

Chapter 4

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

- 10-4-1: DESCRIPTION AND PURPOSE:**
- 10-4-2: PERMITTED BUILDINGS AND USES:**
- 10-4-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:**
- 10-4-4: DETACHED ACCESSORY BUILDINGS:**
- 10-4-5: PROPERTY DIMENSIONAL AND BULK REQUIREMENTS:**
- 10-4-6: PARKING:**
- 10-4-7: SIGNS:**
- 10-4-8: OTHER REQUIRED CONDITIONS:**
- 10-4-9: LANDSCAPING:**
- 10-4-10: DESIGN STANDARDS:**
- 10-4-11: APPLICATION PROCEDURES:**
- 10-4-12: APPEALS:**

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 onsite 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 per multi-residential unit	6,000 square feet for first 2 units and 1,350 square feet required per unit thereafter

(Ord. 4281, 9-19-2016)

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 10-1-12B of this title. (Ord. 4281, 9-19-2016)

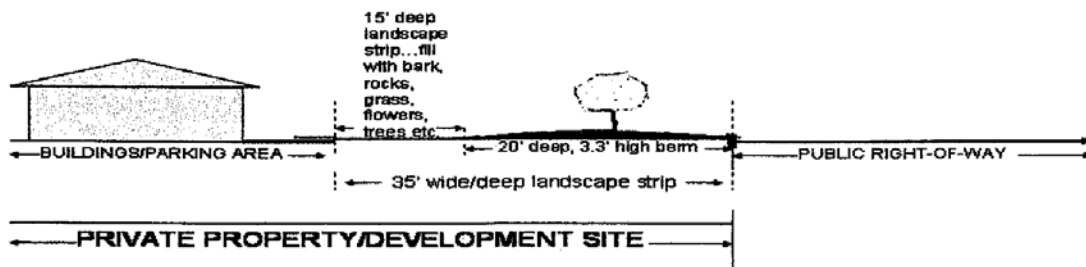
Accessory exterior storage affiliated with principal uses shall not be allowed in any area in front of the principal building(s) on a property and shall be otherwise screened from view with a sight obscuring fence, wall or hedge not to exceed eight feet (8') in height. Materials so stored shall be kept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

All landscaping shall be established in accordance with the requirements of chapters 22 and 33 of this title; in addition, the following standards shall apply:

- A. Landscape Plan Required: A landscape plan is required for all developments in the GB district. The landscape plan shall be drawn to scale (no smaller than 1 inch equals 30 feet) and shall indicate the following:
1. Boundaries, property lines and dimensions.
 2. Existing trees and vegetation identified by species and size.
 3. The location(s) and design(s) of areas to be landscaped.
 4. The location and labels for all proposed plants.
 5. Plant lists or schedules with the botanical and common name, quantity, spacing and size of all proposed landscape material at the time of planting.
 6. Location and description of other landscape improvements, such as earthen berms, walls, fences, screens, sculptures, fountains, street furniture, lights and courts or paved areas.
 7. Planting and installation details as necessary to ensure conformance with all required standards. (Ord. 3450, 5-23-2005)
- B. Berming: Along all properties (excepting those in the GBE district or whereon a new automobile dealership is established as the lot's/parcel's primary use) that front rights of way within a GB zone, there shall be provided a continuous, landscaped berm. Berms shall be located within the required landscape strip which is itself contained within and fills the entire required setback area. The berm shall be built up so as to be adjacent to a lot's or parcel's property line which abuts public right of way. See the example below: (Ord. 4281, 9-19-2016)



Berming shall be emplaced in accordance with the following standards:

1. A twenty foot (20') wide landscaped berm area (1-foot rise to 3 foot run for a 3.3 foot height) shall be provided adjacent to arterial streets.

2. A fifteen foot (15') wide landscaped berm area (1-foot rise to 3 foot run for a 2.5-foot height) shall be provided adjacent to collector streets.
 3. A seven foot (7') wide landscaped berm area (1-foot rise to 3 foot run for a 1.17-foot height) shall be provided adjacent to local streets.
 4. A landscaped street median berm shall be provided in the design and construction of arterial streets situated within GB2 zoned areas. Within medians, one city approved low growing deciduous street tree at least 2.5 inches in caliper shall be placed, on average, at least every twenty-five feet (25') on center; ground cover shall be grass.
- C. Landscaped Area: In addition to landscaping within setback and right of way areas, landscaping shall also cover a minimum percentage of sites being developed in the GB zone:
1. Landscaping shall cover a minimum of ten percent (10%) of the property being developed for any multiple-family residential use.
 2. Landscaping shall cover a minimum of five percent (5%) of the property on all other development sites.
 3. Landscaping within parking areas shall be furnished by interior planters. Said landscaping shall constitute five percent (5%) of the parking lot(s). Perimeter parking area landscaping may count toward the five percent (5%).
 4. 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 site.
 5. The number and spacing of trees and shrubs within landscape areas on arterial and collector streets shall be as required under subsection 10-33-4A2, "Landscape Buffer Development", of this title.
- D. Landscape Standards: The following general standards shall also apply to all landscaped areas on or around properties in the GB zone:
1. No required landscaped areas shall include any plastic or artificial trees, plants, shrubs, or any other carpeting designed as a vegetative substitute.
 2. All landscaped areas shall be provided with an underground irrigation system.
 3. All landscaped areas shall provide a mix in color and variety of evergreen and deciduous vegetation and shall include trees with a minimum of two and one-half inch (2¹/₂") caliper.
 4. Clear vision triangles shall be observed in regard to location and allowed growth of all vegetation. All shade trees planted within a vision triangle shall be pruned to a minimum of seven feet (7') above the ground or sidewalk below. Trees in vision triangles shall be pruned to a minimum of fourteen feet (14') above the adjacent roadway surface. Shrubs and ground covers planted within a vision triangle shall not be allowed to exceed thirty inches (30") in height at maturity (achieved either by pruning or using proper plant species selection).

- E. Landscaping Adjacent to Residential Uses: All nonresidential 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 controlling access. 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 preexisting nonresidential 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 parklike atmosphere.

- F. Landscaping Adjacent to The Boise Main Line of the Oregon Short Line Railroad: All properties within GB districts having frontage on the Boise main line of the Oregon Short Line Railroad are encouraged to obtain approval and license from the Union Pacific Railroad for the landscaping and maintenance of that portion of the railroad right of way beyond twenty-five feet (25') from centerline. Landscaping plans for these areas shall be reviewed and approved by the city in conjunction with site plan approval for building permit issuance. (Ord. 3450, 5-23-2005)

10-4-10: DESIGN STANDARDS:

- A. Building and Site Design Regulations Standards: Buildings or facade improvement projects in the GB zones and subject per subsection 10-4-11A of this chapter to building and site design review shall be reviewed and regulated by the following standards:
 - 1. Structure Placement: The "buildable" portions of properties shall accommodate a non-strip development design. A designer shall make every effort to design a project which uses the least number of vehicular access points, includes landscaping, pedestrian benefits, and minimizes any negative impact on adjoining properties. Detached sidewalks are strongly encouraged. Existing and adjacent pedestrian and vehicular traffic circulation shall be an integral part of any design. (Ord. 4070, 10-7-2013)
 - 2. Building Orientation:
 - a. In GB1 and GB2 districts, buildings shall be oriented with primary consideration being given to the visual impact from the perspective of the driver or pedestrian. The view from these rights of way should be dominated by the view of the primary or front building facade. Views of large expanses of parking lots are strongly discouraged. In the GBE district, buildings shall be oriented with consideration given to both the visual impact of the facade facing the primary adjacent roadway as well as the facade facing the Ford Idaho Center.
 - b. The front of buildings shall be oriented to face the most primary, adjacent road to the property upon which they are proposed to be constructed. In the GBE district the front of buildings shall be oriented to face either the most primary, adjacent road or the Ford Idaho Center. (Ord. 4281, 9-19-2016)

- c. Loading docks shall not face the front of the property. Also, loading docks shall not face the front of any adjacent principal building when possible.
3. Building Exteriors: Facades shall be reviewed for the inclusion of architectural characteristics which shall be consistent on each building face that is exposed to view from the public right of way, pedestrian areas including parking areas, and/or adjacent to residential use or zone.
 - a. Buildings shall include facade changes such as cornices, bases, fenestration, corbelled masonry, for at least forty percent (40%) of the exterior wall area.
 - b. Building frontages greater than one hundred feet (100') in length shall have offsets, jogs, changes in roof height, or have other distinctive changes in the building facade.
 - c. Public entrances shall be easily identified and distinct from the remainder of the building, either through architectural form or use of color, material, and texture of the facade. (Ord. 4070, 10-7-2013)
 - d. Primary facades shall contain a minimum of twenty-five percent (25%) glazing. In the GBE district if the primary facade faces the Ford Idaho Center twenty-five percent (25%) glazing shall also be required for the facade facing Idaho Center Boulevard. (Ord. 4281, 9-19-2016)
 4. Exterior Finish Materials: Exterior finish materials shall be nonreflective and shall include at least three (3) colors, textures and/or materials.
 - a. External building materials shall be comprised of either masonry (e.g., brick, stone, concrete with paint or texture coat finish, concrete masonry units, etc.) or exterior stucco products with allowances for accents utilizing alternative materials. Use of alternate materials other than as accents may be submitted for approval on a case by case basis. Glazing and areas of pitched roof (3/12 pitch or steeper) may also be considered as a solution to this requirement.
 - b. Repainting of facades of existing structures shall be submitted for review and approval of color choice(s) by the city of Nampa's design standards staff by submitting a colored elevation and paint choices.
 - c. Black and/or bright colors are discouraged and are allowed to only cover twenty-five percent (25%) of the overall wall square footage.

Note that standards listed in subsections A2 and A3 of this section only apply to newly proposed buildings or those undergoing expansion. Preexisting buildings on site shall not be obliged to be refaced in accordance with these requirements unless they themselves are to be expanded by more than twenty-five percent (25%).

5. Mechanical Units: Mechanical equipment and utilities shall be placed and installed in such a way as to have minimal impact on adjoining properties, and shall be screened from public view with either proper landscaping or by being contained within an enclosure consistent with the architectural aesthetics and characteristics of the main building. Furthermore:
 - a. Roof Mounted: Mechanical vents protruding through the roof and similar features shall be painted so as to match the color of the roof. Exposed metal flashing or trim shall be

anodized or painted to blend with the exterior colors of the building. Roof mounted mechanical units shall be screened from public view from any street abutting the property by a screen wall enclosure consistent in appearance with the architectural treatment of the main building.

- b. Ground Mechanical Equipment and Utilities: Ground mounted equipment and utilities shall be placed and installed in such a way to have the least impact on adjoining properties, and shall be screened from public view with either landscaping or a screen wall. Landscaping shall include a combination of evergreen and deciduous bushes and trees, with a minimum of five foot (5') depth continuous around utility. This five foot (5') landscaping buffer shall contain plantings, irrigation, landscaping fabric and ground cover. Mechanical units may be contained within a screen wall enclosure consistent in its construction with the architectural aesthetics and characteristics of the main building.
6. Overhead Doors: Where possible, overhead doors for service and/or repair activities and/or loading/unloading activities shall be located at the side of a building which lies away from any residential use/zone unless some form of screening such as landscaping, a wall, landscape berm or other barrier is used to separate the two.

B. Lighting Standards:

1. Buildings: All exterior structure lighting shall be shielded, screened, and/or shuttered with ninety degree (90°) cutoff luminaries and shall be otherwise directed so as to prevent illumination of adjoining properties, particularly when located adjoining or across the street from residentially used or zoned properties. Furthermore:
 - a. The height of a freestanding light fixture (e.g., in a parking lot area) shall not exceed twenty-five feet (25'). Parking area lights shall use ninety degree (90°) cutoff luminaries ("down lighting"). Building mounted lights shall not be higher than twenty-five feet (25') from ground level.
 - b. Streetlights installed by the city of Nampa, the Nampa highway district or the Idaho division of transportation shall be exempt from these standards.
 - c. Electrical feeds to outdoor light fixtures shall be placed underground not overhead.
 - d. All lights on site, or in a complex or subdivision, shall be consistent in style, design, height, size and color.
 - e. Lighting to highlight or illuminate architecture and signs shall be attractive without significant spillage of light upward or downward.
 - f. Pedestrian circulation routes shall be illuminated.
 - g. Floodlights shall not be allowed.
 - h. The planning director or his/her designee may approve an alternative lighting scheme when the overall design, as proposed by the applicant, meets or exceeds the intent and requirements of this section and is not perceived to be detrimental to public health, safety or welfare.

- C. Fencing/Screening: Fencing of anything other than mechanical or maintenance related equipment or stored inventory or trash receptacles is prohibited. Trash receptacles shall be screened with durable materials as found on the related building's facade.
- D. Trash Receptacles: Trash receptacles shall be located in service areas at side or rear yards and not visible from streets abutting a property. Trash receptacles shall be screened as noted in subsection C of this section.
- E. Pedestrian Pathways: Pedestrian paths shall be established to enhance a site's character and connections. Developments of one acre or more shall provide a pedestrian and bicycle circulation plan for the site.
 - 1. All on site circulation systems shall incorporate a streetscape which includes sidewalks, pedestrian scale light standards and street trees.
 - 2. Pedestrian amenities shall include: detached sidewalks; connectivity of buildings and parking areas to public spaces and rights of way; the inclusion of public spaces for projects over twenty-five thousand (25,000) square feet in gross floor space is required. These spaces are calculated at a formula of ten (10) square feet of public space per ten thousand (10,000) square feet of gross floor space. These public spaces must include landscaping, seating, and connectivity to pedestrian routing. (Ord. 4070, 10-7-2013)

10-4-11: APPLICATION PROCEDURES:

- A. Applicability: Any development, within the GB zones, of the following types, shall be subject to design review:
 - 1. New commercial buildings proposed for construction.
 - 2. New multiple-family (3+ units) residential buildings proposed for construction.
 - 3. Expansions over twenty-five percent (25%) of the area of an existing, non-single-family building.
 - 4. Repaint or exterior materials alteration of a building when such will affect more than fifty percent (50%) of any facade's area thereof that fronts a public right of way.
- B. Application for Design Review: Every person required to submit a building to design review, including an addition or alteration of a building, shall submit an application to the planning and zoning director for evaluation prior to submitting an application for a building permit.
- C. Application Review for Type of Review: Upon receipt of an application for design review, the director, or his designee, shall examine the application and determine whether the application shall be reviewed administratively at staff level, or whether the application shall be referred to the design committee for review.
- D. Design Committee Review: The following applications shall be assigned to the design committee for review:
 - 1. Multi-family residential containing four (4) or more dwelling units or exceeding two (2) stories;

2. New construction, modifications or additions to an existing building exceeding five thousand (5,000) square feet; and
 3. Other applications assigned to the design committee by the director. (Ord. 4070, 10-7-2013)
- E. Administrative Review Assignment: All design review type applications not designated for assignment to the design committee shall be submitted for an administrative review by staff, unless the director, or his designee, determines the application must be submitted to the design committee.
- F. Administrative Review Procedures: Upon receipt of an application for administrative design review, the director shall assign the application to a staff member, or members, for review. The review of the application, and the decision by staff shall be completed within thirty (30) days from the date of application. Staff shall be empowered to interpret design standards and to make exceptions to design standards provided any such exceptions do not: 1) allow variance to other, non-design standards based zoning code regulations, and, 2) that any such exception(s) still maintain overall project compliance with the design objectives and goals of the city and its policies/guidelines. The administrative decision shall be in writing and shall set forth any design elements of the building which do not comply with design criteria. (Ord. 4159, 1-20-2015)
- G. Scheduling Design Committee Review: Upon receipt of an application for design committee review, or upon the determination of the director, or his designee, that an application should be referred directly to the design committee, the director shall schedule the application to be considered at the next design committee meeting following the cutoff date prior to which the application was submitted. The director may extend the review time for applications that are unusually large or complicated.
- H. Building and Site Design Standards Submittal Requirements: The following information must be submitted for decision on aesthetic standards review prior to submitting an application for a building permit:
1. A detailed letter of explanation which describes the aesthetic solutions for the project and the corresponding design elements, including a statement of the scope of work of the project, and information about the structures, the building uses, and site work.
 2. A detailed site and landscape plan drawn to scale. The site plan must include the following:
 - a. North arrow, scale of drawing, property lines.
 - b. Existing and proposed structures, site amenities, and signage location.
 - c. Adjoining streets, alleys and private drives.
 - d. Parking layouts, including dimensioned spaces, drives, circulation patterns, and pedestrian connectivity and walkway.
 - e. Existing and proposed utility service locations, locations and widths of rights of way, easements, canals, ditches, etc.
 - f. Locations and sizes of any loading areas, docks, and ramps.

- g. Trash storage areas and exterior mechanical equipment with proposed screening methods detailed.
 - h. Concept for exterior lighting including pedestrian, vehicle, security and decorative solutions.
 - i. Type and location of all plant materials and other ground covers, including existing plantings.
 - j. Method of irrigation.
 - k. Details on special features such as berming or retaining walls, etc.
3. A complete set of floor plans and building elevations drawn to scale, including a colored rendering. Colored photos may be submitted for colored elevation drawings when an existing structure is to undergo minor exterior alterations or the photo depicts the design, colors, and materials of the new building. All proposed building materials must be defined; examples shall also be presented. The method of screening and treatment of mechanical equipment both roof mounted and at grade shall be presented.
- I. Staff Report: At least one week prior to the review before the design committee, staff shall prepare and submit a staff report to the design committee and the applicant. The staff report shall summarize the application and set forth which elements of the building meet design criteria, and which elements do not.
 - J. Conduct of Review: The chair of the design committee shall ask staff to summarize the application and staff's findings. After the presentation by staff, the chair shall ask the applicant to represent the application, respond to the staff report, and answer questions from the design committee. Following the review, the design committee shall deliberate the application. Before or during the course of deliberation, the design committee may ask the applicant to address specific issues, including the applicant's response to any design issues raised by the design committee. At the conclusion of its deliberations, the design committee shall render its decision. The committee shall be empowered to interpret design standards and to make exceptions to standards provided such exceptions do not allow variance to other, non-design standards based zoning code regulations, and, that the exception(s) still maintain overall project compliance with the design objectives and goals of the city and its policies/guidelines. (Ord. 4070, 10-7-2013)

10-4-12: APPEALS:

Any administrative decision by staff may be appealed to the design committee by filing a written notice of appeal with the director within fifteen (15) days after staff decision. All appeals of administrative decisions shall be treated the same as an original submission to the design committee and shall follow all design committee procedures.

Any design committee decision may be appealed to the planning and zoning commission by filing a written notice of appeal with the director within fifteen (15) days after the decision by the design committee. Within fifteen (15) days after an appeal is received, the director shall fix a date for the public hearing of the appeal before the commission and notify the appealing party and the applicant with no further notice required. The following are grounds for an appeal:

- A. Inconsistency with the purpose and objectives of this chapter;

- B. Unreasonable economic hardship;
- C. Undue interference with the design integrity of the proposal;
- D. Discriminatory prevention of allowed land use;
- E. Consideration by the design review committee of improper motive or irrelevant information such as the race, ethnic origin, incomes, or other attributes of the proposed occupants or owners;
- F. Prohibition or unwarranted restriction of building type, material, or method. (Ord. 3758, 12-17-2007)