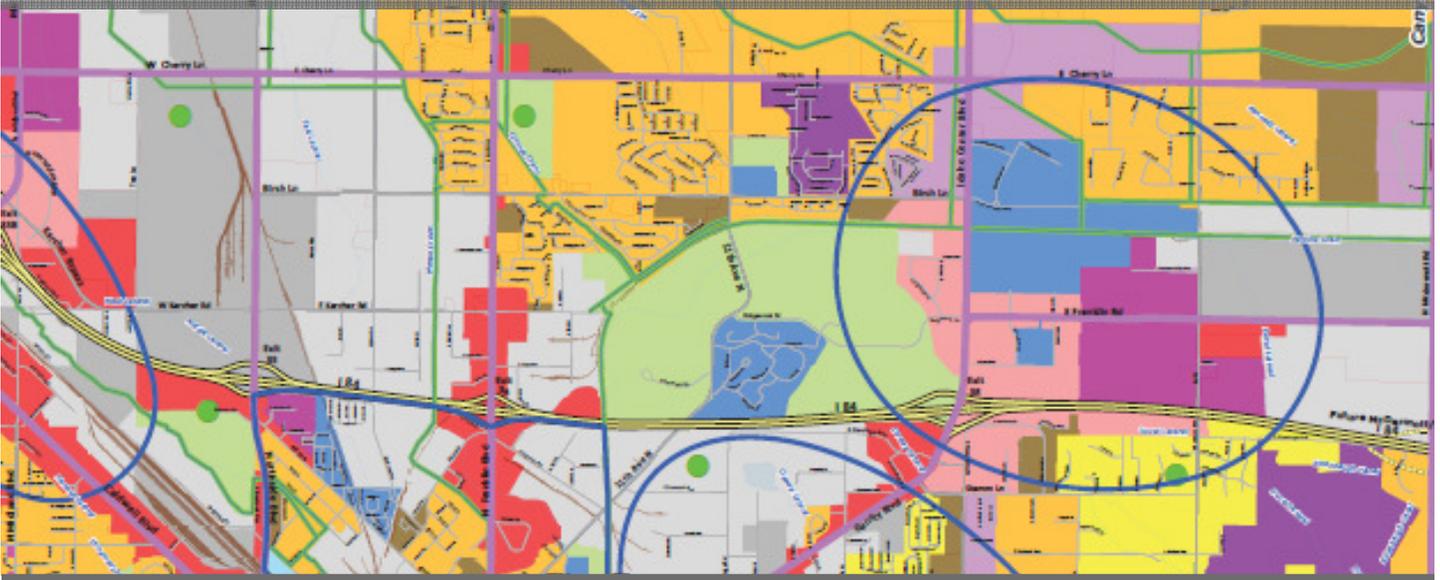


FUTURE LAND USE



- Ag
- LD_Res
- MD_Res
- HD_Res
- Residential Mixed Use
- Community Mixed Use
- Neighborhood Commercial
- Highway Commercial
- General Commercial
- Business Park
- Downtown
- Employment Center
- Light Industrial
- Heavy Industrial
- Parks
- Public
- Airport

In the development of the 2035 Comprehensive Plan and Land Use Map, public outreach was conducted in the form of multiple meetings and questionnaires. The Nampa citizens who participated identified their areas of priority, their issues and concerns, along with specifying different elements they would like to see within their community in the future.

The Land Use Map emphasizes the vision for a mix of various types of land uses and activities. It broadens the density options for residential designations, introduces several mixed-use designations and guidelines, provides two designations for large business or industrial complexes and designates new land uses for special areas like the airport, downtown and the Idaho Center. A total of thirteen land use categories have been identified and defined.

Future Land Use Designations

Residential

Closest Zoning



Agricultural Residential

Agricultural Residential (AR) - 1 unit per acre
Sensitive areas where sewer and water is not available and transitional areas in the Area of City Impact.

AG—Agricultural zoning allows for agricultural operations within the City. Agricultural districts preserves the economic and social values of agricultural lands and provide a transition between rural and urban areas. (1 dwelling unit/ 5 acres)



Low Density Residential

Low Density Residential (LDR) - 1.01—3.9 units per acre. Large apartment buildings or complexes are not allowed.

RA—Suburban Residential is a semirural environment where limited agricultural activities are allowed in close proximity to non agricultural subdivisions. (1.4 dwelling units/ acre)

RS22—RS12—Single Family Residential allows for low density residential and compatible uses. (1.9 to 3.6 dwelling units / acre).

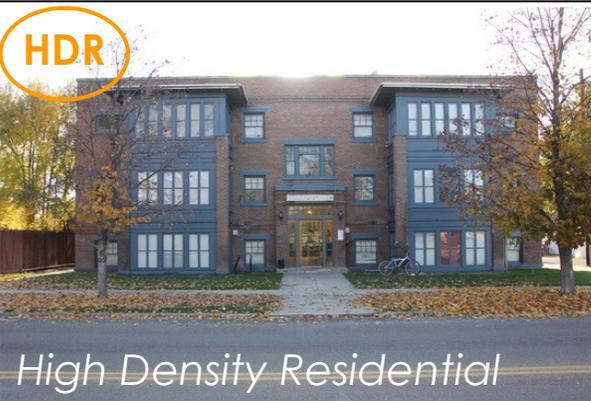


Medium Density Residential

Medium Density Residential (MDR) - 4—9 units per acre. Duplexes and low density apartments are allowed.

RS8.5—RS6—Single Family Residential allows for medium density residential and compatible uses. (5.1 to 7.3 dwelling units / acre).

RD—Two Family Residential allows for 6.2 to 12.4 dwelling units / acre.



High Density Residential

High Density Residential (HDR) - greater than 9 units per acre. Duplexes, apartments, condos, and other types of multi family are allowed

RD—Two Family Residential allows for 6.2 to 12.4 dwelling units / acre.

RML—Limited Multiple Family Residential allows for 7.3 to 29.8 dwelling units/ acre.

RMH—Multiple Family Residential allows for 7.3 to 77.1 dwelling units/ acre

Future Land Use Designations

Mixed Use

Closest Zoning



Residential Neighborhood

Residential Neighborhood Mixed Use — Densities for both residential and non-residential use vary. Housing

variety, open space and an interconnected transportation system for automobiles, bicycles, pedestrians and transit is encouraged.

RP—Residential Professional District provides for a medium density residential land use area mixed with light commercial uses. **BN—Neighborhood Business** districts are typically small shopping clusters or integrated shopping centers located within residential neighborhoods.



Community

Community Mixed Use designations are activity centers that are specifically planned to include commercial uses that focus on community-wide needs and services. These designations are

located on major transportation corridors and may include higher density residential.

GB2—Gateway Business allows for a mixing of development types including medium to high density residential. Industrial uses are limited. This zoning district features high standards of architecture, landscaping and site planning. Design review is required.



Employment Center

Employment Center Mixed Use - areas offer employment from various types of businesses along with commercial and residential uses. Office and residential uses

typically locate above ground floor retail.

GB2—Gateway Business is likely the most appropriate underlying zoning for an Employment Center.



Business Park Mixed Use

Business Park Mixed Use - Minimum 80 acre districts north of I84 where many office buildings are grouped together. Land uses are commercial, or high tech industrial.

GB1—Gateway Business districts are established to allow for the consistent development of areas surrounding gateways. High standards of architecture, landscaping and site planning are encouraged. GB1 is intended for mixed use primarily commercial development with flexible standards. Residential land uses are typically not allowed.

Design standards are defined.

Future Land Use Designations

Commercial

Closest Zoning

Neighborhood Commercial



Neighborhood Commercial - districts are small scale commercial uses near and in some cases in residential

neighborhoods. The development needs to be compatible with residential uses.

BN—Neighborhood Business

districts are typically small shopping clusters or integrated shopping centers located within residential neighborhoods.



Downtown (Central Business District)

bordered by 16th Avenue, Canyon Street, the railroad tracks, and Third Street the City Center District is the heart of the City of

Nampa as an important historic focal point and activity center.

Downtown Business (DB),

Downtown Village (DV), and

Downtown Historic (DH) are the

three zoning districts for downtown.

They are intended to provide a

mixing of office, specialty retail,

residential, park area, arts and

entertainment, dining, tourism, and

specialty educational uses.

General Commercial



General Commercial—

land use designations provide the City with a wide range of goods and services and are generally not expected to include residential. General Commercial

areas should have an attractive interface and convenient pedestrian connections with adjacent residential areas.

BC Community Business

District provides areas with a wide range of retail sales and service establishments serving long and short term needs in compact commercial clusters typically located near intersections of major thoroughfares.

Highway Commercial



Highway Commercial—

Provide access to major commercial development that accommodate large volumes of traffic. Land uses are more intense

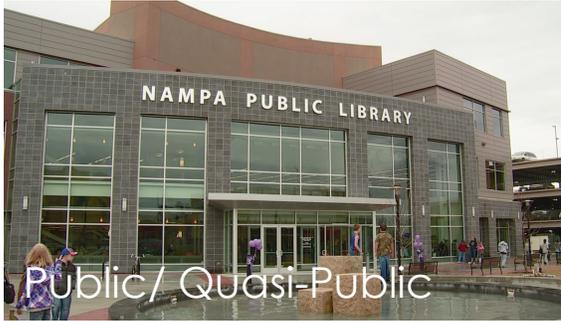
then other commercial. Portions could be redeveloped over time as Transit-Oriented Developments. Design and development standards are encouraged.

BF Freeway Business

district is intended to permit the location of needed freeway commercial facilities in the vicinity of on and off ramp frontage and access roads. Uses are limited to commercial establishments required by highway users.

Future Land Use Designations

Public—Quasi Public



Public/ Quasi-Public Land Use are areas with unique uses and functions. These areas host community services and/ or educational, cultural

administrative, and recreational facilities. Public/ Quasi – Public uses are allowed in other land use designations.

Closest Zoning

U University District allows for consistent development of a university campus throughout its planned expansion area and ensures that uses developed in the campus area are compatible with its master campus plan.

**Public/ Quasi-Public Land uses are allowed in most zoning districts.



Parks/ Open Space lands are publicly (or privately owned but used by the public). Located throughout the community there are various sites that are used as parks, natural areas, school playgrounds, and plazas.

**Parks/ Open Space areas are permitted in all zoning districts.



Airport—The Airport designation is reserved for land in and around the Nampa Municipal Airport. This designation is meant to protect the airport from incompatible land uses.

Airport Zoning protects the airport and airspace from hazards and incompatible land uses.

Future Land Use Designations

I n d u s t r i a l

C l o s e s t Z o n i n g



Light Industry— land use designations provide for processing, warehousing and manufacturing of goods, research and development and flex space development. These land uses help the City diversify its economy.

IL Light Industrial districts are intended to contain a wide range of manufacturing and related establishments. Typically IL districts are appropriate for sites with good rail or highway access.

IP Industrial Park—The IP industrial park district is intended to create, preserve and enhance areas containing manufacturing and related establishments with limited external impacts with an open and attractive setting, typically appropriate to locations near major thoroughfares, freeways and nonmanufacturing areas.



Heavy Industry zoning businesses should be located away from residential development and designed to have minimum impact to surrounding lands. Heavy industrial lands have a potential to affect public health and safety.

IH Heavy Industrial district creates, preserves and enhances manufacturing or related establishments which are potentially incompatible with most other establishments, and are typically appropriate for areas distant from residential and which have rail or shipping access.