

PLANNING COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. FRONT AVENUE

DECEMBER 8, 2020

NOTE: The City is utilizing Governor Little's Stage 2 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6' within the physical meeting room. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting.

Join by Computer <https://cdaid-org.zoom.us/j/91920835806?pwd=WEFjaXB5VTAvMmdMRjJBWIZ2QW84dz09>

Join by Phone (Toll Free): 888-475-4499 or 877-853-5257

Meeting ID: 919 2083 5806

Password: 648545

Public Hearing Sign-Up Sheet: <https://www.cdaid.org/signinpublic/>

12:00 P.M. CALL TO ORDER:

ROLL CALL: Messina, Fleming, Ingalls, Luttrupp, Mandel, Rumpler, Ward

PLEDGE:

APPROVAL OF MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

November 10, 2020

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

PUBLIC HEARINGS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

Reminder: Please use the virtual meeting sign-up sheets for public hearing items.

<https://www.cdaid.org/signinpublic/>

PLEASE NOTE THAT STAFF WILL BE PRESENTING THE PUBLIC HEARING ITEM AND THE OTHER BUSINESS ITEM AT THE SAME TIME BECAUSE THE TWO ITEMS ARE RELATED. SEPARATE MOTIONS WILL BE REQUIRED.

1. Applicant: City of Coeur d'Alene
Request: Proposed housekeeping amendments to Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Municipal Code.
LEGISLATIVE, (0-2-20)

OTHER BUSINESS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

1. Applicant: City of Coeur d'Alene
Request: Proposed amendment to the Commercial Design Guidelines regarding Residential/Parking Lot Screening

WORKSHOP:

- Envision Coeur d'Alene – Land Use Scenarios and Draft Land Use Map - Alex Dupey, MIG
(Please click here to view a video explaining land use scenario planning and community input)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____,
to continue meeting to _____, __, at __ p.m.; motion carried unanimously.

Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

Given the COVID-19 guidance and emergency proclamation from Governor Little, the Commission meeting and public hearings will take place virtually using the Zoom online meeting network. They will also be broadcast live on Facebook and will be posted on the City's YouTube channel.



MINUTES



**PLANNING COMMISSION
MINUTES
NOVEMBER 10, 2020
Virtual (Zoom.us) and In-Person
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Jon Ingalls, Vice-Chair
Lynn Fleming
Peter Luttrupp
Lewis Rumpler (Zoom)
Michael Ward
Brinnon Mandel (Zoom)

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Tami Stroud, Associate Planner
Shana Stuhlmiller, Public Hearing Assistant
Randy Adams, Deputy City Attorney

COMMISSIONERS ABSENT:

Tom Messina, Chairman

CALL TO ORDER:

The meeting was called to order by Vice Chair Ingalls at 5:30 p.m.

APPROVAL OF MINUTES:

Motion by Fleming, seconded by Ward, to approve the minutes of the Planning Commission meeting on October 13, 2020. Motion approved.

PUBLIC COMMENTS:

None.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

Ms. Anderson provided the following comments:

- She noted that on the agenda the third public hearing, 0-2-20 Title 17, Zoning Code housekeeping, will be postponed to the December 8th Planning Commission meeting because there was a section of the Subdivision Code related to the Notice of Decision which also needs to be changed to make the language consistent in both sections of the code. They will also be adding some landscaping buffering requirement to the Commercial Design Guidelines.
- They have scheduled a Coeur Housing Community Meeting next week on Zoom. The date of the meeting is November 19th from 5:30 to 7:00 p.m. Staff will be sending out the information in a press release, and posting to the City's website and social media.
- Jake Plagerman, Planning Technician, is leaving employment with the City for a career change.

They will be sad to see him go, but wish him the best of luck in his new adventure.

ENVISION CDA UPDATE:

Hilary Anderson, Community Planning Director, provided the following comments:

- They are working with MIG for an update on upcoming meetings and workshops with the Planning Commission, CDA 2030 and City Council, plus a copy of the Policy Framework Document containing the goals, objectives, action items and guiding principles will be distributed for review.
- Commission members will also be receiving a link to participate in a brief survey to help guide the document on some priority action items.

PUBLIC HEARINGS

1. Applicant: Glen Lanker, Artios LLC on behalf of Apartment Broker, Inc.
Location: 654 E. Haycraft
Request: A proposed zone change from R-12 to R-17
QUASI-JUDICIAL (ZC-6-20)

Tami Stroud, Associate Planner, provided the following statements:

- The subject property is located between 6th Place and 7th Street, along E Haycraft Avenue, with Best Avenue to the south.
- The parcel is a split-zoned piece of land, located within two (2) different zoning districts. The western portion of the subject property is currently zoned R-17 (Residential at 17 units/acre) with two (2), 4-unit multi-family structures on it.
- The eastern portion of the subject property is currently zoned R-12 (Residential at 12 units/acre) and is vacant. With the approval of the zone change, the property owner would like to construct additional multi-family structures, adding a total of ten (10) units to the site.
- According to the County Assessor's office, the existing multi-family structures were constructed in 2011. The applicant has indicated that they would like to construct additional multi-family structures on the site. The applicant team has attended a project review pre-development meeting with City staff in order to familiarize themselves with the requirements prior to the project coming forward for a building permit.
- The applicant is aware that site improvements will be triggered should a multi-family project come forward, including landscaping and parking improvements. Site performance standards per the R-17 Zoning District will need to be met as well.
- Ms. Stroud noted that the applicant's proposed multi-family use of the property is not tied to the requested zone change. If the subject site is approved to be changed to the R-17 Residential District, then all permitted uses in the R-17 Residential District would be allowed on the site.
- The City's Comprehensive Plan designates the area in the 2007 Comprehensive Plan as NE Prairie.
- Ms. Stroud noted that all City departments are in agreement that there are no issues with the application.
- There are no conditions.

Ms. Stroud concluded her presentation.

Commission Comments:

There were no questions for staff.

Public testimony open.

Glen Lanker, applicant, provided the following statements.

- He highlighted a few of the Comprehensive Plan objectives where the project fits within those guidelines.
- He explained the reason for the request is to have the parcel zoned the same as the other parcel.
- He noted on a rendering of the project a landscape courtyard area that will be pedestrian-friendly to all units and commented that they will be preserving as many existing trees as possible. He also stated that each unit will have their own enclosed parking area which will be located in the rear of the units, which will free up space in the front of the units to place an exterior porch facing the landscape courtyards.
- The property is a great site for infill housing that discourages sprawl by utilizing existing infrastructure that is adequate and available.
- He noted that their proposal is consistent with the Missing Middle Housing and commended the City for its work on the Zoning Code to allow more infill housing that is compatible with residential areas. He explained that there has been a lot of work done by the commission, staff, citizens committee to grab this Infill Housing Ordinance which is exciting. He added that he attended this forum a year ago in August and great to see it embraced here and how it is a critical need for this type of housing going forward.
- He showed a rendering of the buildings which, when done, will have less residences than what is allowed per the zone.
- He commented that when the three buildings are done, they will look like large existing family homes, existing multi family, commercial to the south adjacent to Best Avenue and noted when done the units are being scaled down with lower building heights on the ends where adjacent to single-family uses.

Mr. Lanker concluded his presentation.

Commission Comments:

There were no questions for the applicant.

Glen Sather said he is the owner of the property and a long-term resident of the area and has been in the apartment business for a long time. He explained that they tried to incorporate some of the features and amenities he had appreciated in the real estate business. He stated that he will manage the properties himself with the goal to have the tenants maintain the buildings, which will increase the value of the properties.

Public testimony closed.

Discussion:

Commissioner Ward commented that he appreciates the design of the buildings to not appear so large that they don't blend with the existing homes. He stated that when done, the project will be a nice compliment to the area.

Commissioner Fleming commented that she likes to hear that they will be saving the trees and by consolidating a land locked parcel, they will utilize it by filling in a hole.

Motion by Fleming, seconded by Ward, to approve Item ZC-6-20. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Yes
Commissioner Luttrupp	Voted	Yes
Commissioner Rumpler	Voted	Yes
Commissioner Mandel	Voted	Yes
Commissioner Ward	Voted	Yes

Motion to approve carried by a 5 to 0 vote.

2. Applicant: Norman Anderson on behalf of Lake City Engineering, Inc.
Location: 1609 N. College Way
Request: A proposed zone change from R-12 to LM
QUASI-JUDICIAL, (ZC-7-20)

Tami Stroud, Associate Planner, provided the following statements

- The subject property is located between Lacrosse Avenue and Mill Avenue on the west side of College Way, is immediately adjacent to the Tapley Cabinet Works workshop, and is a vacant parcel. With the approval of the proposed zone change, Tapley Cabinet Works intends to expand and incorporate the property into their existing production facilities.
- The original cabinet business on the south side of the subject property has been located at the present location since 1976.
- The zoning ordinance requires a light manufacturing use be located in the LM Zoning District, as it is not allowed in the R-12 Zoning District (See LM Zoning District Information on pages 13-15). The current business operation has LM zoning.
- By rezoning the subject property, it will allow for additional storage and assembly areas with the construction of a new building that has the appearance of a residential structure on the outside, but will provide additional storage and space needed for the current business.
- If approved, the zone change and construction of the new storage building will help reduce the number of trips to the site to deliver materials.
- The applicant is aware that site improvements will be triggered should a proposed project for the expansion of the Tapley Cabinet Works project come forward, including landscaping and parking improvements.
- Site performance standards per the LM Zoning District will need to be met as well. If the subject site is approved to be changed to the LM (Light Manufacturing) Zoning District, then all permitted uses in the LM, Light Manufacturing Zoning District would be allowed on the site.
- The City Comprehensive Plan designates the area as Appleway – North 4th Street
- She noted where staff comments were located and commented that all departments did not have any issues with the zone change as requested.
- There are no conditions.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Fleming asked if there was a requirement for a start/stop time when adjacent to residential in the Light Manufacturing zone. Ms. Stroud said that they have something in the code that talks about noise and ground disturbance activities that are limited. Commissioner Fleming said that she was concerned since the business uses high frequency blades and the noise might be intrusive to the neighbors.

Commissioner Luttrupp asked if the property has been established since 1940. Ms. Stroud stated that was correct.

Commissioner Luttrupp asked if the applicant will be required to put in a sidewalk. Ms. Stroud stated that was correct and it is a requirement from the Engineering Department to require sidewalks. Commissioner Luttrupp asked how far the business is from Winton School. Ms. Stroud said that she doesn't have the exact distance and that the applicant representative would be able to answer that question. Commissioner Luttrupp asked if staff had any complaints from the neighborhood in the past regarding noise. Ms. Stroud said that she has not received any complaints in the past regarding noise from the neighborhood.

Commissioner Ingalls said that they received some written comments in advance with people saying in those comments that parking would be "pinched" on College Way with people wanting access from the back. Ms. Stroud said that if there was a house, they would have to provide two parking stalls.

Public testimony open.

Drew Dittman, applicant representative, provided the following statements:

- He presented a brief history of how Tapley cabinets was started.
- He noted that the school is across the street from Tapley's
- He explained that their existing building is already zoned Light Manufacturing and the request is to rezone the southern portion of the property to Light Manufacturing.
- He explained that it was a cabinet building shop at that location since the late 30's, but their website says 1940, started by Bill Boys in the late 30's with Art Tapley buying the cabinet company from him in 1946 with a gentleman by the name of Mel Anderson, who went to work for Art Tapley as an apprentice.
- In 1957, Mr. Anderson bought the company from Art Tapley and kept the name. In 1957, Mel's son, Norm, came to work for him and took over the company in 1985 with Norm's son, Matt, who retired in 2017, with Matt taking over the company in 1985.
- Mr. Dittman said that Tapley Cabinets is a 3rd generation local Idaho business. He added that the original business was a cabinet shop prior to being to be incorporated into the City and, at one point, had a Gibb's Idaho address.
- Tapley's is a full production cabinet shop where they make custom cabinets with everything produced onsite.
- A problem they have is they don't have any storage onsite for finished product or raw storage. They have two storage units in Midtown and that is why they are requesting a zone change.
- Mr. Dittman showed a rendering of the new building, with the front looking similar to a residential home and the whole backside being used for storage with access from behind the house.
- Impact to the neighbors would be minimal and help with traffic, and if you there was a house on that site, they would have to provide parking. He also noted that they are not hiring any new employees.

Mr. Dittman concluded his presentation.

Commission Comments

Commissioner Luttrupp asked about additional noise, and safety for kids walking. Mr. Dittman said that

he talked to the applicant and they will try and keep their hours of operation between 7:00 a.m. - 4:30 p.m., and that there will be minimal noise because of saw blades being used, but it won't be excessive. He added if the request is approved, they will be required to extend the sidewalk along the applicant's frontage. Commissioner Luttrupp complimented the applicant for being able to address concerns from the public.

Commissioner Ingalls said that he likes what he sees in regard to the scale, style, residential nature of the garage in the front which looks like a house, and asked if, since it is a request for a zone change, they anticipate any changes with the project in the future. Mr. Dittman explained that the owner of Tapley's came to him asking the question of how do they expand their business, and what is presented at this meeting is the way to achieve this expansion.

Commissioner Ward asked if the sidewalk needs to be a condition. Ms. Anderson stated that it will be a requirement for development.

Public testimony closed.

Discussion:

Motion by Ward, seconded by Fleming, to approve Item ZC-7-20. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted
Commissioner Luttrupp	Voted
Commissioner Rumpler	Voted
Commissioner Mandel	Voted
Commissioner Ward	Voted


Motion to approve carried by a 5 to 0 vote.

ADJOURNMENT:


Motion by Fleming, seconded by Luttrupp, to adjourn the meeting. Motion approved.

The meeting was adjourned at 8:36 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



PUBLIC HEARING



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**PLANNING COMMISSION
STAFF REPORT**

DATE: December 8, 2020

FROM: Hilary Anderson, Community Planning Director

SUBJECT: Proposed Housekeeping Amendments to Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Municipal Code and Proposed Amendments to the Commercial Design Guidelines regarding buffering

BACKGROUND:

The City's Subdivision and Zoning Ordinances need regular review and updates to ensure consistency. The proposed edits to Title 16 and Title 17 are housekeeping edits that will clean up inconsistencies with regard to how the appeal process works and cleaning up old references to a male planning director. There are also proposed amendments to clarify performance standards in some of the zoning districts. There are also inconsistencies between the Zoning Ordinance and the Commercial Design Guidelines with regard to landscape buffering when adjacent to a residential use versus a residential zone. Staff is bringing forward updates to clean up these sections of the Municipal Code and the Commercial Design Guidelines.

The Planning Commission will need to hold a public hearing on the proposed housekeeping amendments to the Municipal Code and make a recommendation to the City Council. The Commercial Design Guidelines do not need a public hearing, but are directly related to the housekeeping edits and therefore will be presented as one item to the Planning Commission. The Commission will need to make two separate motions.

PROPOSED AMENDMENTS:

Title 16 Amendments:

- Appeal timing will be based on the date of mailing the notice of decision rather than date of publication.

Title 17 Amendments:

- Aggrieved or affected party definition is being clarified using language from the State Statutes related to standing for an appeal.
- Clarifying the R-34 zoning district to make it clear that it is only available through the special use permit process and that it does provide the increased height in addition to the increased density; clarifying that the referenced Coeur d'Alene transportation plan is KMPO's 2020 Metropolitan Transportation Plan; and clarifying that only schools are not relevant if it is an adult only apartment complex, and park proximity would be a consideration.
- Clarifying the maximum height for a single-family home built in an MH-8 zoning district. (note: they are already allowed, but the height was not defined).
- Clarifying site performance standards for C-17 ... regarding side and rear setbacks to ensure no

eaves cross over a property line or result in offsite stormwater impacts and allowing for horizontal mixed use projects to have setbacks associated with the various uses.

- Cleaning up carryover language from when there was a male planning director and making the language gender neutral.
- Clarifying that an ADU can be as tall as 24 feet if over a garage. A stand-alone ADU in the rear yard would have a maximum height of 18 feet.
- Clarifying bufferyard regulations so that they would apply if next to a residential use or zone. (Note: this is the section that also affects the Commercial Design Guidelines and the need for amendments to both documents).
- Revisions to Planning Director, City Engineer and City Attorney references for consistency and to make them proper titles, and adding in missing references to designee.
- Clarifying the appeal process related to mailing the notice of decision and referring to an amended 17.09.125B for consistency.

Commercial Design Guidelines:

- Clarifying under I. SITE DESIGN, F. Residential/Parking Lot Screening on page 11 of the commercial design guidelines that the buffering is required when a site abuts a residential district or residential use. (Note: see bullet point above related to clarifying bufferyard regulations to make the Zoning Ordinance and design guidelines consistent).

DECISION POINTS/RECOMMENDATIONS:

- 1) To recommend approval of the housekeeping amendments to Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Municipal Code to the City Council.
- 2) To approve the amendments to the Commercial Design Guidelines subject to approval of the housekeeping amendments by the City Council.

Title 16: Subdivision Code Housekeeping Amendments

16.05.050: APPEAL OF STAFF INTERPRETATIONS:

A. A person who is aggrieved by city staff's interpretation or administration of this title may appeal staff's decision, action or refusal to act to the planning commission. The appeal must be submitted in writing to the planning director specifying the grounds for the appeal within ten (10) days following the date of staff's decision, action or notification that staff will not act. The commission will review the appeal and render a decision at the next available meeting allowing time for staff review and input on the request. The commission must interpret the provisions of this title in such a way as to carry out the purpose and intent of this title.

B. The decision of the planning commission is final unless an aggrieved person files a notice of appeal to the city council with the ~~city clerk~~ Planning Director within ten (10) days after the decision by the Planning Commission has been mailed to the applicant. ~~of the date of the planning commission decision.~~ The appeal, which must be accompanied by the required fee, must be in writing and state the basis for the appeal. Upon receiving notice of appeal, the council will set a date for a review of the matter, which will be held within thirty (30) days of the date of the appeal. In its review, the city council will review all relevant records and may take such additional evidence and argument as it deems relevant. The council may overrule or alter the decision of the planning commission, provided, however, that the council must interpret the provisions of this title in such a way as to carry out the purposes and intent of this title. (Ord. 3485, 2014)

16.25.050: APPEAL TO CITY COUNCIL:

A. An affected person may request an appeal of the Planning Commission's decision by filing a written request for appeal with the Planning Director within ten (10) days after written notice of the decision by the Planning Commission has been mailed to the applicant. ~~has been published. The appeal must be accompanied by the fee established by the City Council. The appeal shall state the file number of the item and shall state specifically the basis for the appeal, including all objections to the decision or alleged abuse of discretion, or in what ways a decision is not supported by the evidence in the record. The appeal shall be accompanied by such information as may be necessary to facilitate a full and complete review, and by the fee as referenced in the fee schedule.~~ Upon receipt of an appeal, the Planning Director will notify the City Clerk, so that a time and place may be set for a public hearing by the City Council.

B. The City Council will, after notice as prescribed in subsection [17.09.120B](#) of this Code, hold a de novo public hearing on the proposal. The City Council may approve, conditionally approve, deny or deny the request without prejudice. Alternatively, the City Council may defer action on the request until the next scheduled hearing in order to review additional information that it deems necessary in order to render a final decision.

In order to approve a preliminary plat request the City Council must make the findings contained in section [16.25.030](#) of this chapter.

C. A copy of the City Council's final decision shall be mailed to the applicant and the Clerk shall make the decision available for public inspection. (Ord. 3600, 2018: Ord. 3485, 2014)

Title 17: Zoning Code Housekeeping Amendments

17.02.030(N) Aggrieved or affected party

N. "Affected person" or "aggrieved party" ~~means any resident of the City of Coeur d'Alene; or any person having interest in real property in the City of Coeur d'Alene; or any person with an interest in real property located within three hundred feet (300') of the external boundaries of the land being considered~~ shall mean one having a bona fide interest in real property which may be adversely affected by:

1. The approval, denial or failure to act upon an application for a subdivision, variance, special use permit and such other similar application required or authorized pursuant to this Title;

2. The approval of an ordinance first establishing a zoning district upon annexation or the approval or denial of an application to change the zoning district applicable to specific parcels or sites pursuant to section 67-6511, Idaho Code; or

3. An approval or denial of an application for conditional rezoning pursuant to section 67-6511A, Idaho Code.

17.05.330: GENERALLY:

A. The R-34 District is intended as a high-density residential district, permitting thirty-four (34) units per gross acre and increased height, that the City has the option of granting, through the special use permit procedure, to any property zoned R-17, C-17, C-17L or LM. This designation is only allowed through the special use permit and is not a stand-alone zoning district. To warrant consideration, the property must in addition to having the R-17, C-17, C-17L or LM designation meet the following requirements:

1. Be in close proximity to an arterial, as defined in the Coeur d'Alene transportation plan (KMPO's 2020 Metropolitan Transportation Plan), sufficient to handle the amount of traffic generated by the request in addition to that of the surrounding neighborhood; and the project and accessing street must be designed in such a way so as to minimize vehicular traffic through adjacent residential neighborhoods.

2. Be in close proximity to shopping, schools and park areas (if it is an adult only apartment complex proximity to schools ~~and parks~~ is not required).

B. This district is appropriate as a transition between R-17 and commercial/industrial.

C. Single-family detached and duplex housing are not permitted in this district.

D. Project review (chapter 17.07, article IV of this title) is required for all subdivisions and for all residential, civic, commercial, service and industry uses except residential uses for four (4) or fewer dwellings. (Ord. 3268 §8, 2006: Ord. 2570 §1, 1993: Ord. 1691 §1(part), 1982)

17.05.455 SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT FOR SINGLE-FAMILY DETACHED HOUSING AND ASSOCIATED ACCESSORY STRUCTURES:

Maximum height requirements in an MH-8 District for single family detached housing and associated accessory structures shall be as follows:

MAXIMUM HEIGHT

<u>Structure Type</u>	<u>Structure Location</u>	
	<u>In Buildable Area For Principal Facilities</u>	<u>In Rear Yard</u>
<u>Principal structure</u>	<u>32 feet ¹</u>	<u>n/a</u>
<u>Detached accessory building including garages and carports</u>	<u>32 feet ¹</u>	<u>With Low or no slope: 14 feet</u> <u>With Medium to high slope roof: 18 feet</u>

17.05.560: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements in a C-17 district shall be as follows:

A. Single-family and duplex structures must meet the minimum yard requirements for a single-family structure established by the R-3 district.

B. For multiple-family housing, see the R-17 district.

C. For remaining uses:

1. Front: The front yard requirement shall be ten feet (10') except where a majority of the property of the same block is already developed to the property line, in which case the front yard setback is zero feet (0').

2. Side And Rear: The side and rear yard requirements shall be zero feet (0') except as required by life safety or uniform building codes and except when the side or rear abuts a lot in a different district that requires rear or side yards in which case the property in this district shall have setbacks as specified in section [17.06.475](#) of this title.

In no circumstance shall an eave extend over a property line or result in stormwater impacts offsite. The building shall be set back five feet (5') minimum from the eave to the property line where the roof slopes towards the property line. If a metal roof is being used, the setback or installation of snow brakes shall be determined by the Building Department.

D. For horizontal mixed use projects with both multiple-family housing and commercial uses, the setbacks shall be those which are applicable to the individual use in that portion of the project.

DE. There will be no permanent structures constructed within the corner cutoff. (Ord. 3560, 2017)

17.06.015: APPLICATIONS:

All applications required by this title shall be notarized and filed with the Planning Director or his designee unless otherwise indicated. Application may be made by any owner of property as defined in this chapter. Properly completed applications will be formally accepted by the Planning Director or designee within ten (10) days of filing. (Ord. 3127 §10, 2003; Ord. 3064 §12, 2002; Ord. 1691 §1(part), 1982)

17.06.660: ACCESSORY DWELLING UNITS; BASIC DEVELOPMENT STANDARDS:

A. Maximum Building Height: Maximum building heights for ADUs are:

1. Thirty-two feet (32') when built within the building envelope for the principal structure.

2. One story ADU structure: Eighteen feet (18') when built in the rear yard.

3. ADU above a detached garage: Twenty-four feet (24') when built in the rear yard over a garage and must meet the second story step back requirement as provided in subsection M of this section.

4. Railing, parapets, equipment, and other similar structures/fixtures/architectural elements are included in the maximum height.

17.06.830: BUFFER YARD REGULATIONS:

A. Definition: A "buffer yard" is a landscape area which serves to physically and/or visually separate land uses having incompatible facilities, activities, or differing intensities of use. For the purposes of buffer yard regulations, a display lot as defined in section [17.44.020](#) of this title shall not be construed to be a parking lot.

B. Applicability: A buffer yard is required as follows:

1. When a commercial, civic, or manufacturing use abuts a residential use or a residential zone.

2. Between a parking lot not associated with a residential activity, and a residential activity or a residential zone.

3. Where a parking lot abuts a public street right of way.

4. To conceal outdoor storage areas, trash receptacles, and exposed machinery associated with any commercial activity when adjacent to a residential activity or a public street right of way.

5. As established in subsection [17.44.250D](#) of this title for loading berth adjacent to residential activity or a residential zone.

6. For planting screen easements required by section [16.15.180](#) of this code.

17.07.320: FINDINGS REQUIRED AT FINAL REVIEW:

Pursuant to section [17.09.525](#) of this title, before a building permit may be issued for any building or structure under project review, the ~~director of planning~~ Planning Director or his designee shall make all the following findings:

A. Conformity With Site Plan: The proposed building is in conformity with the development plan, applicable regulations and/or conditions of approval.

B. Dedications Obtained: All of the required dedications have been obtained. (Ord. 3127 §14, 2003: Ord. 2934 §57, 1999: Ord. 2171 §1, 1989: Ord. 1691 §1(part), 1982)

17.07.945: APPEAL OF DECISION OF PLANNING DIRECTOR:

A. Timing Of Appeal: An appeal may be taken to the design review commission by an aggrieved party from a determination of the planning director made pursuant to subsection 17.07.920B, section 17.07.935 or 17.07.940 of this chapter. Such appeal

~~must be filed in writing with the planning director within ten (10) days following the mailing date of the official written notice of the decision as provided by Municipal Code § 17.09.125B. The appeal shall state specifically the objections to the decision or abuse of discretion or otherwise state how the decision is not supported by the evidence in the record. The appeal shall be accompanied by such information as may be required to facilitate review, and by the appeal fee set by resolution of the city council.~~

B. Setting Of Hearing: The design review commission shall hear the appeal within forty (40) days after filing. At least ten (10) days prior to the hearing date, written notice shall be given to the appellant and to any known adverse parties, or their representatives, of the time and place of the hearing on the appeal.

C. Design Review Commission Action: The design review commission shall hold a public hearing to consider the appeal. The commission shall consider the purpose and intent, as well as the language, of the pertinent provisions, and may affirm, modify or reverse the determination of the planning director. Notice of the decision of the commission shall be given to the appellant in writing within forty (40) days of the hearing.

17.08.945: DEVIATION FROM DEVELOPMENT STANDARDS:

The developer, or the property owner, may request deviations from any of the development standards of the hillside overlay ordinance to the planning director. Deviations may be granted only as listed herein:

A. Minor Deviations: The planning director shall notify the public of the request for minor deviation in accordance with subsection A6 of this section. After public notice and comment on the deviation request, the city planning director will review and decide on the proposed deviations. This decision may be appealed to the planning commission for approval or denial. Minor deviations may only be granted if all of the following circumstances are found to exist:

1. The deviation will result in equal or greater protection of the resources protected under this chapter;
2. The deviation is the minimum necessary to alleviate the difficulty;
3. The deviation does not conflict with Idaho Code, the city of Coeur d'Alene comprehensive plan and zoning ordinance and, in the case of the Fernan Lake planning area, the Fernan watershed management plan.
4. The requested modification was not specifically appealed during the public hearing process; and
5. The requested modification will not cause adverse physical impacts on adjacent properties.

Deviations typical of this category include:

a. Reduction of portion or all of the requirements for geotechnical study, grading plan, tree survey, etc., if the work is minor in nature or if adequate information already exists to determine the impact of the development.

b. Modification of dimensional requirements for driveway lengths, curb and sidewalk requirements, architectural features.

c. The use of seedlings (rather than 4 foot – 8 foot tall B&B trees) for tree replacements on steep slopes where there are shallow soils.

d. Deviation from the maximum cut and fill slopes and fill slope inclination all as defined in subsection [17.08.920E](#) of this chapter.

6. Prior to granting or denying a minor deviation request, notice and opportunity to be heard shall be provided to property owners adjoining the parcel under consideration. The city shall cause notice to be mailed to adjoining property owners no less than seven (7) calendar days before application review. The applicant shall provide an accurate mailing list and shall be responsible for all costs of public notice.

B. Substantial Deviations: Substantial deviations may be granted by the planning commission to the conditions and limitations of the hillside development regulations, after public notice and hearing. This decision may be appealed to the city council ~~for approval or denial~~ as provided by Municipal Code §17.09.125B. Substantial deviations may only be granted if all of the following circumstances are found to exist:

1. The deviation is the minimum necessary to alleviate the difficulty;

2. The deviation will result in equal or greater protection of the resources protected under this article;

3. The requested modification was not specifically appealed during the public hearing process;

4. The requested modification will not cause adverse physical impacts on adjacent properties; and

5. The deviation does not conflict with Idaho Code, the city of Coeur d'Alene comprehensive plan and zoning ordinance and, in the case of the Fernan Lake planning area, the Fernan watershed management plan.

C. Planned Unit Developments: Modifications to the development standards of this article approved through the planned unit development process (section [17.07.205](#) et

seq., of this title) shall not be subject to the foregoing review and hearing process for deviations.

Public notice for substantial deviations shall be pursuant to section 67-6509 Idaho Code, and shall include mailed notice to abutting property owners not less than fifteen (15) days before the public hearing. The applicant shall provide an accurate mailing list and shall be responsible for all costs of public notice. (Ord. 3207 §3, 2005: Ord. 3127, 2003: Ord. 3091 §11, 2003)

17.08.955: PROHIBITED CONDUCT, ENFORCEMENT, AND PENALTIES:

If any violation of this article occurs, the Planning Director or ~~his~~ designee may revoke the permit or order the work stopped by notice, in writing, served on any persons engaged in doing or causing such work to be done. Such person shall stop all site work until authorized by the Planning Director or designee to proceed. The Planning Director, ~~or his designee,~~ may also withhold further issuance of permits. Stop work orders may be appealed in the same manner as other appeals.

Violations of this article may be considered a criminal misdemeanor and shall be punishable as provided in section [1.28.010](#) of this Code. Each day of violation shall constitute a separate offense. The City may also take civil action to compel performance and completion of, or maintenance of, improvements installed pursuant to this article. (Ord. 3257 §2.26, 2006: Ord. 3127, 2003: Ord. 3091 §13, 2003)

17.09.125: CITY COUNCIL ACTION ON PRIVATE PARTY APPLICATION:

A. Action On Recommendation Of Approval: Upon recommendation of approval by the Planning Commission, a time shall be set for a hearing before the City Council.

B. Appeal: Within ten (10) days after written notice of the decision by the Planning Commission on a private party application ~~has been published~~ has been mailed to the applicant, an appeal of the decision may be submitted to the Planning Department ~~taken to the City Council by an affected person~~. The appeal shall be in the form of a ~~letter written to the Mayor and City Council~~ a completed Appeal Application and shall be filed with the Planning Director or ~~his~~ designee. The appeal shall state the file number of the item and shall state specifically the basis for the appeal, including all objections to the decision or alleged abuse of discretion, or in what ways a decision is not supported by the evidence in the record. The appeal shall be accompanied by such information as may be necessary to facilitate a full and complete review, and by the fee as referenced

in the fee schedule. It is the responsibility of the appellant to provide all information needed to support the appeal. A failure to provide such information may result in a denial of the appeal. Upon receipt of ~~an~~ a valid appeal, the Planning Director or designee shall notify the City Clerk, so who will that the time and place may be set for the public hearing before the City Council.

C. City Council Action: The City Council shall, after notice of the public hearing (as prescribed in subsection [17.09.120B](#) of this chapter), hold said public hearing on the proposal. The City Council may approve, conditionally approve, refer back to the Planning Commission, deny or deny without prejudice. If the proposal is approved by the City Council, the City Attorney or designee will prepare the documents to enact the zone change or text change ordinance. The City Council also may defer action upon the consent of the applicant. A copy of the decision shall be mailed to the applicant at the address on the application. The decision shall be made within fifteen (15) days of the hearing. If the proposed amendment is referred back to the commission, the commission shall hold a public hearing as prescribed in section [17.09.120](#) of this chapter, and shall render a report to the City Council within forty (40) days of such referral and the City Council shall then hold a public hearing as prescribed in this section. (Ord. 3127 §18, 2003: Ord. 3025 §17, 2001: Ord. 1917 §1, 1985: Ord. 1844 §4, 1984: Ord. 1691 §1(part), 1982)

17.09.340: APPEALS OF A DECISION OF THE DESIGN REVIEW COMMISSION:

A. Perfecting Appeal: A final decision of the Commission may be appealed to the Council. The appeal shall be as provided by Municipal Code § 17.09.125B. ~~in the form of a written Notice of Appeal filed with the Director within ten (10) days after the decision has been mailed to the applicant. The appeal shall be accompanied by the appeal fee established by resolution of the Council. Upon receipt of an appeal, the Director shall notify the City Clerk, who shall set an appeal hearing before the City Council.~~

B. Appeal on The Record: The Council's review of the decision of the Commission shall be based on the record developed before the Commission. No new evidence or materials shall be allowed by any party in the appeals proceedings.

C. Hearing: Only the applicant, City staff, the appellant, and their representatives may participate in the appeals hearing. Although the hearing is open to the public, no general public testimony will be taken. Any participant in the appeal may provide comments and argument, based on the established record, concerning the decision of the Commission.

D. Burden Of Proof: The appellant must establish by a preponderance of evidence that an error was made in the decision or that design standards or guidelines were ignored or incorrectly applied, and that the appellant was prejudiced thereby. Objections

to the development, its height, intensity, parking, or traffic impacts are not grounds for redress on appeal because they are not design review criteria. Basic zoning standards and allowances embodied within the code shall be presumed to be correct and are not subject to the appeal. Factual findings by the Commission will be accepted by the Council if they are supported by substantial evidence.

E. Council Action: The Council may affirm or reverse the Commission decision, or refer the project back to the Commission for further action or clarification. The Council shall issue its decision within fifteen (15) days of the appeal hearing. If the project is referred back to the Commission, the Commission shall hold a public meeting to consider the referral and shall render a report to the Council within forty (40) days of such referral. The City Council shall then reconvene the appeal hearing to consider the report and render a final decision as prescribed in this section. (Ord. 3651 § 4, 2020)

17.09.472: PLANNING COMMISSION DECISION:

Action taken by the planning commission on a submitted development plan may be any one of the following:

A. Approval;

B. Conditional approval, wherein certain changes are required, or certain conditions of approval have been imposed, as deemed necessary and desirable in the judgment of the Planning Commission to ensure conformity to applicable criteria and standards;

C. Denial, when the Planning Commission finds that the proposed development does not meet applicable criteria and standards. Any denial will state the reasons for denial and specify deficiencies of the proposal;

D. Denial without prejudice.

E. A copy of the Planning Commission decision shall be mailed to the applicant and the Director shall make the commission's decision available for public inspection. Approval or denial of a development plan shall become effective ten (10) days after written notice of the decision has been mailed to the applicant, ~~published in the official newspaper~~, unless an appeal has been made by any affected party, including the applicant, to the City Council pursuant to subsection [17.09.125B](#) of this chapter. (Ord. 3600, 2018: Ord. 3121 §6, 2003: Ord. 1844 §9, 1984: Ord. 1691 §1(part), 1982)

17.09.710: APPEALS REQUIREMENT:

An appeal may be taken to the ~~e~~City ~~e~~Council by an aggrieved party, from any administrative determination or interpretation made by the ~~p~~Planning ~~e~~Commission, ~~e~~City ~~e~~Engineer or the ~~director of p~~Planning Director, or their designees, under the

zoning ordinance, except where provided by the zoning ordinance that a decision by the Planning Commission is final.

Such written appeal shall be filed with the Planning Director or designee within ten (10) days following the date of mailing of written notice of the decision. The appeal shall state specifically the basis for the appeal, including all objections to the decision or alleged abuse of discretion, or wherein in what ways a decision is not supported by the evidence in the record. The appeal shall be accompanied by such information as may be required necessary to facilitate a full and complete review, and by the fee as referenced in the fee schedule. It is the responsibility of the appellant to provide all information needed to support the appeal. A failure to provide such information may result in a denial of the appeal. (Ord. 3127 §27, 2003: Ord. 3064 §21, 2002: Ord. 3025 §27, 2001: Ord. 2934 §66, 1999: Ord. 1691 §1(part), 1982)

17.44.050: CIVIC USES:

Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for the specified civic uses:

	Civic Uses	Requirement
A.	Administrative	1 space for each 330 square feet of floor area
B.	Community organization	1 space for each 330 square feet of floor area
C.	Community assembly:	
	1. Enclosed spaces:	
	a. Public meeting halls	1 space for each 330 square feet of floor area
	b. Museum, art galleries, observatories	1 space per 1,000 square feet of floor area
	c. Libraries	1 space per 330 square feet of floor area
D.	Community education:	
	1. Childcare facility	1 space for each 6 beds

	2. Juvenile offenders facility	1 space for each 6 beds
	3. Daycare facilities, nursery schools	Where the number of occupants (children plus employees) is less than 13, 2 off street parking spaces shall be provided. Where the number of occupants is equal to or greater than 13, 1 off street parking space for each 5 persons or fraction thereof shall be provided
	4. Elementary schools, junior high schools, intermediate schools ^{1,2,3,4}	2 spaces for each classroom or teaching station, plus 1 space for every 8 seats in the largest assembly or meeting room
	5. High schools ^{1,2,3,4}	5 spaces per teaching station; plus 1 space for every 8 seats in largest assembly hall
	6. Colleges, universities, and vocational schools ⁴	As determined by the planning director pursuant to section 17.44.220 of this chapter
E.	Hospitals/healthcare:	
	1. Outpatient clinics	1 space for each 330 square feet of floor area
	2. Hospitals	3.25 spaces per bed. Alternative parking arrangements may be acceptable as determined by the planning director pursuant to section 17.44.220 of this chapter
F.	Nursing/convalescent, rest homes and aged	1 space for every 4 beds; plus 0.50 space per dwelling unit when applicable
G.	Rehabilitative facilities (greater than 2 persons)	1 space for every bed
H.	Criminal transitional facility (greater than 2 persons)	1 space for each 4 beds
I.	Handicapped or minimal care facility (greater than 8)	1 space for every 6 beds
J.	Religious assembly	1 space for each 10 seats
K.	Neighborhood recreation	None required

L.	Public recreation	As determined by the <u>Planning Director or designee</u> pursuant to section 17.44.220 of this chapter
M.	Essential services	None required
N.	Extensive impact	As determined by the <u>Planning Director or designee</u> pursuant to section 17.44.220 of this chapter
O.	Courthouse	1 space for every 330 square feet of floor area and 1 space for each 4 seats in the courtrooms

Exceptions:

1. Off street parking for portable classrooms will not be required if: a) the school is either a tax supported school accredited by the Idaho Department of Education or is a nonprofit; and b) the added area in the portable classroom facilities do not exceed 12 percent of the gross area of the permanent school buildings (elementary schools may add an additional 3 classrooms or teaching stations above the 12 percent threshold); and c) the portable classrooms or other like facilities are temporary (remaining at the school for 5 years or less).

2. Alternative parking arrangements proposed by the specific school may be acceptable as determined by the Planning Director or director's designee pursuant to section [17.44.220](#) of this chapter.

3. Existing permanent structures may be expanded without providing additional off street parking provided the expansion does not exceed 125 percent of the existing floor area.

4. Required off street parking for permanent school buildings must meet the requirements of this code, unless the school enters into an agreement with the city to install the improvements. The agreement shall provide that the improvements will be installed within 5 years of the City Council approval of the agreement, and the school shall secure the agreement by a performance bond or other sufficient security acceptable to the City Attorney or designee. Such bonding or security shall be for 150 percent of the estimated costs of the improvements as determined by the City Engineer or designee. The educational institution may provide additional temporary unpaved parking spaces in excess of the minimum requirements that are not subject to the mandatory design standards contained in this chapter for up to 5 years. The temporary parking spaces must be maintained with a dustless surface, approved by the city, capable of preventing tracking of mud or dirt onto public streets.

(Ord. 3403, 2011)

17.44.090: INDUSTRY USES:

Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for the specified industry uses:

	Industry Activities	Requirement
A.	Custom manufacture	1 space for each 1,000 square feet of floor area
B.	Light manufacture	1 space for each 1,000 square feet of floor area or 1 for each 2,000 square feet of floor area if more than 50 percent of the production floor space is occupied automated machinery
C.	Heavy manufacture	1 space for every 2,000 square feet of floor area
D.	Extractive manufacture	As determined by the planning commission in conjunction with a recommendation from the p Planning d Director or director's designee

17.44.170: TANDEM SPACES AND BERTHS:

On any lot containing three (3) or more off_street parking spaces, a vehicle shall not have to cross another parking space, or a loading berth, to gain access to a required parking or loading space. Exception:

A. Tandem parking may be permitted for nonresidential uses if it is determined by the ~~p~~Planning ~~d~~Director or ~~director's~~ designee that a full time parking attendant will supervise the parking arrangements at all times during normal operation hours.

B. This requirement shall not apply to parking areas serving single-family or duplex dwelling units. (Ord. 3127 §33, 2003: Ord. 2934 §71, 1999: Ord. 2070 §6, 1987: Ord. 1764 §2(part), 1982)

17.44.220: DETERMINATION BY PLANNING DIRECTOR:

In the case of activities for which the ~~p~~Planning ~~d~~Director or ~~director's~~ designee is required to prescribe a number of parking spaces or loading berths, the director's determination shall be based ~~his determination~~ on the following:

- A. Traffic generation;
- B. Location and hours of operation of the activities;
- C. Extent and frequency of loading operations thereof; and
- D. Such other factors as affect the need for off_street parking and loading.

Any such determination shall be subject to appeal pursuant to the administrative appeal procedure commencing at section [17.09.705](#) of this title. (Ord. 3127 §34, 2003; Ord. 2934 §73, 1999; Ord. 1764 §2(part), 1982)

17.44.225: SHARED USE PARKING:

A. The planning department may, upon written request by the owner or lessee of any property, authorize the shared use of parking facilities under the conditions specified herein:

1. Up to fifty percent (50%) of the parking facilities required by this section for a use considered to be primarily a daytime use as shown in the examples in table A of this section may be provided by the parking facilities of a use considered to be primarily a nighttime use or vice versa, provided, that the shared parking area shall be subject to the conditions set forth in subsections A4 through A6 of this section.

2. Up to one hundred percent (100%) of the Sunday and/or nighttime parking facilities required by this section for a church or auditorium incidental to a public or parochial school may be supplied by parking facilities required for the school use, provided, that the shared parking area shall be subject to the conditions set forth in subsections A4 through A6 of this section.

3. The distances between the required off street parking spaces and the use it serves shall be as set forth in section [17.44.250](#) of this chapter.

4. The applicant shall demonstrate to the satisfaction of the ~~p~~Planning ~~d~~Director or ~~director's~~ designee that there is no substantial conflict in the principal operating hours of the buildings or uses for which the shared use of the parking facility is proposed.


5. Parties jointly using off street parking facilities, as provided for herein, shall execute a legal easement regarding their shared use agreement. The agreement shall run with the land and not be terminable without authorization being given by the ~~e~~City ~~e~~Council, based upon changed conditions.

6. Changes of use require reevaluation of shared use parking. Any subsequent change in land uses within a mixed use development will require proof that sufficient parking will be available.


B. For the purposes of this chapter, the following table provides examples of shared use parking that will be permitted between the uses or activities listed below as having primarily daytime or evening hours of operation:

TABLE A	
Uses With Daytime Hours	Uses With Evening Hours
Banks	Auditoriums
Business offices	Bars
Churches	Bowling alleys
Grade schools/high schools and daycare centers	Dance halls
Manufacture/wholesale (with limited hours)	Hotels/motels
Medical clinics	Meeting halls
Professional offices	Nightclubs
Retail stores (with limited hours)	Restaurants
Service stores	Theaters

(Ord. 3403, 2011)



WORKSHOP



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1. SINGLE FAMILY NEIGHBORHOOD



KEY CHARACTERISTICS

- Large lot neighborhoods with detached homes and yards
- Institutional uses should be mixed in to meet community needs
- Shared open space should be preserved

TRANSPORTATION

- Neighborhood streets for local access connected by collectors
- Open space and trails should provide pedestrian and bike connections

COMPATIBLE ZONING

- Residential R-1, R-3, R-5, and R-8



DENSITY:
2-10 DU/AC
LOT SIZE:
0.12-0.8 AC



OPEN SPACE:
5-15%

USES

- Primary: Single family residential
- Secondary: Civic uses, neighborhood parks and recreation facilities

BUILDING TYPES

- 1-2 story detached houses

2. COMPACT NEIGHBORHOOD



KEY CHARACTERISTICS

- Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
- Should be well served with civic and neighborhood scale commercial nodes

TRANSPORTATION

- Gridded street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
- Higher density of collectors and arterials

COMPATIBLE ZONING

- Residential R-12, R-17, and Neighborhood Commercial NC



DENSITY:
10-25 DU/AC
LOT SIZE:
0.05-0.5 AC



OPEN SPACE:
10-20%

USES

- Primary: Single and multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking

BUILDING TYPES

- Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

3. URBAN NEIGHBORHOOD



KEY CHARACTERISTICS

- Highly walkable neighborhoods with larger multifamily building types
- Amenities such as green space and parking are typically shared
- Should be well served with civic uses, activity centers, and mixed use districts

TRANSPORTATION

- Gridded street pattern with alleys and internal streets in building complexes
- Should include high ease-of-use pedestrian and bicycle facilities
- Higher density of collectors and arterials

COMPATIBLE ZONING

- Residential R-17 and R-34; Commercial C17, C17L, DC; Infill



DENSITY:
25-50 DU/AC
LOT SIZE:
0.05-0.25 AC



OPEN SPACE:
15-25%

USES

- Primary: Multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking, office, commercial

BUILDING TYPES

- Apartments, condominiums, townhomes



4. MIXED USE DISTRICT (2-3 STORIES)



KEY CHARACTERISTICS

- Highly walkable areas where residents can live, work, and play
- An active public realm accommodates residents and visitors
- Ground level commercial and service uses with office and living areas above

TRANSPORTATION

- Gridded main streets with alleys and mid-block pedestrian connections
- High ease-of-use pedestrian and bicycle facilities

COMPATIBLE ZONING

- Community Commercial CC, C17, and C17L; Neighborhood Commercial NC



DENSITY:
20-30 DU/AC
0.5-1.5 FAR

LOT SIZE:
Varies



OPEN SPACE:
10-20%

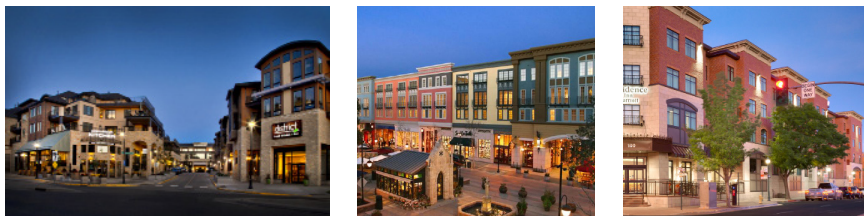
USES

- Primary: Retail, commercial, office, restaurant, multifamily residential
- Secondary: Civic uses, parking

BUILDING TYPES

- 2-3 stories, retail and commercial on the ground floor, with residential units above

4A. MIXED USE ACTIVITY CENTER (3-5 STORIES)



KEY CHARACTERISTICS

- Large-scale, highly walkable areas where residents can live, work, and play
- A highly active public realm accommodates residents and visitors
- Ground level commercial and service uses with office and living areas above

TRANSPORTATION

- Gridded main streets with alleys and mid-block pedestrian connections
- Should include high ease-of-use pedestrian and bicycle facilities
- Design should include public transportation

COMPATIBLE ZONING

- Commercial C17



DENSITY:
30-50 DU/AC
0.5-2 FAR

LOT SIZE:
Varies



OPEN SPACE:
10-20%

USES

- Primary: Retail, commercial, office, restaurant, multifamily residential
- Secondary: Civic uses, parking

BUILDING TYPES

- 3-5 stories, retail and commercial on the ground floor, with residential units above; or retail, commercial, and residential buildings side by side

5. DOWNTOWN



KEY CHARACTERISTICS

- Dense mixed-use area, highly walkable, where residents can live, work, and play
- An active public realm accommodates residents and visitors
- Amenities are shared and often publicly accessible
- May include tourism uses

TRANSPORTATION

- Gridded main streets with alleys and mid-block pedestrian connections
- High ease-of-use pedestrian and bicycle facilities

COMPATIBLE ZONING

- Downtown Core DC



DENSITY:
Varies
4.0-6.0 FAR

LOT SIZE:
Varies



OPEN SPACE:
10-20%

USES

- Primary: Retail, commercial, office, hospitality, restaurant, multifamily residential
- Secondary: Civic uses, parking

BUILDING TYPES

- 8-10 stories, retail and commercial on the ground floor or two, with residential units, office, or hotel above

6. RETAIL CENTER / CORRIDOR



KEY CHARACTERISTICS

- Typically auto-oriented areas that provide goods and services to neighborhoods
- Many are over-parked and not walkable, future conditions should be pedestrian friendly and have a more dense mix of uses
- Should include civic and open spaces for activation and public space

TRANSPORTATION

- Often located along or at the intersection of major arterials
- Street pattern has more parking to meet commercial needs
- Aspirationally should include high ease-of-use pedestrian and bicycle facilities

COMPATIBLE ZONING

- Commercial C17 and C17L



DENSITY:
0.35-1.5 FAR

LOT SIZE:
Varies



OPEN SPACE:
10-20%

USES

- Primary: Shopping centers, hotels/motels, car sales, restaurants, entertainment, office
- Secondary: Open space and parking

BUILDING TYPES

- 1-3 stories, strip malls, walking malls, box stores, small format stores, or walkable Main Streets

7. EMPLOYMENT CENTER



KEY CHARACTERISTICS

- Typically auto-oriented areas that provide jobs and services to the city
- Many are over-parked and not walkable, future conditions should be pedestrian friendly and have more uses including housing and retail
- Should include civic and open spaces for activation and public space

TRANSPORTATION

- Often located along or at the intersection of major arterials
- Varied street pattern often with an internal network and more parking
- Aspirationally should include high ease-of-use pedestrian and bicycle facilities

COMPATIBLE ZONING

- Commercial C17 and C17L; Downtown Commercial DC



DENSITY:
0.15-1.5 FAR

LOT SIZE:
Varies



OPEN SPACE:
15-25%

USES

- Primary: Office, campus, research, retail, warehousing, hotels/motels, manufacturing
- Secondary: Open space, parking, and dining

BUILDING TYPES

- 1-4 stories, varied types based on use, typically larger massing

8. NEIGHBORHOOD CENTERS (FORMERLY NODES)



KEY CHARACTERISTICS

- Small scale, walkable areas that provide goods and services to a neighborhood
- Provides a compact mix of uses, primarily local commercial and retail
- Should include an active public realm during peak hours

TRANSPORTATION

- Gridded local or main streets should provide easy neighborhood access
- On-street parking should be provided to limit large lots
- Access should include pedestrian and bicycle facilities

COMPATIBLE ZONING

- Community Commercial CC and Neighborhood Commercial NC



DENSITY:
0.5-1.5 FAR

LOT SIZE:
Varies



OPEN SPACE:
5-15%

USES

- Primary: Dining, offices, small-scale retail, live-work
- Secondary: Parking, residential

BUILDING TYPES

- 1-2 story detached buildings

9. GENERAL INDUSTRIAL



KEY CHARACTERISTICS

- Concentrated areas employment areas that create goods and services
- Provides a mix of indoor industrial uses separated from residential areas
- Should include smaller secondary uses such as dining, office, or commercial

TRANSPORTATION

- Located along or near major transportation corridors
- Varied street pattern with more parking to meet commercial needs
- Aspirationally should include high ease-of-use pedestrian and bicycle facilities

COMPATIBLE ZONING

- Light Manufacturing LM and Manufacturing M



DENSITY:
0.15-1.5 FAR



OPEN SPACE:
10-15%



LOT SIZE:
Varies

USES

- Primary: Manufacturing, warehousing, storage, industrial parks, automotive repair, and similar
- Secondary: Parking, dining, office, and commercial

BUILDING TYPES

- 1-2 story large footprint buildings with varied forms

ASSOCIATED CHANGES

- Would include some uses currently in "Employment"

10. OTHER?



KEY CHARACTERISTICS

- Insert

TRANSPORTATION

- Insert

DENSITY:
Insert



OPEN SPACE:
Insert

LOT SIZE:
Insert

USES

- Primary:
- Secondary:

BUILDING TYPES

- Insert

ASSOCIATED CHANGES

- Insert

10. OTHER?



KEY CHARACTERISTICS

- Insert

TRANSPORTATION

- Insert

DENSITY:
Insert



OPEN SPACE:
Insert

LOT SIZE:
Insert

USES

- Primary:
- Secondary:

BUILDING TYPES

- Insert

ASSOCIATED CHANGES

- Insert

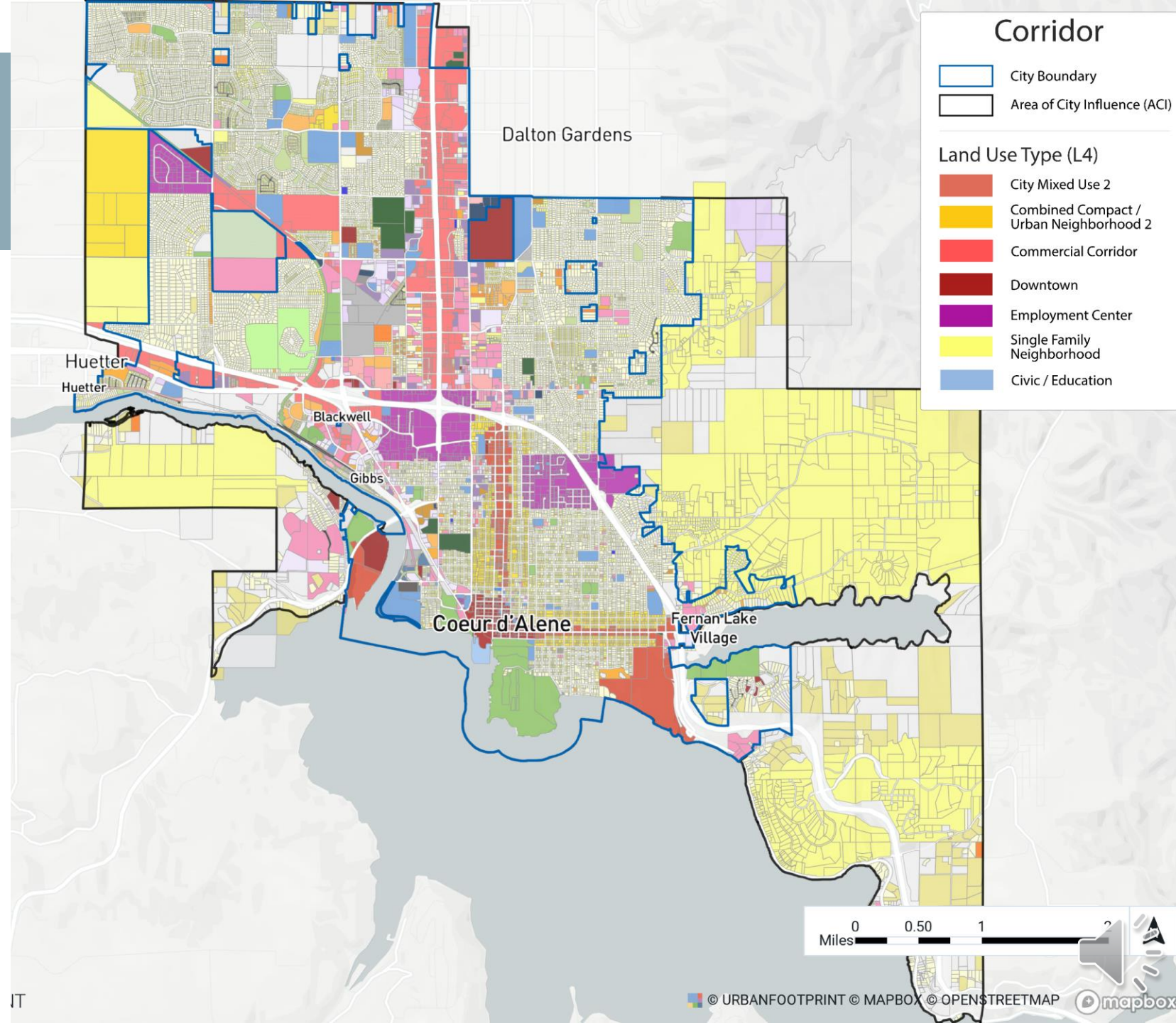


Scenarios



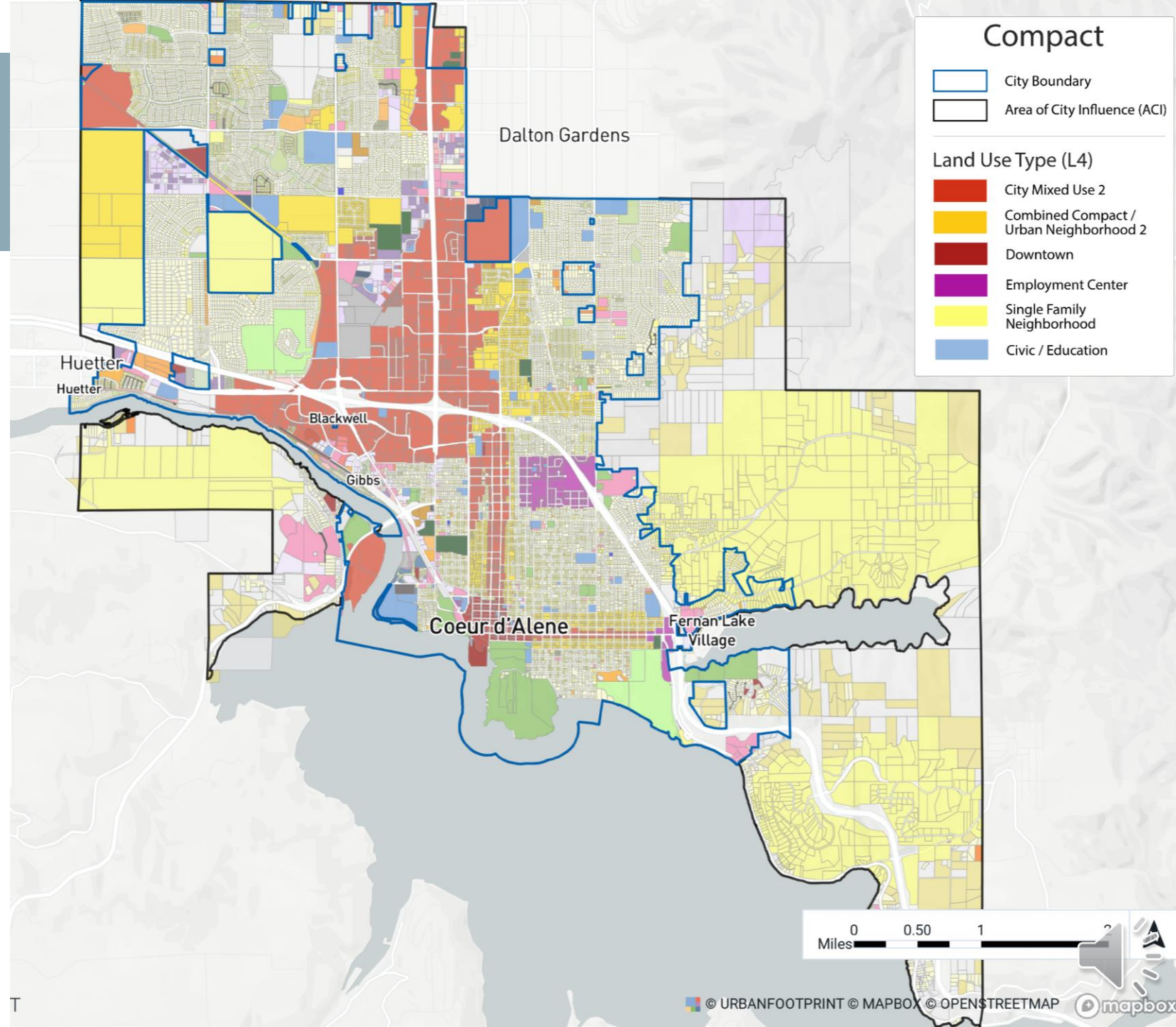
Corridor

- Focuses future growth along major highway and road corridors



Compact

- Envisions increasing jobs and housing primarily in the central portion of the city through infill and redevelopment of commercial areas



District

- Locates jobs and housing in concentrated areas (e.g. districts) around the city to provide a mix of uses, including housing and retail

