

<h1>DC</h1> <h2>Downtown Core</h2>							
Purpose	Allowed uses		Accessory uses				
<p>This district is envisioned to have the highest intensity uses, especially retail, office, residences, and hotels contained within low-rise, mid-rise and high-rise buildings. Shops and restaurants would be located along key streets. Major public spaces and buildings would anchor the district. Over time, parking would be increasingly located within structures</p> <p>The purpose of the Downtown Core district is: To create a distinct, strong identity for the downtown core, preserving a civic heart for Coeur d'Alene.</p> <p>To encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.</p> <p>To produce a concentration and a mixture of commercial, office, retail, residential, and public uses within the downtown.</p> <p>To develop a downtown that supports pedestrian movement and use of public transit.</p> <p>To implement the City's Comprehensive Plan</p>	<p>All uses shall be allowed, unless prohibited below.</p> <p>Prohibited:</p> <ol style="list-style-type: none"> 1. Adult Entertainment 2. Billboards 3. Drive-Through Businesses along Pedestrian-Oriented Streets 4. Gasoline Sales 5. Industrial Uses 6. Heliports as a principal use 7. Mini-Storage on the street level. 8. Outdoor Sales or Rental of Boats, Vehicles, or Equipment 9. Outdoor Storage of materials and equipment (except during construction) 	<ol style="list-style-type: none"> 10. Repair of Vehicles, unless entirely within a building 11. Sewage Treatment Plants and other Extensive Impact activities. 12. Surface Parking on Pedestrian-Oriented Streets 13. Work Release Facilities 14. Wrecking Yards 15. Vehicle Washing, unless located within a building or parking structure <p><i>Any other use that the Planning Director determines not to comport with the intent of the district as expressed in Section I Overall Purpose</i></p>	<ol style="list-style-type: none"> 1. Carport, garage and storage structures (attached or detached) 2. Private recreation facility (3. management office 4. Open areas and swimming pools. 5. Temporary construction yard. 6. Temporary real estate office. 7. Apartment for resident caretaker enclosed or unenclosed) 				
				Basic Development Standards			
				A. Floor Area Ratio	B. Bonus Features		
<p>Floor Area Ratio (FAR) is a method of calculating allowable floor area. The FAR multiplied by the parcel size (in square feet) equals the amount of allowable floor area that can be built within a development.</p> <p>Floor Area Ratio Multiplier Basic Allowable 4.0 Maximum Allowable with Bonuses 6.0</p>	Allowing Increased Floor Area Ratio (up to Maximum)						
	Feature	Additional Floor Area for each Feature					
	Street Level Retail	100 sf of floor area for each linear foot of retail frontage					
	Public Plaza / Courtyard	5 sf of floor area for each sf of plaza / courtyard					
	Canopy	4 sf of floor area for each sf of canopy					
	Public Art	10 sf of floor area for each \$100 of valuation					
	Water Feature	10 sf of floor area for each \$100 of valuation					
	Parking, Structured	0.5 sf of floor area for each sf of required parking above grade					
	Parking, Below Grade	1 sf of floor area for each sf of required parking below grade					
	Green Roof	2 sf of floor area for each sf of green roof					
	Day Care	4 sf of floor area for each sf of day care					
	Health Club	2 sf of floor area for each sf of health club					
	Public Meeting Rooms	5 sf of floor area for each sf of meeting room					
Workforce Housing	4 sf of floor area for each sf of workforce housing						

SITE PERFORMANCE STANDARDS

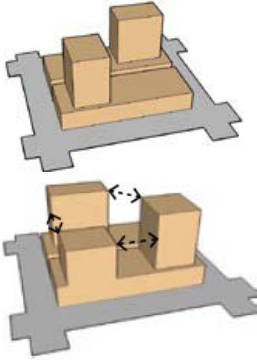
C. Maximum Height

Buildings within this district shall only be permitted to exceed 75 feet if they comply with the bulk, spacing, and setback standards indicated in the sections that follow.

Buildings that comply with the standards, as well as accumulate sufficient Floor Area Ratio through bonuses, may extend as high as shown in the chart below

	Height	Height w/arch feature
Base	75 ft.	83 ft.
Base + Bonus	200 ft	220 ft.

D. Building Bulk



1. Tower Floor Size

Building floors over 75 feet in height above grade shall have a maximum floor area of 8000 square feet.

2. Tower Separation

Building floors over 75 feet in height above grade shall be at least 50 feet from any other structure over 75 feet above grade.

3. Upper Level Stepback

On the following streets, building floors over 45 feet in height above grade shall be stepped back from the right-of-way by at least 10 feet: 1st, 3rd, 4th, 5th, 6th, 7th., Lakeside Avenue, Sherman Avenue

Design Regulations

Projects in this district are also subject to the Downtown Design Regulations. These regulations govern:

1. Pedestrian weather protection
2. Access to buildings
3. Pedestrian oriented space and plazas
4. Blank wall treatment
5. Treatment of Building facades
6. On-site improvements
7. Parking location & design
8. Scale
9. Building material, color & detail
10. Location of parking
11. Screening of parking lots
12. Parking lot landscape
13. Sidewalk uses
14. Width & spacing of curb cuts
15. Screening of trash/service areas
16. Lighting Intensity
17. Gateways
18. Maximum setback
19. Orientation to the street
20. Entrances
21. Massing
22. Ground level details
23. Ground floor windows
24. Weather protection
25. Treatment of bland walls
26. Screening of parking structures
27. Roof edge
28. Screening of rooftop equipment
29. Unique historic features
30. integration of signs with architecture
31. Creativity/individuality of signs

Other

As a general rule, an **8 foot sidewalk** is required. A **14 foot sidewalk** with street trees is preferred.

Parking

Use Type	Minimum	Maximum
Retail/ Restaurants	2 stalls / 1000 nsf	4 stalls / 1000 nsf
Office	2 stalls / 1000 nsf	4 stalls / 1000 nsf
Residential & Hotels	0.5 stall per unit	2 per unit
Senior Housing	0.25 stall per unit	1 per unit

Notes:

1. Retail and restaurant uses less than 3000 sf shall be exempt from parking requirements.
2. Parking requirements for uses not listed shall be determined by a study of parking demand for that use and as approved by the City.
3. Uses sharing a common parking facility may reduce the required number of stalls by 25%.
4. Parking may be located off site, so long as it is within 1000 feet of the property, is connected to the property by sidewalks or walkways, and is tied to the site by a contractual agreement that is filed with the City and Deed of Record at the County.
5. Uses within existing buildings are exempt from additional parking requirements. (See City Code 17.44.120)

