

Chapter 9

HC HEALTHCARE DISTRICT/ZONE

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10-9-1: DESCRIPTION AND PURPOSE:

The HC healthcare district is established to allow for the consistent development of medical center campuses and to ensure that uses developed adjoining any such campus area(s) are compatible in terms of nature and design to the hospital. A stable and healthful environment, together with the range of human care services, makes this one of the most important land use settings of the community. (Ord. 4203, 10-19-2015)

10-9-2: PERMITTED BUILDINGS AND USES:

Permitted buildings and uses in the HC district 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. 4203, 10-19-2015)

10-9-3: 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 HC district 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. 4203, 10-19-2015)

10-9-4: PROPERTY DIMENSIONAL AND BULK REQUIREMENTS:

The following shall be observed, except where increased for conditional use, or decreased according to the planned unit development criteria:

Minimum required parking and building setback where abutting public right of way classified as a "collector" or "arterial"	20 feet
Minimum required parking and building setback where abutting public right of way classified as a "local"	5 feet
Minimum required parking and building setback from interstate right of way	5 feet
Minimum required parking and building setback from exterior zone boundary line	10 feet
Minimum required setback from any residentially zoned property	20 feet
Minimum required interior yard setback(s)	0 feet (none applicable)
Minimum average lot width	None specified
Minimum property depth	None specified
Maximum principal building height	None specified
Maximum accessory building height	No higher than principal building(s) on same property
Maximum property coverage; corner lot(s)	None specified
Minimum property coverage; interior lot(s)	None specified
Minimum property area	None specified

(Ord. 4203, 10-19-2015)

10-9-5: ACCESSORY STRUCTURES:

- A. Shall comply with setback and height standards in section 10-9-4 of this chapter; and
- B. Shall in no case be located closer to a/the front property line/street line than any principal building(s) on the same property to which they are accessory. In other words, they shall not be placed or built in front of a principal building home; and
- C. Shall be made to mimic, in use of colors and materials, the principal building(s) to which they are accessory; and
- D. Shall not exceed in gross square footage the footprint square footage of any principal building on the same property. (Ord. 4203, 10-19-2015)

10-9-6: SIGNS:

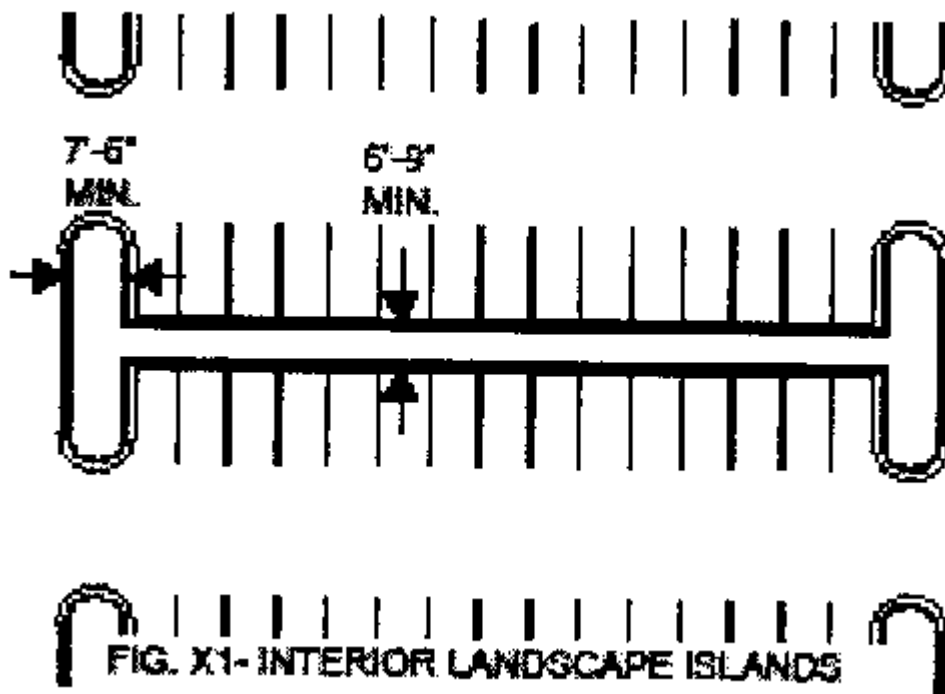
All signs in the HC zone shall be regulated according to the sign regulations of the BC zone as listed in chapter 23 of this title. (Ord. 4203, 10-19-2015)

10-9-7: PARKING:

All parking spaces and lots shall conform to standards stated in chapter 22 of this title save as otherwise regulated hereafter.

A. Parking Lot Landscaping Standards: Internal parking lot landscaping shall conform to the following standards:

1. Parking lot landscape island planter interrupts as required by subsection 10-22-5J6 of this title are not required in interior parking lot banks. Rather, landscape strips as detailed in figure X1 of this section are required between parking banks. Within such landscape strips, three inch (3") caliper deciduous shade trees from the species listed in table X3 of this section shall be planted every forty feet (40') on center running laterally through the strip.

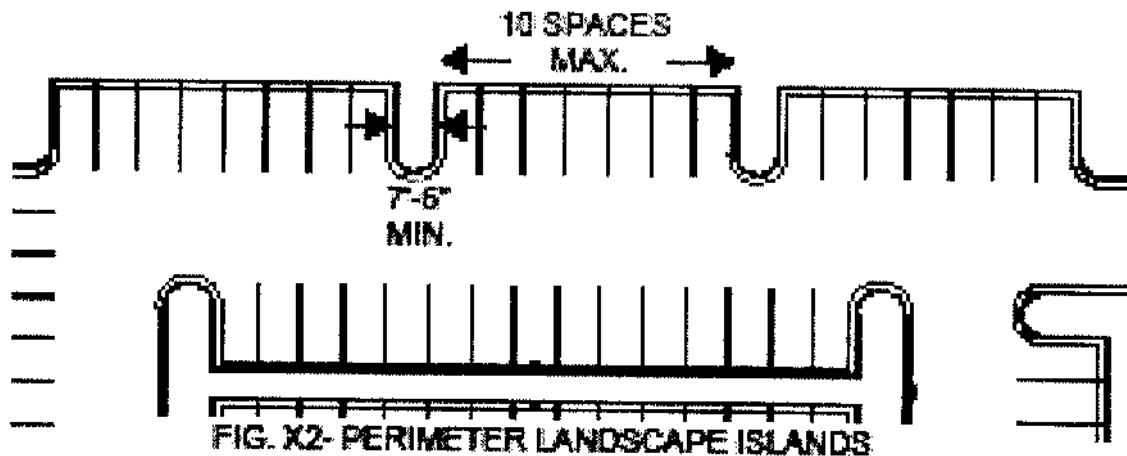


**TABLE X3
PARKING LOT LANDSCAPE ISLAND APPROVED TREES**

Norway maple (various cultivars)
 Common hackberry
 Turkish filbert
 Ginkgo (various cultivars)
 Thornless common honey locust ("imperial", "shademaster" or "skyline" cultivars only)
 Goldenrain tree
 American sweetgum (various cultivars)
 Flowering pear ("Cleveland select" or "chanticleer" cultivars only)
 Littleleaf linden (various cultivars)
 Japanese zelkova (various cultivars)
 Common hornbeam
 American beech
 Common beech
 Green ash (various cultivars)
 White ash (various cultivars)
 English oak (various cultivars)
 Chinese elm ("frontier" cultivar only)
 Smoothleaf elm (various cultivars)

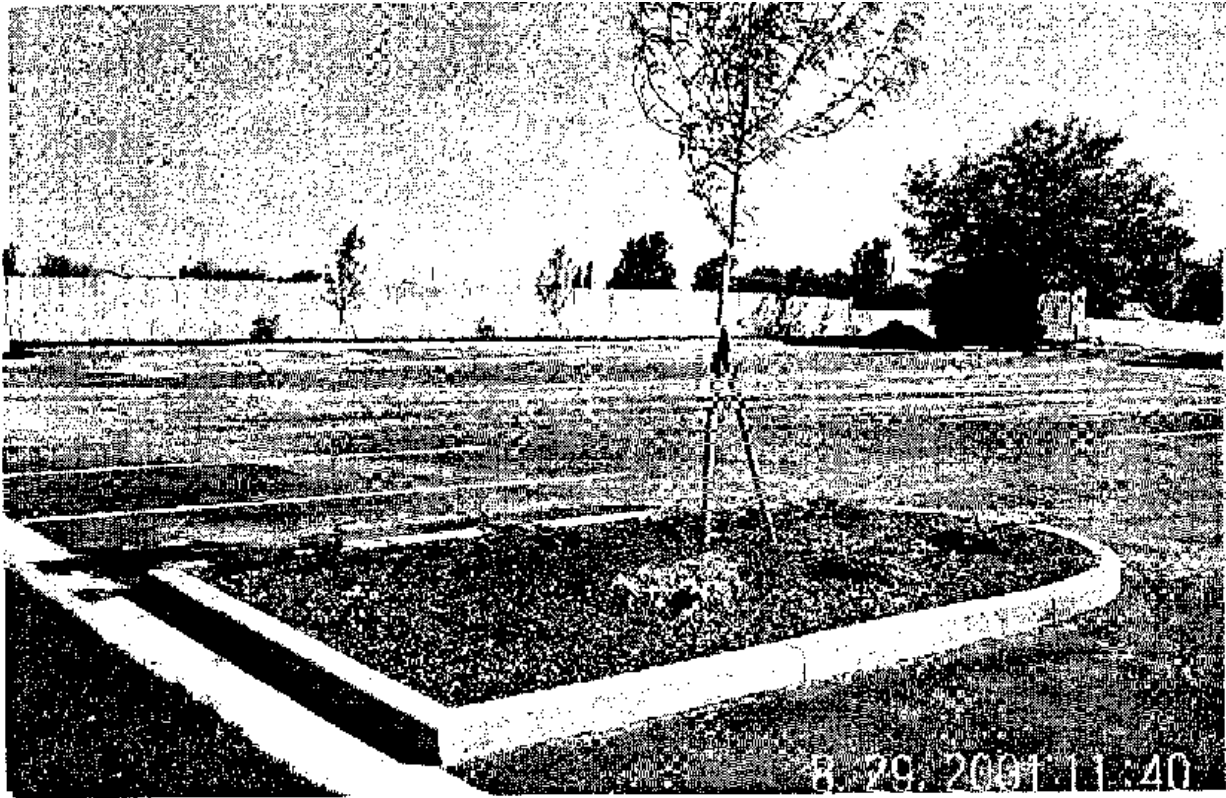
Or, as otherwise may be allowed by the city forester

2. Parking lot landscape island planter interrupts as required by subsection 10-22-5J6 of this title shall be placed in perimeter parking lot bank locations. However, such planters shall only be required to be seven feet six inches (7'6") wide as depicted in figure X2 of this section.



A one foot (1') cutout (preferred) or six (6) to eight foot (8') culvert pipe (less preferred) may be used at the end of or within a perimeter parking planter's abutment against a curb or other barrier in order to facilitate site drainage (e.g., storm water flow across a parking lot into a drain) (see "Image (Example #1)" of this section).

IMAGE (EXAMPLE #1)



- B. Landscape Planter Spacing: Interior parking lot planters shall be located at intervals not to exceed ninety feet (90') within each parking bank except for any parking bank/row located immediately fronting/against any principal commercial or industrial (termed commercial collectively) building on a site and between the limits/span of its exterior side walls, for which such placement is optional.

If a parking bank that abuts the front entry area of such a building extends past the outside walls of the building, then planters shall be required where any continuous ninety foot (90') parking space intervals are found past the building walls (refer to the illustration in subsection 10-22-5J6 of this title). (Ord. 4203, 10-19-2015)

10-9-8: LANDSCAPING:

Within the healthcare zone the following landscaping standards shall apply:

- A. Landscape Plan Required: A landscape plan is required for all developments in the HC district. The landscape plan shall be drawn to scale (no smaller than 1 inch = 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 earth 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.

B. Prohibited Landscaping Materials and Location(s):

1. No required landscape areas shall include artificial trees, plants, or any carpeting designed as a vegetative substitute.
2. Clear vision triangles shall be observed in regard to emplacement and allowed growth of all vegetation. Thus, all shade trees perchance 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)

C. Landscaping Irrigation: All landscape areas and landscape islands shall be irrigated.

D. Where Required: As required by chapter 33 of this title, all periphery parking lot and property setback yard areas shall be landscaped. (Landscaping along any public right of way classified as a "collector" or as an "arterial" shall be landscaped in accordance with the specific corridor beautification requirements listed in section 10-33-4 of this title.)

E. Sidewalks/Pathways Within Landscape Setbacks and Planter Strips: Internal property sidewalks (i.e., not within public right of way) connecting a parking lot section to a building may be included in perimeter setback areas and parking lot planter landscape strips as accessory amenities to the property; however, they shall not have the effect of substantially reducing the amount of parking lot landscaping (required to be) provided to the property. (Ord. 4203, 10-19-2015)

10-9-9: FENCING/SCREENING:

Fencing/screening not designed to hide mechanical equipment or refuse containers/dumpsters shall conform to the fencing provisions as required in chapter 1 of this title. Fencing designed to hide mechanical equipment or refuse containers/dumpsters shall be consistent in its construction with the architectural aesthetics and characteristics of the main building. Fencing along Interstate 84 shall be set back at least one foot (1') from the street line thereof. (Ord. 4203, 10-19-2015)

10-9-10: DESIGN STANDARDS:

New, remodeled, expanded or repurposed principal buildings in the HC zone shall be subject to and regulated by certain building and site design standards as hereafter stated.

A. Building Facade Standards:

1. Structure Placement: The "buildable" portions of properties shall accommodate a nonstrip 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.
2. Building Orientation:
 - a. 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.
 - 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.
 - c. Loading docks shall not face the front of the property. Also, loading docks shall not face the front of any adjacent principal building where 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.
 - d. Primary facades shall contain a minimum of twenty-five percent (25%) glazing.
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, A3 and A4 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 25 percent.)

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 ("downlighting"). 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. **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 section 10-9-9 of this chapter.
- D. **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. 4203, 10-19-2015)

10-9-11: DESIGN REVIEW APPLICATION PROCEDURES:

- A. **Applicability:** Any development, within the HC zone, of the following types, shall be subject to design review as follows:
- 1. Any new principal building proposed for construction; or
 - 2. Any physical expansion of an existing building by more than twenty-five percent (25%) of the gross square footage floor area of that building; or
 - 3. Remodel, repaint or exterior materials alteration of an existing building when such will affect more than fifty percent (50%) of any of that building's wall facades.
- B. **Application for Design Review:** Every person or party required to apply for design review approval for a project as iterated above shall submit an application to the planning and zoning director for evaluation prior to submitting an application for a building permit to the city.

- C. Application Review for Type of Review: Upon receipt of an application for design review, the director, or his/her 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 building and site design committee review.
- D. Building and Site Design Committee Review: The following design review applications shall be assigned to the building and site design committee for review:
1. New construction, modifications or additions to an existing building exceeding five thousand (5,000) square feet; or
 2. Other applications assigned to the building and site design committee by the director.
- E. Committee Review Procedures:
1. Upon receipt of an application for building and site design committee review of a project, or upon the determination by the director, or his/her designee, that an application should be referred directly to the design committee, said application shall be advanced to the committee for consideration at their next regularly scheduled meeting following the application submittal deadline/cutoff date prior to which the application was submitted. (The director may extend the review time for applications that are unusually large or complicated.)
 2. The committee shall convene a public meeting to review the application, receive testimony and exhibits related to the same and shall render a decision to approve, approve with conditions, or deny an application.
 3. The committee decision shall be in writing and shall set forth any design elements of the building which do not comply with design criteria or conditions of approval established to bring the project into conformance with city design review standards.
- F. Administrative Review: Applications for design review not reviewed by the building and site design committee shall be reviewed administratively by staff.
- G. Administrative Review Procedures:
1. Upon receipt of an application for administrative design review, the director shall assign the application to a staff member, or members, for review; and
 2. The review of the application, and the decision by staff shall be completed within thirty (30) days from the date of application submittal.
 3. Staff shall be empowered to interpret design standards and to make exceptions to design standards provided any such exceptions do not: a) allow variance to other, nondesign standards-based zoning code regulations, and b) that any such exception(s) still maintain overall project compliance with the design objectives and goals of the city and its policies/guidelines.
 4. The administrative decision shall be set forth in writing and shall set forth any design elements of the building which do not comply with design criteria or conditions of approval established to bring the project into conformance with city design review standards.

- H. Building and Site Design Standards Application Submittal Requirements: The building and site design standards application submittal requirements shall be in accordance with the application form requirements as provided by the city's planning and zoning department.
- I. Staff Report: At least one week prior to the review before the building and site design committee, staff shall prepare and submit a staff report to the committee. The report shall summarize the application and set forth which elements or aspects of a building under review comply with, or do not conform to city adopted design criteria together with any suggested conditions of approval adopted to cause design plans to be revised in order to (better) comply with city design standards and policies.
- J. Conduct of Review: The conduct of review shall be in accordance with the meeting/hearing procedures outlined in subsection 10-2-8C of this title. (Ord. 4203, 10-19-2015)

10-9-12: APPEALS:

A. Rationale: The following are grounds for an appeal:

1. Inconsistency with the purpose and objectives of this chapter; and/or
2. Unreasonable economic hardship; and/or
3. Undue interference with the design integrity of the proposal; and/or
4. Discriminatory prevention of allowed land use; and/or
5. 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; and/or
6. Prohibition or unwarranted restriction of building type, material, or method.

B. Appeal Remedies and Procedures:

1. Any design review based administrative decision made by staff on an application for design review may be appealed to the building and site design committee by filing a written notice of appeal with the director within fifteen (15) days after the staff decision. All appeals of administrative decisions shall be treated the same as an original submission to the committee. Within fifteen (15) days after an appeal is received, the director shall set a date for the public hearing of the appeal before the building and site design committee and notify the appellant of said hearing with no further notice required. The director shall transmit notice and copies of the requested amendment(s) to the committee and other agencies or parties as deemed appropriate. At least fifteen (15) calendar days prior to the hearing, notice of the time and place of the hearing to be discussed shall be published one time in the official newspaper of the city. The appeal hearing shall be conducted in accordance with public meeting/hearing procedures outlined in subsection 10-2-8C of this title.
2. Any design review-based decision made by the building and site design committee on an application for design review 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 committee's decision. All appeals of committee decisions shall be treated the same as an original

submission to the commission. Within fifteen (15) days after an appeal is received, the director shall set a date for the public hearing of the appeal before the planning and zoning commission and notify the appellant of said hearing with no further notice required. The director shall transmit notice and copies of the requested amendment(s) to the committee and other agencies or parties as deemed appropriate. At least fifteen (15) calendar days prior to the hearing, notice of the time and place of the hearing to be discussed shall be published one time in the official newspaper of the city. The appeal hearing shall be conducted in accordance with public meeting/hearing procedures outlined in subsection 10-2-8C of this title.

3. Any design review-based decision made by the planning and zoning commission on an application for design review may be appealed to the city council by filing a written notice of appeal with the director within fifteen (15) days after the commission's decision. All appeals of commission decisions shall be treated the same as an original submission to the council. Within fifteen (15) days after an appeal is received, the director shall set a date for the public hearing of the appeal before the city council and notify the appellant of said hearing with no further notice required. The director shall transmit notice and copies of the requested amendment(s) to the committee and other agencies or parties as deemed appropriate. At least fifteen (15) calendar days prior to the hearing, notice of the time and place of the hearing to be discussed shall be published one time in the official newspaper of the city. The appeal hearing shall be conducted in accordance with public meeting/hearing procedures outlined in subsection 10-2-8C of this title. (Ord. 4203, 10-19-2015)