

ORDINANCE NO. XX  
ZONING DISTRICT STANDARDS UPDATES

AN ORDINANCE CREATING NEW ZONING DISTRICTS TO ALIGN WITH THE UPDATED CITY OF STAR COMPREHENSIVE PLAN; AMENDING THE CITY OF STAR CODE OF ORDINANCES, ARTICLE A DISTRICTS ESTABLISHED TO REFLECT SUCH CHANGES; CREATING AN ARCHITECTURAL OVERLAY DISTRICT; REFERENCING WITHIN AND ADDING AS A SUPPORTING DOCUMENT THE ARCHITECTURAL OVERLAY DESIGN GUIDELINES FOR THE CENTRAL BUSINESS DISTRICT AND RIVERFRONT CENTER; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City of Star, Ada and Canyon Counties, Idaho (the “City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

**WHEREAS**, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 303, adopted on March 3, 2020 and subsequently amended; and

**WHEREAS**, the Mayor and Council, held a public hearing on December 7, 2021, and determined that the requested change in zoning classification should be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO**, as follows:

Section 1: 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED: is hereby amended in part, as follows:

RC RIVERFRONT CENTER: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, small-scale retail, restaurants, offices, entertainment, and high-density residential within the comprehensive plan area designated as Riverfront Center. The Riverfront Center is planned to be a vibrant mixed-use center for the community that builds off River access and connection north to Main Street, the Riverwalk Park, and the River House. High density housing is encouraged on the upper floors of buildings and at the fringes of the land use designation. The focus of the Riverfront Center is a large-scale community civic space and gathering area at the Boise River edge. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. This zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Riverfront Center is not being used simply to justify high density residential use. High-density residential uses should be part of the Riverfront Center though may not exceed thirty percent (30%) of the overall size of the development.

Section 2: 8-3A-3: USES WITHIN ZONING DISTRICTS: is hereby amended in part, as follows:

ZONING DISTRICT USES	A	R-R	R	CBD	C-1	C-2	L-O	LI	PS	MU	<a href="#">RC</a>
Accessory structure - residential or commercial	A	A	A	N/C	A	A	A	A	A	C/P	<a href="#">A</a>
Adult business/adult entertainment	N	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Agriculture, forestry, fishing	P	P	N	N	N	N	N	N	N	N	<a href="#">N</a>
Airport	C	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Animal care facility <sup>1</sup>	P	C	N	C	P	P	P	P	N	C	<a href="#">N</a>
Artist studio <sup>1</sup>	P	P	N	P	P	P	P	P	P	P	<a href="#">P</a>
Arts, entertainment, recreation facility <sup>1</sup>	C	N	N	P	C	P	P	C	P	C	<a href="#">P</a>
Asphalt plant <sup>1</sup>	N	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Auction facility	N	N	N	N	N	C	N	C	N	C	<a href="#">N</a>
Automated Teller Machine (ATM) <sup>1</sup>	N	N	N	A	A	A	A	A	A	A	<a href="#">A</a>
Automotive hobby <sup>1</sup>	A	A	A	N	N	N	N	A	N	A	<a href="#">N</a>
Automotive mechanical/electrical repair and maintenance	N	N	N	C	C	P	N	P	N	C	<a href="#">N</a>
Bakery - retail or manufacturing	N	N	N	P	P	P	P	P	N	P/C	<a href="#">P</a>
Bar/tavern/lounge/drinking establishment	N	N	N	P	C	P	C	C	N	C	<a href="#">P</a>
Barbershop/styling salon	N	N	N	P	P	P	P	N	N	P	<a href="#">P</a>
Bed and breakfast	P	P	N	P	P	P	N	N	N	C	<a href="#">C</a>
Beverage bottling plant	N	N	N	N	N	N	N	P	N	N	<a href="#">N</a>
Boarding house	C	C	C	N	N	N	N	N	N	C	<a href="#">C</a>
Brewery/Distillery	N	N	N	P	C	P	N	P	N	C	<a href="#">P</a>

[illegible]

Multi-family1	N	N	C	N	N	N	N	N	N	C	<a href="#">P</a>
Secondary1	A	A	A	N	N	N	N	N	N	C	<a href="#">C</a>
Single-family attached	N	N	P	N	N	N	N	N	N	C	<a href="#">N</a>
Single-family detached	P	P	P	N	N	N	N	N	N	C	<a href="#">N</a>
Two-family duplex	N	N	P	N	N	N	N	N	N	C	<a href="#">N</a>
Live/work multi- use1	N	N	N	C	N	N	N	N	N	C	<a href="#">C</a>
Educational institution, private	C	C	C	C	C	C	C	N	N	C	<a href="#">C</a>
Educational institution, public	C	C	C	C	C	C	C	N	C	C	<a href="#">C</a>
Equipment rental, sales, and services	N	N	N	C	C	P	N	P	N	C	<a href="#">N</a>
Events center, public or private (indoor/outdoor)	C	C	N	C	C	C	N	C	C	C	<a href="#">C</a>
Fabrication shop	N	N	N	N	N	P	N	P	N	N	<a href="#">N</a>
Farm	P	P	N	N	N	N	N	N	N	N	<a href="#">N</a>
Farmers' or Saturday market	C	C	N	C	C	C	C	C	C	C	<a href="#">P</a>
Feedlot	N	N	N	N	N	N	N	N	N	N	<a href="#">N</a>
Financial institution	N	N	N	P	P	P	P	P	N	C	<a href="#">C</a>
Fireworks stands	N	N	N	P	P	P	P	P	N	P	<a href="#">N</a>
Flammable substance storage	N	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Flex space	N	N	N	N	C	P	C	P	N	C	<a href="#">N</a>
Food products processing	C	N	N	N	C	C	N	P	N	N	<a href="#">N</a>
Fracking	N	N	N	N	N	N	N	N	N	N	<a href="#">N</a>
Gasoline, fueling and charging station with or without convenience store1	N	N	N	C	C	P	C	P	N	C	<a href="#">N</a>
Golf course	C	C	C	N	C	C	C	C	C	C	<a href="#">N</a>
Government office	N	N	N	P	P	P	P	P	P	C	<a href="#">P</a>
Greenhouse, private	A	A	A	N	N	N	N	N	N	A	<a href="#">N</a>

Greenhouse, commercial	P	C	N	N	C	P	N	P	N	C	<a href="#">N</a>
Guesthouse/granny flat	P	P	C	N	N	N	N	N	N	C	<a href="#">C</a>
Healthcare and social services	N	N	N	P	P	P	P	P	N	C	<a href="#">C</a>
Heliport	C	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Home occupation1	A	A	A	A	N	N	N	N	N	A	<a href="#">P</a>
Hospital	N	N	N	P	C	P	P	C	N	C	<a href="#">N</a>
Hotel/motel	N	N	N	C	C	P	N	C	N	C	<a href="#">C</a>
Ice manufacturing plant	N	N	N	N	N	N	N	P	N	N	<a href="#">N</a>
Industry, information	N	N	N	P	P	P	P	P	N	C	<a href="#">N</a>
Institution	N	N	N	C	C	P	N	N	C	C	<a href="#">C</a>
Junkyard	N	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Kennel	C	C	N	N	N	C	N	C	N	C	<a href="#">N</a>
Laboratory	N	N	N	P	P	P	P	P	N	C	<a href="#">N</a>
Laboratory, medical	N	N	N	P	P	P	P	P	N	C	<a href="#">N</a>
Lagoon	N	N	N	N	N	N	N	C	C	N	<a href="#">N</a>
Laundromat	N	N	N	P	P	P	P	P	N	P	<a href="#">C</a>
Laundry and dry cleaning	N	N	N	P	P	P	P	P	N	C	<a href="#">C</a>
Library	N	N	N	P	P	P	P	N	P	N	<a href="#">C</a>
Manufactured home1	P	P	P	N	N	N	N	N	N	C	<a href="#">N</a>
Manufactured home park1	N	N	C	N	N	N	N	N	N	N	<a href="#">N</a>
Manufacturing plant	N	N	N	N	N	C	N	C	N	N	<a href="#">N</a>
Meatpacking plant	C	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Medical clinic	N	N	N	P	P	P	P	N	N	P	<a href="#">P</a>
Mining, pit or quarry (excluding accessory pit)1	C	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Mining, pit or quarry (for accessory pit)1	A	A	A	A	A	A	A	A	A	A	<a href="#">N</a>
Mortuary	N	N	N	N	C	P	N	P	N	C	<a href="#">N</a>

Museum	C	N	N	P	P	P	P	N	P	P	<a href="#"><u>P</u></a>
Nursery, garden center and farm supply	N	N	N	C	P	P	P	P	N	C	<a href="#"><u>N</u></a>
Nursing or residential care facility1	N	N	C	C	P	P	P	N	N	C	<a href="#"><u>C</u></a>
Office security facility	N	N	N	P	P	P	P	P	N	C	<a href="#"><u>N</u></a>
Parking lot/parking garage (commercial)	N	N	N	C	C	C	C	C	C	C	<a href="#"><u>P</u></a>
Parks, public and private	P	P	P	P	P	P	P	P	P	P	<a href="#"><u>P</u></a>
Pawnshop	N	N	N	P	P	P	P	P	N	P	<a href="#"><u>N</u></a>
Personal and professional services	N	N	N	P	P	P	P	P	N	P	<a href="#"><u>P</u></a>
Pharmacy	N	N	N	P	P	P	P	P	N	P	<a href="#"><u>P</u></a>
Photographic studio	N	N	N	P	P	P	P	P	N	P	<a href="#"><u>P</u></a>
Portable classroom/modular building (for private and public educational institutions)	C	C	C	C	C	C	C	N	C	C	<a href="#"><u>N</u></a>
Power plant	N	N	N	N	N	N	N	C	N	N	<a href="#"><u>N</u></a>
Processing plant	C	N	N	N	N	N	N	C	N	N	<a href="#"><u>N</u></a>
Professional offices	N	N	N	P	P	P	P	P	N	C	<a href="#"><u>P</u></a>
Public infrastructure; public utility major, minor and yard1	C	C	C	C	C	C	C	C	C	C	<a href="#"><u>C</u></a>
Public utility yard	C	N	N	N	C	C	N	P	C	N	<a href="#"><u>N</u></a>
Recreational vehicle dump station	N	N	N	N	C	C	N	C	N	A	<a href="#"><u>N</u></a>
Recycling center	N	N	N	N	C	C	N	P	N	N	<a href="#"><u>N</u></a>
Research activities	A	N	N	P	P	P	P	P	N	C	<a href="#"><u>C</u></a>
Restaurant	N	N	N	P	C	P	P	C	N	C	<a href="#"><u>P</u></a>

Retail store/retail services	N	N	N	P	C	P	P	P	N	C	<a href="#">P</a>
Retirement home	N	N	C	C	C	N	C	N	N	C	<a href="#">C</a>
Riding arena or stable, private/commercial	P/C	P/C	C/N	N	N	N	N	N	N	N	<a href="#">N</a>
Salvage yard	N	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Sand and gravel yard	C	N	N	N	N	N	N	P	N	N	<a href="#">N</a>
Service building	C	N	N	P	P	P	N	P	N	C	<a href="#">N</a>
Shooting range (indoor/outdoor)	C	N	N	C/N	C/N	C/N	N	C	N	C/N	<a href="#">N</a>
Shopping center	N	N	N	P	C	P	N	N	N	C	<a href="#">N</a>
Short term rentals <sup>1</sup>	A	A	A	A	N	N	N	N	N	A	<a href="#">A</a>
Solid waste transfer station	N	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Storage facility, outdoor (commercial) <sup>1</sup>	C	N	N	N	C	P	N	P	N	C	<a href="#">N</a>
Storage facility, self-service (commercial) <sup>1</sup>	C	N	N	N	C	P	N	P	N	C	<a href="#">N</a>
Swimming pool, commercial/public	N	N	N	P	P	P	P	P	P	P	<a href="#">C</a>
Television station	N	N	N	N	N	C	N	C	N	C	<a href="#">C</a>
Temporary living quarters <sup>1</sup>	P	P	C	N	N	N	N	N	N	N	<a href="#">N</a>
Terminal, freight or truck <sup>1</sup>	N	N	N	N	N	C	N	P	N	N	<a href="#">N</a>
Truck stop	N	N	N	N	N	C	N	P	N	C	<a href="#">N</a>
Turf farm	P	P	N	N	N	N	N	N	C	N	<a href="#">N</a>
Vehicle emission testing <sup>1</sup>	N	N	N	P	P	P	P	P	N	C	<a href="#">N</a>
Vehicle impound yard <sup>1</sup>	N	N	N	N	N	N	N	P	N	N	<a href="#">N</a>
Vehicle repair, major <sup>1</sup>	N	N	N	N	C	P	N	P	N	C	<a href="#">N</a>
Vehicle repair, minor <sup>1</sup>	N	N	N	C	C	P	N	P	N	C	<a href="#">N</a>

Vehicle sales or rental and service <sup>1</sup>	N	N	N	C	C	P	N	P	N	C	<a href="#">N</a>
Vehicle washing facility <sup>1</sup>	N	N	N	C	C	P	N	P	N	C	<a href="#">N</a>
Vehicle wrecking, junk or salvage yard <sup>1</sup>	N	N	N	N	N	N	N	C	N	N	<a href="#">N</a>
Veterinarian office	P	C	N	C	P	P	P	P	N	C	<a href="#">P</a>
Vineyard	P	P	N	N	N	N	N	C	N	C	<a href="#">N</a>
Warehouse and storage	N	N	N	N	N	P	C	P	N	C	<a href="#">N</a>
Wholesale sales	N	N	N	C	P	P	C	P	N	C	<a href="#">N</a>
Winery	P	C	N	N	N	C	N	P	N	C	<a href="#">P</a>
Wireless communication facility <sup>1</sup>	C	C	C	C	C	C	C	C	C	C	<a href="#">C</a>
Woodworking shop	N	N	N	N	N	P	N	P	N	N	<a href="#">P</a>

Section 3: 8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS: is hereby amended in part, as follows:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
A	50'	30'	30'	30'	20'
R-R	35'	30'	30'	20'	20'
R-1	35'	30'	30'	10'	20'
R-2	35'	20'	20'	10'	20'
R-3	35'	15' to living area/side load garage 20' to garage face	15'	5' per story (2)	20'
R-4	35'	15' to living area 20' to garage face	15'	5' per story (2)	20'
R-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	20'
R-6 to R-11 detached housing	35'	15' to living area 20' to garage 10' if alley loaded	15' 4' if alley load	3'	20'



R-6 to R-11 attached housing	35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	0' for common walls 5' at end of building	20'
R-12 and higher	35'	15' to living area 20' to garage	15' 4' if alley load	5' for single story 10' feet for multi-story	20'
CBD	35'	0'	0'	0'	0'
C-1	35'	20'	5'	0'	20'
C-2	35'	20'	5'	0'	20'
LO	35'	20'	10'	0'	20'
PS	35'	20'	10'	0'	20'
MU	35'	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone (3).			
<a href="#">RC</a>	<a href="#">35'</a>	<a href="#">0'</a>	<a href="#">0'</a>	<a href="#">0'</a>	<a href="#">0'</a>

Section 4: 8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS: is hereby amended in part, as follows:

F. New development shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.

Section 5: CHAPTER 3 | ZONING DISTRICTS STANDARDS, ARTICLE F. ADDITIONAL RIVERFRONT CENTER STANDARDS: is hereby added, as follows:

ARTICLE F. ADDITIONAL RIVERFRONT CENTER STANDARDS SECTION:  
8-3F-1: RC Riverfront Center

8-3F-1: RC RIVERFRONT CENTER:

- A. Comply with Section 8-3A-1: Zoning Districts And Purpose Established.
- B. All development applications within the Riverfront Center shall be accompanied by a conditional use permit, planned unit development, or development agreement application, which shall include a concept plan of the development.
- C. The administrator shall make a recommendation to the applicant regarding what mix of uses are appropriate for the Riverfront Center and shall then make a recommendation to the Council.
- D. The Riverfront Center shall include uses from two (2) or more of the land use categories such as residential, commercial, office, or public space.

- E. The Riverfront Center shall include outdoor gathering space as a central focus along the Boise Riverfront and accommodate connections to the Boise Greenbelt system from the mixed-use area.
- F. Single-family detached dwellings, and single family attached dwellings are prohibited within the Riverfront Center. A range of multi-family dwellings are encouraged are encouraged, though not required to be accommodated on upper floors as part of a vertical, mixed-use building.
- G. The Council may place requirements on development within the Riverfront Center, including a ratio of uses and/or timing of phases, to ensure that the overall development maintains its mixed-use intent. (Ord. 303, 2-11-2020; amd. Ord. 310, 7-21-2020)
- H. New development shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.

Section 6: CHAPTER 3 | ZONING DISTRICTS STANDARDS, ARTICLE G.  
OVERLAY DISTRICTS: is hereby added, as follows:

ARTICLE G. OVERLAY DISTRICTS:

8-3G-1: CBD ARCHITECTURAL OVERLAY DISTRICT:

- A. A CBD Architectural Overlay District boundary is all of the existing CBD north of the river, and 750' on either side of SH-44 from city limit to city limit, including future annexations.
- B. The "STAR DESIGN GUIDELINES, CENTRAL BUSINESS DISTRICT AND RIVERFRONT CENTER" (the Guidelines), is adopted through this ordinance. It may be amended from time to time by a Resolution of the Star City Council and shall be used within the CBD Architectural Overlay District.
- C. If the CBD Architectural Overlay District Guidelines conflict with other parts of the City of Star code, the CBD Architectural Overlay District Guidelines shall be used.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF STAR, IDAHO

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob Qualls, Clerk