the same structure, not exceeding forty-five feet (45') in height, is located between the taller portion of the structure and the shared Adjacent Residential property line.~~

~~C. Structures or portions of structures between thirty feet (30') and forty feet (40') from the shared Adjacent Residential property line shall not exceed fifty-eight feet (58') in height.~~

~~A. Structures or portions of structures that are greater than forty feet (40') from the shared Adjacent Residential property line and are not within the Boise River Greenbelt Adjacency Area may be up to seventy-two feet (72') measured from grade:~~

~~B.D. Structures may be up to six (6) stories in height and seventy-two feet (72') measured from grade:~~

1. Only stories located entirely above grade shall count toward the maximum number of stories. Roof access enclosures, mechanical equipment, and similar rooftop elements may extend above the maximum height as otherwise permitted by this code.
2. Buildings containing a non-residential ground floor may exceed the maximum height by up to eight feet (8') to accommodate ground-floor commercial floor-to-ceiling heights, building systems, and architectural

DELETE
TEXT AND
REPLACE

KEEP THIS PARAGRAPH

~~H. The proposed Regulatory Master Plan demonstrates that any modification to the local circulation network maintains or improves district-wide public access, connectivity, public parking availability, and circulation for pedestrians, bicyclists, emergency services, and motor vehicles.~~

~~I. The proposed development is compatible existing adjacent neighborhoods established prior to [insert code adoption date] per standards set forth by this Article.~~

A. The proposed Regulatory Master Plan demonstrates that the development will implement the Mid-Urban Mixed-Use district, as herein defined, by providing a combination of residential, nonresidential, and civic uses in a configuration that creates an integrated urban environment and establishes a mix of residential, nonresidential, and civic uses within the Heron Commons (SAP) District, rather than a development pattern dominated by a single use category.

B. Any reduction is offset through additional amenities resulting in public benefit. The proposal meets the public open space standards of this Article or demonstrates that the public open space provided, in its overall design, location, accessibility, amenities, and function, achieves the intent of the public open space standards of this Article. Any modification to the quantity or configuration of public open space shall be offset by design features, amenities, or other enhancements that provide an equivalent, as herein defined, public benefit.

C. The proposed infrastructure demonstrates compliance with the requirements for public access, block dimensions, connectivity, parking access, pedestrian circulation, bicycle circulation, emergency access, motor vehicle circulation, and the extension of public infrastructure contained in this Article through interconnected public streets, public pathways, and public spaces, or provides an equivalent, as herein defined, of the applicable standards.

D. The landscaping plan incorporates class III tree species, except where smaller trees are necessary to accommodate site constraints, and creates shaded pedestrian environments, defines streets and public spaces, distinguishes

AC – Administrative Conditional Use Permit Required: Uses designated as AC may be approved through the Administrative with Notice Process when the proposed use and site fully comply with all applicable standards of Title 8.

C- Conditional Use Permit Required: Uses designated as CUP require discretionary approval through the Conditional Use Permit process pursuant to **8-6B-2 CONDITIONAL USE** and **8-6A ADMINISTRATION**.

blank cells – Prohibited: Uses designated as prohibited are not permitted within the district.

Table 8-8B-7-1 Use

	Property subject to the Boise River Greenbelt Adjacency Standards	Property that is not subject to the Boise River Greenbelt Adjacency Standards
Agriculture*		P
Amusement center*	P	P
Animal care facility*		AC
Artist studio*	P	P
Bed and breakfast*		P
Bicycle sales, service, storage, rental	P	P
Building material, garden, and equipment*	AC	AC
Church or place of religious worship*		C
Commercial entertainment facility*	C	C
Daycare, center*		AC
Daycare, neighborhood*	C	P
Daycare, personal*	AC	P
Drinking establishment, full service*	P	P
Drinking establishment, limited service*	P	P
Drive-through establishment*		
Dwelling unit, accessory*		P
Dwelling unit, group		P
Dwelling unit, multiple-family*	C	P
Dwelling unit, single-family attached	<u>C</u>	P
Dwelling unit, single-family detached	<u>C</u>	~~C~~ P
Dwelling unit, two-family		C

ALLOW
SINGLE
FAMILY
ALONG
WFO