

Chapter 34

DESIGN REVIEW

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10-34-1: PURPOSE - APPROVAL REQUIRED

"Design review" is a process whereby proposed architectural style for future construction is reviewed for its compliance with Nampa's design standards. Design review also helps ensure preservation and enhancement of special design or aesthetics of an area within which a project is proposed. All qualifying project types shall require design review approval either by administrative approval of City designated staff or by the Building and Site Design Review Committee.

10-34-2: APPLICABILITY

10-34-2.A: Design review is required in HC, GB1, GB2, BN, BC, DB, DV, DH, RD, RP, RMH, and RML Zones, for both structures and sites, for the following project types (hereinafter "qualifying projects"):

10-34-2.A.1: New commercial structures;

10-34-2.A.2: New multiple-family (3+ units) residential developments (three and four dwellings only require administrative review);

10-34-2.A.3: Non-single-family buildings that are expanded, which expansion is greater than twenty five percent (25%) of the square footage of the existing structure. Design standards shall only be applicable to the area of new construction or expansion;

10-34-2.A.4: Repainting or replacing exterior materials on more than fifty percent (50%) of a building's façade, which façade fronts a public right-of-way.

10-34-2.B: Design Review shall apply to primary facades (defined hereafter and any other façade that faces public right-of-way, parking or a drive aisle.

10-34-2.B.1: The term “facing” or “faces” is defined as oriented toward a roadway, parking, or drive aisle, that is within 500’ of any portion of that façade, though not necessarily fronting or abutting said roadway, parking or drive aisle.

10-34-3: APPLICATION REFERRAL

10-34-3.A: Upon receipt of an application for design review, the Director, or his designee, shall examine the application and assign the review of the application to staff or to the Committee, however, the following applications shall always be assigned to the Committee:

10-34-3.A.1: Newly proposed commercial structure intended to exceed five thousand (5,000) square feet in area; and,

10-34-3.A.2: Multiple-family residential development (i.e., 5 or more dwelling units).

Projects proposed in the Downtown Historic (DH) Zone, must obtain review and a recommendation from the City's Arts and Historic Preservation Commission before presenting the application to the Committee.

10-34-4: INCLUSIVE APPROVAL

Hereinafter, any approval of a project subject to design review by City staff or the committee, or on appeal to the Planning and Zoning Commission or City Council, shall be deemed to constitute the City's approval and may be referred to by that terminology.

10-34-5: COMMITTEE REVIEW PROCEDURE

10-34-5.A: Scheduling Design Committee Review: Upon receipt of an application for design review, or upon the determination of the Director, that an application should be referred directly to the Committee, the Director shall schedule the application to be considered at the next available committee meeting. The Director may extend the review time for applications that are unusually large or complicated.

10-34-5.B: Staff Report: At least one week prior to the review before the Committee, staff shall prepare and submit a staff report to the 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.

10-34-5.C: Conducting Review: The Chair of the 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 Committee. Following the presentation and report, the Committee shall deliberate about the application. The Committee may ask the applicant to address specific issues, including the applicant's response to any design issues raised by the Committee. At the conclusion of its deliberations, the Committee shall render its decision. The Committee shall be empowered to interpret design standards and to make exceptions to standards, provided such exceptions shall not allow variance to other, non-design standards-based zoning code regulations, and shall not fail to maintain overall compliance with the design objectives and goals of the City.

10-34-6: ADMINISTRATIVE REVIEW PROCEDURE

If the Director assigns an application to staff for review, a decision on the application shall be rendered within fifteen (15) days from the date of application. Staff shall be empowered to interpret design standards and to make exceptions to design standards provided such exceptions shall not allow variance to other, non-design standards-based zoning code regulations, and shall not fail to maintain overall compliance with the design objectives and goals of the City. The decision shall be in writing and shall set forth any design elements of the building which do not comply with design criteria.

10-34-7: APPLICATION CONTENT REQUIREMENTS

10-34-7.A: The form prepared by the City's Planning Department for design review applications shall request, at minimum, the following information:

10-34-7.A.1: A detailed letter of explanation which describes aesthetics and design elements, including a statement of the scope of work of the project, and information about the structures, building uses, and site work;

10-34-7.A.2: A set of two-dimensional depictions of each elevation; and,

10-34-7.A.3: A detailed site plan drawn to architectural scale. The site plan must include the following details, features and callouts, when applicable:

10-34-7.A.3.a: A north arrow, scale of drawing, property line locations;

10-34-7.A.3.b: Existing and proposed structures, site amenities, and signage location;

10-34-7.A.3.c: Adjoining streets, alleys and private drives;

10-34-7.A.3.d: Parking layout depiction including spaces, drives, circulation patterns, and pedestrian connectivity and walkway;

10-34-7.A.3.e: Existing and proposed rights-of-way, easements, canals, ditches, etc., that will adjoin, abut or traverse the property;

10-34-7.A.3.f: Locations and sizes of any loading areas, docks, and ramps;

10-34-7.A.3.g: Trash storage areas and exterior mechanical equipment with proposed screening methods;

10-34-7.A.3.h: Exterior building and property light fixtures;

10-34-7.A.3.i: Details on special features such as berming, retaining walls, etc.;

10-34-7.A.3.j: A complete set of floor plans and building elevations drawn to scale, including a colored rendering or photograph thereof;

10-34-7.A.3.k: A listing of all proposed building materials;

10-34-7.A.3.l: Identification of the method of screening and treatment of mechanical equipment (both roof-mounted and "at grade");

10-34-7.A.3.m: Depiction of future building and sign locations and free-standing sign materials, placement, and height;

10-34-7.A.3.n: If specifically requested by staff, a materials sample board.

10-34-8: APPEALS OF APPLICATION DECISIONS

10-34-8.A: All appeals shall be filed within fifteen (15) calendar days of the date of the decision.

10-34-8.A.1: Administrative Decision Appeals: An appeal of a decision by staff may be made to the Committee by filing a written notice of appeal with the Director. Said appeal shall be treated as a new application when placed before the Committee.

10-34-8.A.2: Committee Design Review Decision Appeals: An appeal of a Committee decision may be made to the Planning and Zoning Commission by filing a written notice of appeal with the Director. All appeals of Committee decisions shall be treated as an original application to the Planning and Zoning Commission. The Planning and Zoning Commission is empowered to approve or deny the application, including modifying any imposed conditions.

10-34-8.A.3: Planning and Zoning Commission Design Review Decision Appeals: An appeal of a Planning and Zoning Commission design review decision may be directed to the City Council for review and action by filing a written notice of appeal with the Director. All appeals of Commission decisions shall be treated the same as an original submission to the City Council. The City Council is empowered to approve or deny the appeal, including modifying any imposed conditions.

10-34-8.A.4: Design Review Permit's Approval Appeal Grounds: The following are all sufficient justifications for the committee, the Planning and Zoning Commission, or the City Council to overturn or modify a prior design review decision for a given application:

10-34-8.A.4.a: Inconsistency with the purpose and objectives of this chapter;

10-34-8.A.4.b: Unreasonable economic hardship;

10-34-8.A.4.c: Undue interference with the design integrity of the proposal;

10-34-8.A.4.d: Discriminatory prevention of an allowed land use;

10-34-8.A.4.e: Consideration by the staff or committee of improper or irrelevant information such as the race, ethnic origin, incomes, or other attributes of the proposed occupants or owners; and,

10-34-8.A.4.f: Prohibition or unwarranted restriction of building type, material, or method.

10-34-9: PERMIT DURATION

Design review permits shall be valid for a period not to exceed two (2) years. Request for an extension, which extension shall not exceed six (6) months per extension, may be filed with the department. A fee may be imposed by the City to process extension requests. Substantial alterations to the approved design associated with a development shall require a new application.

10-34-10: DESIGN STANDARDS/REQUIREMENTS

10-34-10.A: The following standards apply to qualifying projects in all zones except the downtown zones, which standards are in chapter 15 of this title.

10-34-10.A.1: Structure Exteriors: Wall facades of new buildings or new additions shall be reviewed as specified hereafter:

10-34-10.A.1.a: Façade Change Elements: New buildings or new additions subject to design review shall include and incorporate "façade change elements" that, in total, are visible over at least fifty percent (50%) of the exterior wall area of any primary façade and thirty percent (30%) of any other façade. Such architectural façade change elements may comprise of, but are not limited to, one or more of the following treatments: cornices, bases, fenestration, corbelled masonry, architectural accent walls, exaggerated parapets, horizontal banding, portico or awning faces, wainscoting, balconies, simulated balconies, arches, louvers, pilasters, faux glazing, and color banding.

10-34-10.A.1.b: Primary Façade Definition: Any façade that includes the primary entrance to the building, and any façade that faces and has any portion of the façade within 300' of an arterial or collector roadway. However, no more than two facades will be reviewed as "primary." When a façade faces more than one roadway, the primary entrance facade and a facade facing the roadway with the most traffic volume, will be considered the two primary facades.

10-34-10.A.1.c: Exterior Structure Finish Materials:

10-34-10.A.1.c.i: The primary wall facade shall incorporate at least two (2) textures or materials; external wall materials shall be comprised of masonry (e.g., brick, stone, concrete with paint or texture coat finish, concrete masonry units, etc.) or exterior stucco, with accents of metal or wood paneling, cementitious fiber board, or alternate products if approved by the City.

10-34-10.A.1.c.ii: The primary wall materials shall be non-reflective. Accent materials may be reflective upon City approval.

10-34-10.A.1.c.iii: Primary facades, except for multi-family structures, 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.

10-34-10.A.1.d: Exterior Structure Finish Colors:

10-34-10.A.1.d.i: Black, fluorescent, or bright colors shall only cover twenty five percent (25%) of any wall unless approved otherwise by the City.

10-34-10.A.1.d.ii: The repainting of facades of existing structures shall be submitted for review and approval of color choice by the city of Nampa's design standards staff.

10-34-10.A.1.e: Visual Displacements:

10-34-10.A.1.e.i: Structure walls, or portions thereof, that exceed one hundred feet (100') in length shall have changes in roof height to break up the flat plane of such walls.

10-34-10.A.1.e.ii: Public entrances shall be clearly identifiable and distinct from the remainder of the building, either through architectural form or use of color, material, and texture of the facade.

10-34-10.A.1.e.iii: Overhead doors for service or repair activities, or for loading and unloading, shall be located at the side of a building which lies away from any residential use or zone, unless some form of screening such as landscaping, a wall, landscape berm, or other barrier is used to separate the two.

10-34-10.A.1.e.iv: Loading docks shall not face the front of the property, nor the front of any adjacent principal building.

10-34-10.A.1.f: Roofing Materials: Roofing materials shall be of a finish that emits a minimal amount of glare. When oriented/sloped toward a parking area, arterial or collector roadway, it shall be finished in a material that compliments the exterior structure finish materials. (Thermoplastic Polyolefin {TPO}, is not an acceptable material for the exposed area of the roof).

10-34-10.A.1.g: Mechanical Units: Mechanical equipment and utilities shall be placed and installed in such a way as to be minimally visible from adjoining properties, and, shall be screened from public view with either proper landscaping or enclosures which are consistent with the architectural aesthetics and characteristics of the main building.

10-34-10.A.1.g.i: Mechanical vents and similar features protruding through the roof 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.

10-34-10.A.1.g.ii: 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.

10-34-10.A.1.h: Building Lighting Standards:

10-34-10.A.1.h.i: On buildings: All exterior structure lighting shall be shielded, screened, or shuttered with ninety degree (90°) cutoff luminaries and shall be directed so as to prevent direct illumination of adjoining properties. Building mounted lights shall not be higher than twenty-five feet (25') from ground level.

10-34-10.A.1.h.ii: 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 (i.e., "downlighting").

10-34-10.A.1.h.iii: Lighting to highlight or illuminate architecture and signs shall not have significant spillage of light upward or downward.

10-34-10.A.1.h.iv: Pedestrian circulation routes shall be illuminated.

10-34-10.A.1.h.v: Floodlights shall not be allowed, except when necessary for security.

10-34-10.A.2: Certain Property Improvements: The following additional standards shall apply to projects requiring design review:

10-34-10.A.2.a: 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. Exception: Shall be added to screen or secure outside storage of inventory, screen or secure storage facilities, as defined in section 10-1-16, and to screen areas of the property that are not landscaped or are left to gravel.

Fencing shall be ornamental in design and constructed with at least two materials, or one material with two variations in texture, design or color that complement the primary wall façade. Fencing shall not be an extension of a wall façade that gives the appearance of a fortification or extensive plane. Rather, fencing should provide attractive visual interest, complement the character of the structures and provide necessary screening (if applicable). Some examples include, but are not limited to: stacked stone masonry with mortared cap; textured block wall and cap with color variation; wrought iron with finials; iron fence with a stone base; wrought iron with wood slats; cable railing with large dimension wood posts; modern metal fence with a patina; unique pattern or design; etc.

Fencing constructed with materials such as chain link, chain link with slats, corrugated metal, typical residential wood or vinyl fencing and long expanses of solid single material fencing with no variation or visual interest are not permitted.

10-34-10.A.2.b: Trash Receptacles: Trash receptacles shall be located in service areas at side or rear yards and shall not be visible from streets abutting a property. Trash receptacles shall be screened. Such screening shall incorporate a certain amount of material and color associated with the main buildings on the property which are subject to design review.

10-34-10.A.2.c: Landscaping: Landscaping is not required for review at the Design Review level unless it is used to screen trash enclosures and/or mechanical units and to mitigate long walls, Multi-Family (MF) structures with tall blank walls that encase a stairwell, or in locations in relation to Gateways into the city. Multi-family developments shall meet the following open space requirements:

10-34-10.A.2.c.i: Multi-Family Recreation Space Requirements: At least five percent (5%) of the total net acreage of all residential buildable area shall be retained as recreation space. In lieu of the 5% requirement, 3% of the total net residential buildable area may be retained as indoor recreation area in 'Corridor' multi-family developments that qualify (see 10-34-10.A.2.c.vi).

10-34-10.A.2.c.ii: All recreation space shall be both legally and physically available and accessible to all occupants of dwelling units in the development.

10-34-10.A.2.c.ii.1: Recreation space shall include area that:

10-34-10.A.2.c.ii.1.A: Is not covered by, parking lots, or accessory structures (except commonly held recreational structures).

10-34-10.A.2.c.ii.1.B: Is not enclaved inside individual, privately held building lots.

10-34-10.A.2.c.ii.1.C: Is not part of any proposed or existing street, common driveway, private driveway or parking pad, alley, or exclusive easement.

10-34-10.A.2.c.ii.1.D: Is not proposed to be platted into lots arranged in such oddly dimensioned, unusable shapes, as to be considered realistically unusable, as determined by the Director or his/her designee.

10-34-10.A.2.c.ii.1.E: Is not in an unsuitable area or in an inaccessible easement.

10-34-10.A.2.c.ii.1.F: Is not sloped such that it creates a dangerous or hazardous condition.

10-34-10.A.2.c.iii.2: All recreation space with active recreational elements shall be sloped per industry standards for those activities and shall provide accommodation for ADA access.

10-34-10.A.2.c.iv: Recreation Space Calculation:

10-34-10.A.2.c.iv.1: Drainage Basins as Recreation Space:

10-34-10.A.2.c.iv.1.A: Drainage basins or portions thereof that meet the “Multi-Use” facility standards identified in Nampa Engineering Drainage and Stormwater Policy and have a surface suitable for recreational use shall count towards the total percentage of recreation space. Suitable surfaces include turf, hardscape, and others as approved by the Nampa Engineering Division and Planning Department. Filter sand is generally not considered a suitable surface. Vegetation (plants, grasses, shrubs, trees) shall be selected appropriately to withstand the periodic or frequent inundation with water. Mulch if used shall be a non-floatable material.

10-34-10.A.2.c.iv.1.B: Multi-use facilities that provide other benefits beyond active recreation and that integrate into the character of the development and compliment the surrounding recreation space and corresponding amenities may also count towards the total percentage of recreation space. Inclusion of these areas are subject to the review and approval of the Nampa Engineering Division and Planning Department. Examples include, but are not limited to:

- Permanent pools for active/passive recreation
- Constructed wetland/wildlife habitat areas
- Other landscape features designed to mimic natural spaces

10-34-10.A.2.c.iv.2: Natural Areas as Recreation Space:

Natural areas that have water features, forested areas, wetlands and other natural landform landscapes may be considered recreation space. Access must be provided to these features via a paved or compacted natural trail. Areas that are not accessible must be able to be enjoyed visually by the residents of the development.

-10-34-10.A.2.c.iv.3: Landscape Buffer Credit towards Recreation Space: 50% of a landscape buffer that has a pathway meandering through it may be used as recreation space.

10-34-10.A.2.c.iv.4: Community Plazas Credit towards Recreation Space: The area of a community plaza that is part of the multi-family development property, open to the elements; including covered walkways, gazebos, trellis-covered areas, landscaping planters, fountains, and sitting areas, may count towards recreation space. Any areas of a community plaza covered by buildings, accessory buildings, parking and loading facilities for these areas is not considered recreation space.

10-34-10.A.2.c.v: Distribution of Recreation Space:

Recreation space shall contain a centralized recreational area within the development and the remainder shall be distributed throughout the development.

10-34-10.A.2.c.v.1: The portion of a recreation space area that is established for a specific recreational use shall contain slopes that are appropriate for that use. In no case will open space areas be sloped such that it creates a dangerous or hazardous condition.

10-34-10.A.2.c.v.2: All recreation space areas shall be designed to provide reasonable accommodation for ADA access.

10-34-10.A.2.c.vi: Recreation space may be provided indoors under the following circumstances: Multi-family residential development in the DV (Downtown Village) or a BC (Community Business) zoning district within three-hundred feet (300') of the Caldwell Blvd., Garrity Blvd., 12th Ave S, 12th Ave. Rd., Idaho Center Blvd., Franklin Blvd., Northside Blvd. and Karcher Rd. Corridors with buildings exceeding thirty feet (30') in height may provide up to 100% of their recreational space inside residential structures in indoor recreational facilities (gym, recreation room, pool, etc.) for use of the multi-family development residents. (See chapter 3-2 – Residential Development - Footnote 10).

10-34-10.A.2.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.

10-34-10.A.2.d.i: All on-site circulation systems shall incorporate a streetscape which includes sidewalks, pedestrian scale light standards and street trees.

10-34-10.A.2.d.ii: Pedestrian amenities shall include detached sidewalks that provide connectivity of buildings and parking areas to public spaces and rights-of-way. Public spaces are required for projects over twenty-five thousand (25,000) square feet in gross floor space at a ratio of ten (10) square feet of public space per ten thousand (10,000) square feet of gross floor space. The public spaces must include landscaping and seating and must provide connectivity (either immediate or eventual by linkage as appropriate) to any on-property pedestrian routes.

10-34-10.A.3: Sign Placeholding: The locations of future wall-mounted or free-standing signs shall be identified on site and elevation drawings provided to the City as part of a design review application. The materials and colors of any future free-standing sign, where known, shall be shared with the committee. Sign superstructures shall have their materials and colors harmonize with the building materials and colors to which they are associated.