Agriculture/Rural

Agriculture/Rural
Suitable for parcels that are 5 to 10+ acres in size may include active agriculture, viticulture and large lot residential. Uses include low density housing with significant spaces between homes that are close to native open space and active farm land. Rural uses are not amenity based (sewer, water, schools) and are located away from good and services. These areas encourage the keeping and raising of crops and/or animals and do not include manicured yards, sidewalks, bike paths, or planned park and recreation facilities. Density may be limited due to the limited availability of infrastructure and roadway capacity.

Residential

Estate Residential
Primarily single family residential transitioning between agriculture and conventional residential uses. Densities range from 1 unit per 2 acres to 1 unit per 5acres. Small scale agriculture and horticulture uses are encouraged in this area. Density may be limited due to the limited availability of infrastructure and roadway capacity.
Large Lot
Suitable for single family residential adjacent to Estate Residential uses. Densities range from 1 unit per 2 acres to 1 unit per acre. Infrastructure such as sewer and water are required at this density. Open space and parks in this area will be limited and will generally be contained on personal property. Land uses in this category will tend to appear as suburban large lot and less agrarian.
Neighborhood
Suitable for single family residential. Densities range from 2 units per acre to 4 units per acre.
Compact
Suitable for single family residential, row houses, duplex and four-plexes. Densities range from 5 unit per acre to 8 units per acre.

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Infill/High Density

Suitable for lofts, townhouses, and apartments within downtown or as part of a mixed use node/community center. Generally located in downtown Eagle or along existing or future transit routes with infrastructure, parks/open space/school, and service/convenience uses within 1/4 mile of the site. Densities range from 9 to 20 units per acres. Density may be limited to ensure compatibility and transition between uses adjacent to the site. Design specifications may include increased set back for multi-story buildings, landscape buffers and transitional densities.

Residential Transition Overlay

Residential development that provides for a transition between land use categories and uses. Commonly requires a transition/change in density, lot sizing, and building scaling with a specific parcel or project. Base densities may be reduced when property is located in this overlay.

Non-Residential

Mixed Use General

Mixed Use Residential

Mixed Use Employment

Downtown

Suitable primarily for development that accommodates and encourages further expansion and renewal in the downtown core. A variety of business, public, quasi-public, cultural, ancillary residential and other related uses are encouraged. The greatest possible concentration of retail sales and business is to occur in this land use designation. Pedestrian friendly uses and developments are encouraged. Residential only development should be discouraged. Land within this district is the only place to utilize the CBD zoning designation. Other zones within Downtown Eagle may include Mixed Use, Residential, Commercial and Professional Office.

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Village/Community Center - OVERLAY or SYMBOL

Neighborhood Center - OVERLAY or SYMBOL

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail and service establishments. Uses should complement uses within Downtown Eagle.

Professional Office/Business Park

Suitable primarily for the development of technical park/research and development facilities, professional office/office complexes, and limited manufacturing activities, including small-scale production, distribution, and storage of goods. Support activities may also be permitted. Retail may be permitted as an ancillary use within this land use category. Smaller medical uses such as dentist offices and other outpatient clinics are also encouraged. All development within this land use shall be designed to be within a landscaped setting and be free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare. Such development should be operated entirely within enclosed structures and generate minimal industrial traffic. Development within this land use designation should be required to proceed through the PUD process.

Industrial

Suitable primarily for heavy and light manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park and similar uses. Limited office and commercial uses may be permitted as ancillary uses. All development within this land use shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare.

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Special Use Areas

Floodway

Floodway areas are defined as specifically shown on the newest edition of the Federal Emergency Management Administration maps along the Boise River and Dry Creek (Generally shown on the Land Use Map which is a part of this Plan). These areas are to remain open space because of the nature of the floodway which can pose significant hazards during a flood event. Also, the floodway areas shall not be considered as a part of the minimum area of open space required (as required within the zoning ordinance) unless developed as noted within this paragraph. Floodway areas shall be excluded from being used for calculating permitted residential densities. Any portion of the floodway developed as a substantially improved wildlife habitat area open to the public, or useable public open space, such as a pathways, ball fields, parks, or similar amenities as may be approved by the City Council, may be credited toward the minimum open space required for a development.

When discrepancies exist between the floodway boundary shown on the Land Use Map and the floodway boundary shown on the Federal Emergency Management Administration maps such that the floodway area is smaller than that shown on the Land Use Map the adjacent land use designation shown shall be considered to abut the actual floodway boundary.

Head of Eagle Island

The head of the Eagle Island possesses a recognized function as a wildlife habitat, floodway and scenic natural resource reflective of Eagle's rural character. This area is to remain open to the sky and to the mountains to protect the unique environmental and natural features, wildlife habitat and natural lay of the land. The development of streets, buildings and other covered structures within this area should be prohibited.

Scenic Corridor

An overlay designation that is intended to provide significant setbacks from major corridors and natural features through the city. These areas may require berming, enhanced landscaping, detached meandering pathways and appropriate signage controls. This designation includes the Willow Creek Scenic Corridor that is to provide increase setbacks and buffering of development including natural vegetation and restoration, regional trail and connectivity.

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Public/Semi-Public

Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. Support activities may also be permitted.

All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.

The public/semi public land use designation is not a residential land use designation. When a project or development is designed that contains or is adjacent to land holding a public/semi public land use this land will not be included when calculating the allowable residential density. Projects that hold a residential designation that want to provide amenities similar to those allowed in the public/semi public designation may transfer density within the development only when using the standards established in the Planned Unit Development as defined in the comprehensive plan.

Foothills

A unique combination of land uses within the Eagle Foothills that strives to balance residential, non-residential, and open space (developed and natural) use to create unique hamlets of development that place urban development within the natural environment without overcrowding or significantly altering the natural features found on the site.

The overall density in the foothills should be approximately 1 unit per two acres. Residential densities should be calculated to be commensurate with the existing land conditions. Priorities for open space areas should be lands with slopes of 25% or greater and important habitat areas. No residential density should be granted for areas located within the Floodway. Units should be arranged in accordance with the transect plan as described in the Foothills planning area.

Regional Open Space Overlay

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Open space should be designed to capitalize on and expand the open space areas around natural feature and environmentally sensitive areas. Priorities for preservation include: The most sensitive resources – Floodways (including riparian and wetland areas), slopes in excess of 25%, locally significant features, & scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network. Open space areas within the Foothills and along Dry Creek and the Boise River should be designed to function as part of a larger regional open space network. Where possible open space should be located to be contiguous to public lands and existing open space areas.

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