

Chapter 5

U - UNIVERSITY DISTRICT/ZONE

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10-5-1: DESCRIPTION AND PURPOSE

The U university district is established to allow for the consistent development of a university campus throughout its planned expansion area and to ensure that uses developed within the campus area are compatible in terms of nature and design with its master campus plan.

10-5-2: PERMITTED BUILDINGS AND USES

Permitted buildings and uses in the U district shall be as set forth in § 10-3-2, "Schedule Of District/Zone Land Use Controls" of this title, subject to the general provisions and exceptions set forth in this and other chapters of this title.

10-5-3: BUILDINGS AND USES PERMITTED CONDITIONALLY

The Planning and Zoning Commission may grant a conditional use permit, in accordance with the procedures set forth in chapter 25 of this title, for any of the conditional uses listed for the U district as set forth in §10-3-2, "Schedule Of District/Zone Land Use Controls" of this title.

10-5-4: DETACHED ACCESSORY BUILDINGS

Detached accessory buildings in the U district shall not exceed one story or twenty feet (20') in height (whichever is more restrictive), and shall not occupy more than fifty percent (50%) of the area of a College of Western Idaho lot/parcel, and shall not be closer than ten feet (10') to each other or to the closest principal building. Accessory buildings shall comply with the front, rear and side yard setbacks required for the (a) principal building and shall maintain a five-foot (5') setback from any rear and side property line.

10-5-5: DIMENSIONAL AND BULK REQUIREMENTS

The following shall be observed, except where increased in conjunction with issuance of a conditional use permit, or decreased in accordance with granting of a variance or planned unit development allowance(s):

Required setback abutting public right of way	20 feet
Required setback from any university exterior property boundary	20 feet
Required setback from any abutting or across a right of way residential use or district	15 feet
Required rear and side yard setbacks	5 feet
Required landscape buffer on all City local, collector and arterial roads	15 feet
Minimum average lot width	None applicable
Minimum lot depth	None applicable
Maximum principal building height	None applicable
Maximum lot coverage – corner lot(s)	None applicable
Minimum lot coverage – interior lot(s)	None applicable
Minimum lot area per residential unit	6,000 for first 2 units and 1,350 square feet required per unit thereafter

10-5-6: PARKING

All uses shall conform to the general provisions and loading area standards of number, area, surface, screening and maintenance as required in chapter 22 of this title, with the following exceptions:

10-5-6.A: Within the University district, parking lot standards shall follow nationally recognized dimensional criteria for parking stall and drive aisle widths for employee and student populations¹. The following shall be parking lot design standards for landscaping, parking stall and drive aisle dimensions:

10-5-6.A.1: Standard Parking Stall Dimension: Eight feet six inches by twenty feet (8'6" x 20') (the depth can be lowered to 18' if the stall fronts a landscaped area, or a sidewalk; such a sidewalk shall be no less than 6 feet in width).

10-5-6.A.2: Compact Parking Stall Dimension: Eight feet six inches by seventeen feet nine inches (8'6" x 17'9") (this modified depth includes a 2-foot overhang and all such stalls shall be located at landscape islands). The maximum number of compact stalls shall not exceed more than twenty percent (20%) of the total required parking spaces in any lot.

10-5-6.A.3: Accessible Parking Spaces: The minimum required number of accessible parking spaces shall be determined by the Americans with Disabilities Act (ADA) "Accessibility Guidelines." All required accessible parking spaces shall occur in fully improved parking lots per Building Department code requirements.

10-5-6.A.4: Drive Aisles: Drive aisles for lots with ninety-degree (90°) parking stalls shall be no less than twenty-four feet (24') in width for two-way traffic. This dimension can be lowered to twenty-two feet (22') if angled parking is used.

10-5-6.A.5: Frequency of Landscape Islands (Located Within Parking Aisles): Landscape islands shall be no less than forty-five feet (45') apart, or such frequency to ensure the landscape coverage and tree shade coverage percentages.

10-5-6.A.6: Dimensions of Landscape Islands (Located Within Parking Aisles): Eight feet six inches by eight feet six inches (8'6" x 8'6") minimum, oriented in the direction of the adjacent parking stalls.

10-5-6.A.7: Landscape Coverage: The total landscape coverage for any parking lot (excluding required perimeter or setback landscaping) shall be no less than five percent (5%) of the total area of any parking lot.

10-5-6.A.8: Trees: A minimum of one tree shall be planted in each landscape island. Each tree shall be a minimum one and one-half inch (1 ½") caliper at the time of planting.

10-5-6.A.9: Tree Shade Coverage: At the time of maturity, the trees planted in the required landscaping of any given parking lot shall provide fifty percent (50%) shade coverage for each parking lot (assuming a -35-foot (35') diameter canopy).

10-5-6.B: The minimum number of parking spaces shall be no less than five (5) stalls per one thousand (1,000) gross square feet of the subject facility. All required parking shall occur within fully improved parking lots as defined in § 10-22-5 of this title.

10-5-6.C: Interim parking lots shall be allowed within the University district subject to the following criteria:

10-5-6.C.1: Interim parking lots shall provide for periodic general employee and public parking that is not required to meet the parking standards for any specific existing facility. Interim parking lots may be used as a temporary replacement for required parking that is under construction.

10-5-6.C.2: The interim parking lot must be compatible with the land use designations, goals, objectives and policies of the comprehensive plan.

10-5-6.C.3: The interim parking lot must be compatible with the surrounding land uses or conditions must be added to ensure compatibility.

10-5-6.C.4: Interim parking lots will be allowed only in areas that are identified as sites for future buildings or hardscape improvements on the campus, as determined in the relevant campus master plan. This will allow for the eventual and automatic termination of any interim parking lot.

10-5-6.C.5: Interim parking lots must be constructed to the minimum standards as set below:

10-5-6.C.5.a: A gravel or paved surface is required on all access and parking areas. Gravel surfaces must be maintained to minimize airborne dust. A maintenance plan must be submitted to the Nampa City Public Works Department to address airborne dust mitigation.

10-5-6.C.5.b: Interim parking lots shall include concrete or equivalent wheel stops that clearly designate each parking space.

10-5-6.C.5.c: Wheel stops must be centered to provide for the minimum dimensional requirements for parking spaces and driveways as set forth in subsections A.1 and A.4 of this section.

Footnote 1: Per "The Dimensions of Parking," fourth edition, published by the Urban Land Institute and the National Parking Association, "Parking Geometrics Guidelines," Figure 8.3 (page 45).

10-5-7: SIGNS

All uses shall conform to the sign provisions of chapter 23 of this title.

10-5-8: OTHER REQUIRED CONDITIONS

The following additional conditions shall apply:

10-5-8.A: Outside Uses:

All uses shall be conducted wholly within a completely enclosed building, except for approved temporary uses.

10-5-8.B: Landscaping:

Within the university district the following landscaping standards shall apply:

10-5-8.B.1: Landscape Plan Required: A landscape plan is required for all developments in the U district. The landscape plan shall be drawn to scale (no smaller than 1-inch equals 30 feet [1" = 30'-0"]) and shall indicate the following:

10-5-8.B.1.a: Boundaries, property lines and dimensions.

10-5-8.B.1.b: Existing trees and vegetation identified by species and size.

10-5-8.B.1.c: The location(s) and design(s) of areas to be landscaped.

10-5-8.B.1.d: The location and labels for all proposed plants.

10-5-8.B.1.e: Plant lists or schedules with the botanical and common name, quantity, spacing and size of all proposed landscape material at the time of planting.

10-5-8.B.1.f: Location and description of other landscape improvements, such as earthen berms, walls, fences, screens, sculptures, fountains, street furniture, lights and courts or paved areas.

10-5-8.B.1.g: Planting and installation details as necessary to ensure conformance with all required standards.

10-5-8.C: New Landscape Requirements:

10-5-8.C.1: Berming:

Along any/all public streets there must be provided a continuous, "bermed," landscaped area (measured from back of curb) in accordance with the following standards:

10-5-8.C.1.a: A fifteen foot (15') wide landscaped berm area adjacent to a local, collector or arterial street shall be provided and landscaped per chapter 33 of this title.

10-5-8.C.1.b: Shrubs, lawn, ground cover and trees shall be provided in all landscaped (setback) areas and shall require city approval before being emplaced.

10-5-8.C.1.c: Along Can-Ada Road the following berm requirements shall be enforced:

10-5-8.C.1.c.i: From the railroad right of way north to the Birch Street intersection, the berm and landscape requirements shall be as set forth in subsection C.1.a of this section.

10-5-8.C.1.c.ii: From the Birch Street intersection north to the College of Western Idaho campus north property line, the landscape requirements shall be as set forth in the CWI Nampa Campus Master Plan (2014) (formerly the BSU west campus master plan). Such improvements will exclude requirements for berming due to the immediately adjacent 26.73-acre) landscaped activity park and main campus formal quadrangle. Such waiver of landscape berm shall be contingent upon the perpetual open space preservation of said 26.73-acre activity park and main campus formal quadrangle.

10-5-8.C.1.c.iii: Funding for landscape improvements within the Can-Ada Road right of way shall comply with the terms of the memorandum of understanding between the City of Nampa and College of Western Idaho.

10-5-8.C.2: Additional Landscape Coverage:

In addition to landscaping within setback areas, landscaping shall also cover a minimum percentage of sites being developed in the U Zone:

10-5-8.C.2.a: Landscaping shall cover a minimum of five percent (5%) of the property being developed.

10-5-8.C.2.b: Landscaping, within parking areas shall be furnished by interior planters. Said landscaping shall constitute five percent (5%) of the parking lot(s).

10-5-8.C.2.c: If only a portion of a property is being developed, and if the City does not require improvements on the entire property, landscaping improvements shall continue a minimum of twenty-five feet (25') beyond the area of the immediate development on the site.

10-5-8.C.3: General Landscape Standards:

Certain general landscape standards shall also apply to all landscaped areas on or around properties:

10-5-8.C.3.a: Plants shall not include plastic or other artificial materials.

10-5-8.C.3.b: All landscaped areas shall be provided with an underground irrigation system. All landscaped areas shall provide a mix in color and variety of evergreen and deciduous vegetation and shall include trees with a minimum of one and one-half inch (1 ½") caliper.

10-5-8.D: Existing Vegetation:

10-5-8.D.1: Planting Within Right-of-Way: Planting within public rights-of-way shall be allowed only by approval of the City.

10-5-8.D.2: Damage During Construction: Existing trees or shrubs that are retained shall be protected from damage to bark, branches, or roots during construction. Construction or excavation occurring within the drip line of any public or private, retained tree or shrub may severely damage the tree or shrub. Any severely damaged tree or shrub shall be replaced.

10-5-8.D.3: Grade Changes and Impervious Surfaces: Grade changes and impervious surfaces shall be allowed at a distance from the trunk of a retained tree equal to the diameter of the tree trunk plus six feet (6'), or to the drip line, whichever is furthest from the trunk.

10-5-8.D.4: Minimum Landscaping: Existing vegetation which is to be retained may be used to satisfy the minimum required landscape standard.

10-5-8.D.5: Irrigation: All landscaping shall be provided with an irrigation system acceptable to the City Forester.

10-5-8.E: Prohibited Materials and Landscaping:

10-5-8.E.1: No required landscape areas shall include artificial trees, plants, or any carpeting designed as a vegetative substitute.

10-5-8.E.2: Trees in vision clearance areas shall be trimmed at least nine feet (9') above the curb and/or sidewalk, and, at least fourteen feet (14') above the street to provide clear visibility up to that height. Shrubs and site obscuring fences or walls in vision clearance

areas shall not exceed two and one-half feet (2¹/₂') (i.e., 30 inches) in height above the curb line.