

Chapter 4

GB (GB1, GB2 AND GBE) GATEWAY BUSINESS DISTRICTS/ZONES

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10-4-1: DESCRIPTION AND PURPOSE:

The GB (Gateway Business) District is established to allow for the consistent development of areas surrounding community gateways or entryways. It is designed to ensure that uses developing in these areas are compatible in nature and appearance and are encouraged to feature high standards of architecture, landscaping and site planning.

The GB District is further subdivided into the GB1, GB2 and GBE (Entertainment) Districts. The GB1 District is intended for mixed use, primarily commercial, development allowing a variety of highest and best land use alternatives with flexible development standards. The GB2 District also allows for a mixing of development types but is further intended to allow medium to high density residential projects within a mixed-use neighborhood with a limiting of allowable industrial uses. The GBE District is designed to encourage a concentration of entertainment uses that complement the Ford Idaho Center. The GBE District is established to strengthen the role of the Ford Idaho Center as a Regional Entertainment District, emphasizing establishments attracting a regional patronage. (Ord. 4281, 9-19-2016)

10-4-2: PERMITTED BUILDINGS AND USES:

Permitted buildings and uses in the GB1, GB2 and GBE Districts shall be as set forth in section 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. (Ord. 4281, 9-19-2016)

10-4-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:

The Planning and Zoning Commission may grant a conditional use permit for any of the conditional uses listed for the GB Districts as set forth in section 10-3-2, "Schedule Of District/Zone Land Use Controls", of this title, in accordance with the procedures set forth in chapter 25 of this title. (Ord. 3036)

10-4-4: DETACHED ACCESSORY BUILDINGS:

Detached accessory buildings shall not be taller than the height of the principal building on the property or twenty-two feet (22'), whichever is greater. Accessory buildings shall comply with required front and interior yard setbacks. (Ord. 3036)

10-4-5: PROPERTY DIMENSIONAL AND BULK REQUIREMENTS:

Construction of on-site parking or structures shall comply with the following minimum requirements, except where duly increased by the City in conjunction with issuance of a conditional use permit, or decreased in accordance with granting of a variance or planned unit development permit:

Required parking and building setback for GB1 and GB2 Districts abutting a right-of-way designated as an arterial or collector by the functional classification map adopted in the transportation master plan	35 feet
Required parking and building setback for the GBE District abutting a right-of-way designated as an arterial or collector by the functional classification map adopted in the transportation master plan	20 feet
Required parking and building setback abutting a right-of-way designated as a local (public) right-of-way by the functional classification map adopted in the transportation master plan	15 feet
Required parking/display area setback, from property line, for a new, franchise automobile dealership when abutting a public right-of-way	15 feet
Required parking and building setback for any use or aspect thereof from property line when abutting (or across a right-of-way 80 feet or less in width from) any residential use or district	15 feet
Required interior yard parking and building setbacks for GB1 and GB2 Districts	5 feet
GBE District interior yard parking and building setbacks	0 feet
Minimum average lot width	None specified
Minimum property depth	None specified
Maximum principal building height	None specified
Maximum property coverage - corner lot(s)	None specified
Minimum property coverage - interior lot(s)	None specified

Minimum property area required per dwelling unit(s)	The first 2 units require 6,000 square feet and additional units require 1,350 square feet of additional land per unit
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(Ord. 4281, 9-19-2016; amd. Ord. 4428, 4-15-2019)

10-4-6: PARKING:

All uses in the GB1 and GB2 Districts shall conform to the parking and loading area standards in chapter 22 of this title.

The entire GBE District shall have a parking maximum of three thousand five hundred (3,500) surface parking spaces and all parking in the district shall be shared. The GBE District parking maximum is intended to promote efficient use of land. (Ord. 4281, 9-19-2016)

10-4-7: SIGNS:

All uses shall conform to the GB sign provisions found in chapter 23 of this title. (Ord. 3036)

10-4-8: OTHER REQUIRED CONDITIONS:

The following additional conditions shall apply:

- A. Outside Uses: All principal uses except private or public parking areas and service station pump islands shall be in an entirely closed building unless otherwise specified by a conditional use permit. Restaurants are permitted to have outdoor dining areas. Temporary uses may be allowed subject to regulations cited in subsection 10-1-2 B of this title. (Ord. 4281, 9-19-2016)

Accessory exterior storage affiliated with principal uses shall not be allowed in any area in front of the principal building(s) on a property and shall be otherwise screened from view with a sight obscuring fence, wall or hedge not to exceed eight feet (8') in height. Materials so stored shall be kept below the top of the fence.

- B. Nuisances: All operations conducted on the premises shall not be allowed to constitute a nuisance by reason of smoke, fumes, odor, steam, gases, vibrations, noise, hazards or other causes, beyond the property boundary lines, and shall comply with the performance standards of chapter 1 of this title.
- C. Pedestrian Pathways: Pedestrian pathways shall be required within the GB District to provide connectivity of adjacent residential uses to schools, parks, shopping areas, public lands, transportation or other community facilities.
- D. Access Control: Where possible individual property access to arterial streets shall not be allowed. Property owners and developers of parcels within GB Districts shall coordinate access

with adjoining parcels so as to jointly share public and/or private approaches in an attempt to reduce the number of access points along the length of arterial streets. Specific access standards shall be as adopted by resolution of the City Council. (Ord. 3036)

10-4-9: LANDSCAPING:

- A. Landscaping Adjacent To Residential Uses: All non-residential development sites having a common boundary line with a residentially used property shall have erected and maintained a view obscuring wall, fence or coniferous hedge not less than five feet (5'), nor more than six feet (6') in height for screening purposes and access control. This screening provision shall not eliminate the requirement to provide pedestrian pathways or neighborhood street connections within the GB District to provide access of residential areas to schools, parks, shopping areas, public lands, transportation or other community facilities.

However, where the wall of a pre-existing non-residential building (i.e., already on site and incorporated into a new development plan and/or use for the property) is on such common property line, no separate wall or fence need be installed along that portion of the boundary occupied by the building. Public utility installations need only fence and screen with appropriate materials such as base planting of coniferous shrubs or trees and climbing coniferous plant materials on the fences to minimize the industrial character of such installations, with the area surrounding the fenced and screened enclosure landscaped and planted to create a park-like atmosphere. (Ord. 4428, 4-15-2019)

10-4-10: DESIGN STANDARDS:

Design review is required in certain instances for projects developed in the GB Zones; see chapter 34 of this title. (Ord. 4421, 3-4-2019)