



NATIONAL CALL TO ACTION REPORT

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October 2008

The City of Pocatello, Idaho, recently adopted a new zoning ordinance and associated zoning district map, the first in over 25 years. Many changes were made to bring the rules and regulations of local land use more closely into conformance with the City's Comprehensive Plan, the vision for growth and land use for our community.

Among many needed changes that were made to modernize and improve the zoning ordinance, one of the most important was to use land more efficiently while allowing a wider variety of housing choices and types and to ease standards that should reduce regulatory barriers and make affordable housing easier to create. Specific changes include:

1. Reduced minimum lot sizes. Although retaining minimum standards was deemed necessary due in large part to our hillside topography, overall the required lot sizes were reduced. This results in the possibility of more homes per unit of land, thus decreasing overall cost of homes.
2. Reduced minimum setbacks. Again, although setback requirements were maintained to preserve open space, protect easements, etc., with smaller minimums, less land is required for dwelling units.
3. Accessory dwelling units. Provisions for allowance of accessory dwelling units were created. While still requiring a special use permit, these types of dwellings will not be counted in determining compliance with density standards.
4. Infill Development. Provisions and standards designed to encourage infill development, including residential uses, have been included.
5. Allowance for mixed uses. The new ordinance has provisions allowing a greater mix of uses without special permits. One of the items of most interest to housing providers is the allowance for upper story housing in commercial zoning districts, when the first floor is occupied by a commercial operation.

Although these are first steps, the City of Pocatello believes these items, along with the overall emphasis on greater density allowances, more mixing of uses, and pedestrian friendly development, have advanced efforts to remove regulatory barriers to affordable housing.