

Land Use Settings

High-Density Residential - (8.01 Dwelling Units + Per Acre (Gross))

This Land Use setting has a density of over 8 dwelling units per acre. Its character is urban. This land use designation is typically Multi-Family Residential. It can include **townhome, apartment, multi-plex** and **condominium buildings**. For larger parcels, this land use setting would be more conducive to a **town square village, cluster-building complex, planned-unit development** or **master-planned community**. Compatibility with other types of dwelling units within this land use setting and adjoining properties is critical.



High-Density housing in Nampa has evolved with the implementation of improved design standards, advances in engineered building material and demand for higher quality living conditions. Typical elements within this land use setting include multi-story structures with varied architectural features and landscaping. The demand for high-density housing has increased over the past few years as the overall cost of housing has increased. High-Density condominium or townhome housing is often used as a point of entry into the real estate market. It is also used as rental and temporary housing throughout the community.

Multi-family development tenants can be long-term renters. Because of this, higher-quality living conditions, playgrounds and other amenities should be provided. Building design and landscape standards have changed, requiring better façade treatments, additional shade trees and meaningful buffer landscaping between the buildings and road. High-Density Residential development should provide buffering from adjacent land uses as well. Front yard fencing, streetscape elements and lighting should be higher quality and match the character of the neighborhood.

