

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, AMENDING NAMPA CITY CODE TITLE 10, CHAPTER 6 – AG, CHAPTER 7 – RA, CHAPTER 16 – BC, CHAPTER 18- IP, CHAPTER 19 – IL, CHAPTER 20 – IH, AND CHAPTER 26 – PUDS & MPCs REGARDING ZONING CODE IN ACCORDANCE WITH IDAHO CODE §50-903 AND CITY CODE 10-2-3(D); PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO;

SECTION 1. Nampa City Code Title 10, Chapter 6, Section 7: Exceptions For Cluster Development In The Agricultural District/Zone. Is hereby amended as follows:

A ~~cluster development~~ “Cluster Development” is permitted in the Agricultural Zoning District with the following limitations:

10-6-7.A. Any ~~cluster development~~ “Cluster Development” in the Agricultural Zoning District shall be a Planned Unit Development or within a Master Planned Community. ~~and a “Cluster Development” area in a specific area plan.~~

10-6-7.B. ~~The gross density shall not exceed 1 dwelling unit per acre unless a specific area plan indicates.~~ A “Cluster Development” shall not exceed 2.5 dwelling units per acre. ~~A density of up to 2.5 dwelling units per acre in a~~

10-6-7.C. ~~A “Cluster Development” in the Agricultural Zoning District Land Use Designation on the Future Land Use Map is permitted unless otherwise limited or restricted by a specific area plan.~~

10-6-7.C.D. Cluster development shall be limited to single-family residential dwellings.

10-6-7.D.E. Each residential structure with a garage shall provide a driveway from the front property line to a garage door of no less than 20 feet in length.

10-6-7.E.F. Variations to the lot size and bulk requirements listed in this chapter shall be outlined and approved through the Planned Unit Development or Master Planned Community application.

SECTION 2. Nampa City Code Title 10, Chapter 7, Section 8: Exceptions For Cluster Development In The Suburban Residential District/Zone. Is hereby amended as follows:

A ~~cluster development~~ “Cluster Development” is permitted in the Suburban Residential Zoning District with the following limitations:

10-7-8.A. Any ~~cluster development~~ “Cluster Development” in the Suburban Residential Zoning District shall be a Planned Unit Development or part of a Master Planned Community ~~and identified as a “Cluster Development” area in a specific area plan.~~

10-7-8.B. ~~The gross density shall not exceed 1 dwelling unit per acre unless a specific area plan indicates.~~ A “Cluster Development” shall not exceed 2.5 dwelling units per acre. ~~a density of up to 2.5 dwelling units per acre in a~~

10-7-8.C. A “Cluster Development” in the Suburban Residential Zoning District Land Use Designation on the Future Land Use Map is permitted unless otherwise limited or restricted by a specific area plan.

10-7-8.C-D. Cluster development shall be limited to single-family residential dwellings.

10-7-8.D-E. Each residential structure with a garage shall provide a driveway from the front property line to a garage door of no less than 20 feet in length.

10-7-8.E-F. Variations to the lot size and bulk requirements listed in this chapter shall be outlined and approved through the Planned Unit Development or Master Planned Community application.

SECTION 3. Nampa City Code Title 10, Chapter 16, Section 6: Other Required Conditions. Is hereby amended as follows:

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10-16-6.A. Setback from Residential Districts: In any BC district directly across the street from any Residential or Agricultural Zoning district, or Residential or ~~Agricultural~~ “Very Low Density Residential” land use setting on the comprehensive plan, the commercial property's parking and loading facilities shall be distant at least twenty feet (20') from the intervening street's edge upon the commercial property. The requirements of this subsection shall not, however, apply where such Residential or Agricultural Zoning District, or any ~~Agricultural~~ “Very Low Density Residential” or Residential land use setting is separated from the BC district by a street planned to have a right-of-way of eighty feet (80') or more.

SECTION 4. Nampa City Code Title 10, Chapter 18, Section 9: Other Required Conditions. Is hereby amended as follows:

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10-18-9.B. Setback from Residential Districts: In any IP district directly across a street from any residential district (or from any ~~agricultural~~ “Very Low Density Residential” district designated for future residential use in the comprehensive plan), structures in an IP zone shall be set at least fifty feet (50') away from that industrial property's front or street side property line that abuts the intervening street line/edge.

SECTION 5. Nampa City Code Title 10, Chapter 19, Section 8: Site screening, parking, parking lot landscaping, signage, design review, and property landscaping. Is hereby amended as follows:

...

10-18-8.B. Setback from Residential Districts: In an IL district directly across a street or thoroughfare from a residential district or ~~agricultural~~ “Very Low Density Residential” district in an area designated for future residential use on the comprehensive plan land use map, the parking and loading facilities shall be set at least twenty feet (20') back from the street line (edge of pavement), and structures shall be set back at least fifty feet (50') from the street line (edge of pavement).

...

SECTION 6. Nampa City Code Title 10, Chapter 20, Section 8: Site screening, parking, parking lot landscaping, signage, design review, and property landscaping. Is hereby amended as follows:

...

10-18-8.B. Setback from Residential Districts: In any IH district directly across a street or thoroughfare from a residential district or ~~agricultural~~ “Very Low Density Residential” district designated for future residential use in the comprehensive plan, the parking and loading facilities shall be distant at least twenty feet (20') from the street, and the buildings and structures at least fifty feet (50') from the street; provided, this requirement shall not apply when the street or thoroughfare is provided on one or both sides with a service road developed in accordance with the provisions of chapter 27 of this title.

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SECTION 7. Nampa City Code Title 10, Chapter 26, Section 1: Purpose. Is hereby amended as follows:

Planned Unit Development (PUD): The intent of PUD regulations is to permit greater but limited flexibility to: zoning, uses, lot sizes, bulk requirements, setbacks, building height, and placement of structures that are typically required in zoning districts, and consequently, more creative design for development than generally is possible under conventional zoning regulations or subdivision regulations as affected by zoning regulations. Density allowance is increased by 20% over standard subdivision development. It is further intended to promote more economical and efficient use of land while facilitating a harmonious variety of neighborhood development, a higher level of urban amenities, and preservation of natural scenic qualities of open spaces.

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SECTION 8. Nampa City Code Title 10, Chapter 26, Section 2: Use Requirements. Is hereby amended as follows:

10-26-2.A. PUD and MPC Ratio of Land Uses ~~in a Mixed Use Development~~:

10-26-2.A.1. Ratio of Land Uses for MPC’s, PUD’s that are larger than 5 acres in a Mixed Use land use designation: In the Residential Mixed-Use land use designation on the Future Land Use Map, over fifty percent (50%) of the proposed land use shall be residential with no less than 5% of the land use as commercial. In the Community Mixed-Use land use designation on the Future Land Use Map, over fifty percent (50%) of the proposed land use shall be commercial with no less than 5% of the land use as High-Density Residential and/or light industrial.

10-26-2.A.2. A development not located in a mixed-use future land use designation, may propose a mix of zoning designations and uses. Up to 30% of the land area may be assigned a zone that does not match the future land use designation.

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SECTION 8. Nampa City Code Title 10, Chapter 26, Section 4(E)(1)(a): Exceptions to district regulations. Is hereby amended as follows:

...

Future Land Use Designation		Zoning District	Gross Density
Agricultural <u>Very Low Density Residential</u>		AG*	max 2.5 DU/acre
Agricultural <u>Very Low Density Residential</u>		RA*	
RMU	MDR	RS-4 (single-family detached only)	2.51 - 8 DU/acre
RMU	MDR	RD (single-family detached and 2–3-unit townhouses)	
RMU	MDR	RP (single-family detached and 2–3-unit townhouses)	
CMU	HDR	RD (2–3-unit townhouses only)	8.01 + DU/acre
CMU	HDR	RML (2–3-unit townhouses only)	
CMU	HDR	RMH (2–3-unit townhouses only)	
CMU	HDR	GB2 (2–3-unit townhouses only)	
CMU	HDR	RP (2–3-unit townhouses only)	
(*) The Agricultural <u>“Very Low Density Residential”</u> Future Land Use Designation is intended for very low density residential with large open space preservation areas. Dwelling units in the AG and RA Zoning Districts shall be clustered on smaller lots with the remaining open space on (a) large common lot(s).			
LOT SIZES RS4 ZONING DISTRICT: Lots sizes for single-family detached dwelling units shall be 4,000 to 7,000 sq. ft.			

LOT SIZES RD, RML, RMH, GB2 and RP ZONING DISTRICTS: Lot sizes for single-family detached dwelling units shall be 2,500 – 5,000 sq. ft., and for a townhouse building with 2-3 dwelling units, the parcel area required for each townhouse dwelling unit is 1,350 – 3,500 sq. ft.

All Cluster developments over 2 acres in size must be submitted as a planned unit development [or master planned community](#). Cluster developments smaller than 2 acres in size must obtain a Conditional Use Permit.

DU = One (1) Individual dwelling unit

COMPREHENSIVE PLAN FUTURE LAND USE MAP CHANGE

See the blue underlined text to be added to the FLUM Legend:



...

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PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, this ____ day of _____, 2025.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, this ____ day of _____, 2025.

Attest:

Mayor Debbie Kling

City Clerk

**STATEMENT OF NAMPA CITY ATTORNEY AS TO ADEQUACY OF SUMMARY OF
ORDINANCE NO. ZTA-00041-2024**

The undersigned, _____, City Attorney of the City of Nampa, Idaho, hereby certifies that he is the City's legal advisor and has reviewed a copy of the attached summary of Ordinance No. _____ of the City of Nampa, Idaho, and has found the same to be true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A(3).

DATED this ____ day of _____ 2025.

City Attorney

SUMMARY OF ORDINANCE NO. _____

Ordinance NO. _____ is an ordinance of the City of Nampa, Idaho, Canyon County, adopted February ____, 2025. The Ordinance may be descriptively known as Updates to Title 10, Chapters 6, 7, 16, 18, 19, 20, and 26 of the Nampa City Code.

The Ordinance updates Title 10, Chapter 6 – AG, Chapter 7 – RA, Chapter 16 – BC, Chapter 18- IP, Chapter 19 – IL, and Chapter 20 – IH, regarding setbacks adjacent to a property with the very low density residential designation in the Comprehensive Plan and the specific requirements per zoning district and Chapter 26 – PUDs and MPCs in regards to the Cottage/Cluster Developments in the very low density residential designation in the Comprehensive Plan and adding language to the future land use map that allows for Planned Unit Development or Master Planned Community request, for the City of Nampa.

I, _____, City Attorney for the City of Nampa, Idaho, certify that I am familiar with Ordinance No. _____ of the City of Nampa, Idaho, and with the foregoing summary. The summary is true and complete and provides adequate notice to the public. The full text is on file with the Nampa City Clerk and will be promptly made available to any citizen upon request.

Dated this ____ day of February 2025.

City Attorney