

Coeur Housing



City of
Coeur d'Alene
IDAHO

August 27, 2020

Workshop 4 – Coeur Housing Committee

COEUR HOUSING



Workshop 4 – Coeur Housing Committee

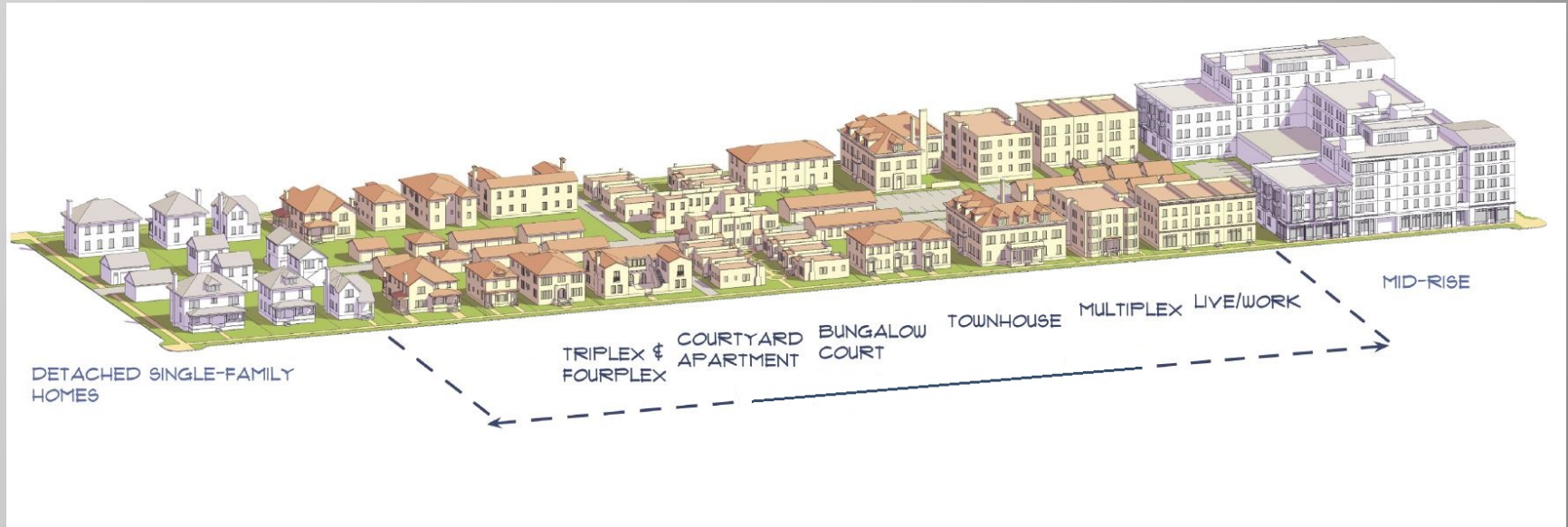
2018 Housing Characteristics

Total Housing Units	21,854
Single Family	14,478
Duplex	1,025
3 - 4 Unit Structures	1,240
5 - 9 Units	1,061
10 or more units	3,142
Mobile Homes	908
Total	21,854

Infill Housing and
Missing Middle Housing

Workshop 4 – Coeur Housing Committee

COEUR HOUSING



Workshop 4 – Coeur Housing Committee

Housing Types

Consensus

- Tri-plex
- Four-plex
- Tiny House Court
- Cottage Court
- Courtyard Building
- Townhouse
- Multiplex- Small
- Multiplex- Large
- Live/Work Units

Workshop 4 – Coeur Housing Committee

Infill Housing Discussion Items - Overview:

1. Naming/Branding of the new infill Code - Completed
2. Where? Protect some existing single family residential neighborhoods? - Completed
3. Transect Planning Area - Completed
4. Livability and Walkability Infill Housing Best Practices - Completed
5. Housing Types & Unit Counts? - Completed
6. What is the appropriate Building height? - Completed
7. 2nd / 3rd Story Stepback? - Completed
8. Lot Size to allow for Infill Housing: Minimum and Maximums? - Completed
9. Parking Requirements and Size of Parking Spaces? - Today
10. Design Standards / Form Based Codes? - Today
11. What are the appropriate Setbacks? - Today
12. Lot Coverage / Open Space? - Today



Discussion Item – 9:

Parking

Workshop 4 – Coeur Housing Committee

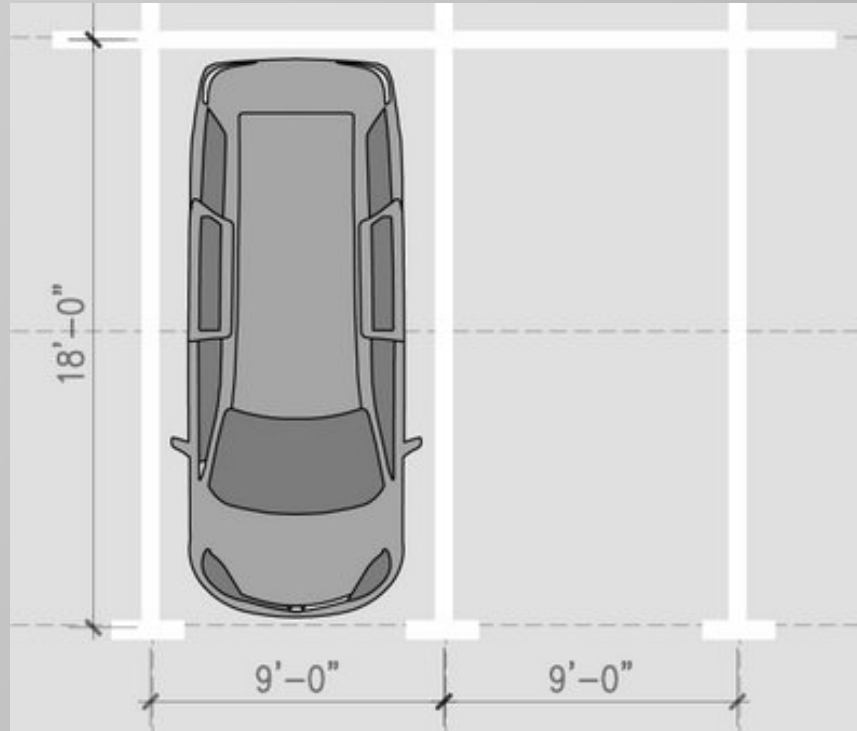
Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Discussion

Should the Coeur Housing code have reduced parking size standard?

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces



Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Current Code:

17.44.240: SIZE OF SPACES:

The sizes of off street parking spaces for residential and nonresidential uses shall be as follows:

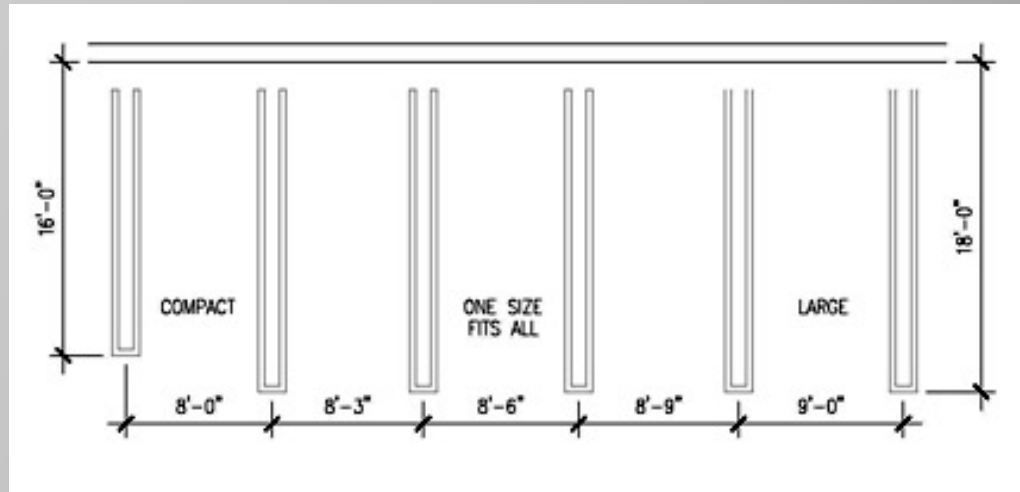
- A. Off street parking spaces, other than parallel and compact spaces, shall be a minimum of nine feet (9') wide and twenty feet (20') deep. However, parking spaces in the downtown core district may be a minimum of eight feet (8') wide by eighteen feet (18') deep.



Workshop 4 – Coeur Housing Committee

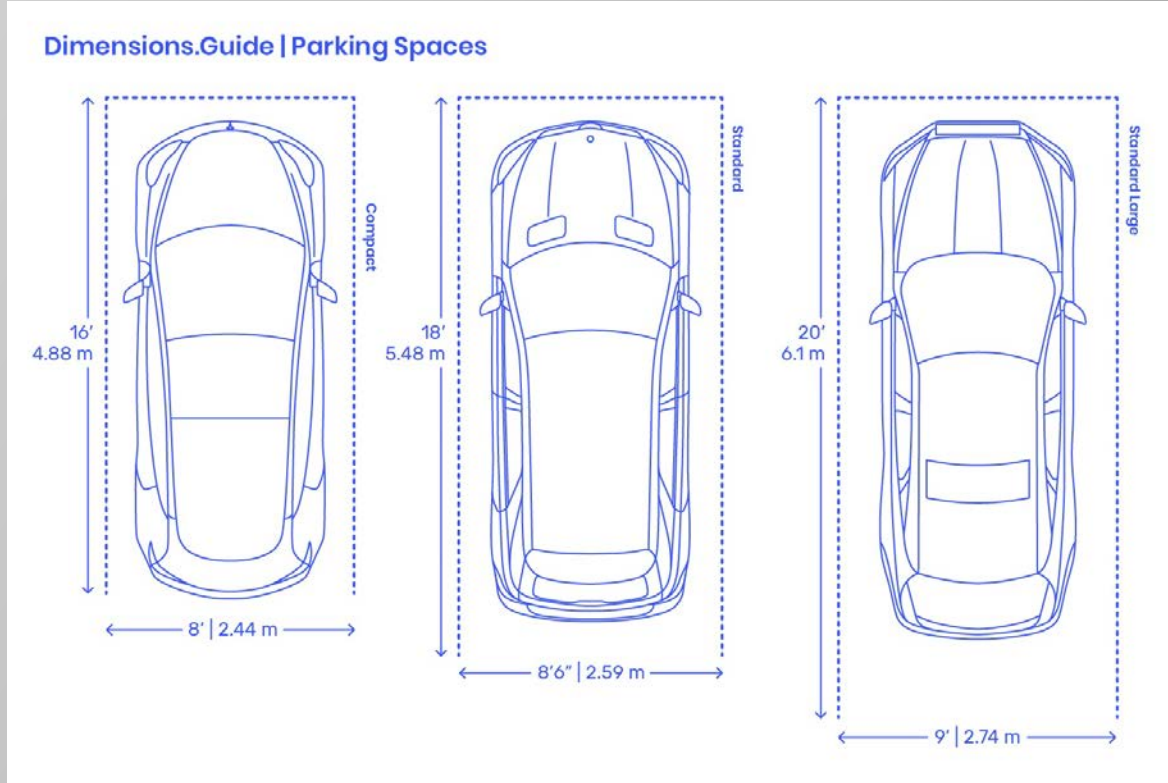
Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Current Code: 9' x 20' parking Space is required.



Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces



Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Current Code: **SIZE: 8' x 18'** In the DC= Downtown Core Zone.

Everywhere else in the City **9' x 20'**

- Spokane, WA - **8' 6" x 18'**
- Sandpoint, ID - **9' x 19'**
- Bellingham, WA - **9' x 18'** (CDA City Hall Parking Spaces)
- Bend, OR - **9' x 20'**

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Consensus Discussion

Parking Size

1. 9' x 20'
2. 9' x 18'
3. 8' 6" x 18'
4. 8' x 18'
- ~~5. 8' x 16'~~

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Discussion

Should the Coeur Housing code have reduced parking requirements?

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Fewer Off-street Parking Spaces:

Because they are built in walkable neighborhoods with proximity to transportation options and commercial amenities, Missing Middle housing types do not need the same amount of parking as suburban housing. We typically recommend no more than **one parking spot per unit**, and **preferably less**. In fact, requiring more than one parking space per unit can make Missing Middle types infeasible to build. For example, if your zoning code requires two parking spaces per unit, a fourplex would require eight parking spaces, which would never fit on a typical residential lot. In addition, providing that much off-street parking for each fourplex would create a neighborhood of ‘small’ parking lots rather than the desired neighborhood of homes. Less parking means more households on the same amount of land, increasing the viability of transit and local businesses.



Source: *Opticos Missing Middle Housing Website*
<https://missingmiddlehousing.com/about/characteristics>



Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Current Code: Standard Zoning – by Bedroom

Multiple-family housing:	
1. Studio units	1 space per unit
2. 1 bedroom units	1.5 spaces per unit
3. 2 bedroom units	2 spaces per unit
4. 3 bedroom units	2 spaces per unit
5. More than 3 bedrooms	2 spaces per unit

Current Code: Standard Zoning – by Unit

Residential	
1. Single-Family Dwelling	2 spaces per unit
2. Duplex Housing	2 spaces per unit (4)

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Current Code: Downtown Core Zoning – by Unit

Downtown Core:	Minimum	Maximum
1. Studio units	.5 space per unit	2 spaces per unit
2. 1 bedroom units	.5 spaces per unit	2 spaces per unit
3. 2 bedroom units	.5 spaces per unit	2 spaces per unit
4. 3 bedroom units	.5 spaces per unit	2 spaces per unit
5. More than 3 bedrooms	.5 spaces per unit	2 spaces per unit

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Current Code: Infill – by Bedroom

Infill DO-N:	
1. Studio units	1 space per unit
2. 1 bedroom units	1 spaces per unit
3. 2 bedroom units	1.5 spaces per unit
4. 3 bedroom units	2 spaces per unit
5. 4 of more bedrooms	1 space per Bedroom

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Current Code: Comparison



Type	Downtown Core	Coeur Housing	Infill DO-N	Standard Zoning
1. Studio units	.5 space	.65 space	1 space	1 space
2. 1 bedroom units	.5 spaces	.85 spaces	1 spaces	1 spaces
3. 2 bedroom units	.5 spaces	1.45 spaces	1.5 spaces	2 spaces
4. 3 bedroom units	.5 spaces	1.85 spaces	2 spaces	2 spaces
5. 4 of more bedrooms	.5 spaces	2 spaces	1 space per Bedroom (4) (5) (6) ...	2 spaces

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

* Opticos typically recommends no more than **one parking spot per unit**, and **preferably less**.

Comparison based on Unit, and Square Feet of Unit

Per Unit	
1. 1 Unit	.75 space
2. 1 Unit	.85 spaces
3. 1 Unit	1.0 spaces

SF of Unit	
1. Less than 1000 SF	1 space
2. 1000 SF or Greater	2 spaces

In fact, requiring more than one parking space per unit can make Missing Middle types infeasible to build

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Comparison based on Unit

Space per Unit

			T1	T2	T-3	T-4
Units	0.75	0.85	1	1.25	1.5	1.75
3	2	3	3	4	5	5
4	3	3	4	5	6	7
5	4	4	5	6	8	9
6	5	5	6	8	9	11
7	5	6	7	9	11	12
8	6	7	8	10	12	14
9	7	8	9	11	14	16
10	8	9	10	13	15	18
11	8	9	11	14	17	19
12	9	10	12	15	18	21
13	10	11	13	16	20	23
14	11	12	14	18	21	25
15	11	13	15	19	23	26
16	12	14	16	20	24	28

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Consensus Discussion



Bedrooms	
1. Studio units	. 65 space
2. 1 bedroom units	.85 spaces
3. 2 bedroom units	1.45 spaces
4. 3 bedroom units	1.85 spaces
5. 4 of more bedrooms	2 spaces



Per Unit	
1. 1 Unit	. 75 space
2. 1 Unit	.85 spaces
3. 1 Unit	1.0 spaces



SF of Unit	
1. Less than 1000 SF	1 space
2. 1000 SF or Greater	2 spaces

Workshop 4 – Coeur Housing Committee

Discussion Item – 9: Parking Requirements and Size of Parking Spaces

Consensus Discussion

- Keep Current Residential Standards
- Keep Current Infill Standards
- Reduced Parking Standards (by Bedroom, Unit, or SF)
- Increase Parking Standards by Transect

Discussion Item – 10:

Design

Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes

Discussion

What design elements should Coeur Housing incorporate into the code?



Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes

Design standards for their infill housing types

- Bellingham, WA
- Sandpoint, ID
- Post Falls, ID
- Bend, OR

Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes

Standard Zoning codes can sometimes be an obstacle on the diversity of housing types. Because standard Euclidean zoning often over-regulates things like density, lot sizes and setbacks, it ends up prohibiting small and versatile forms of missing middle housing that would actually fit very well within the fabric of a single-family neighborhoods.

A form-based code can satisfy neighbors' desire that new housing match the look and feel of a place, but create more room to allow things like cottage courts, ADUs, pocket neighborhoods, and other various flexible forms of housing that meet important needs.

Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes

The Form-Based Codes Institute defines a form-based code as the following:

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form as the organizing principle for the code.... Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes



Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes



Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes



Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes

Code Examples:

- Materials
- Roof Pitch
- Articulation
- Massing



Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes

Code Examples:

Building Design.

- a. The design must break the facades into several distinct elements.
- b. Gable roofs emphasize vertical proportions, create modulation and are required.
- c. The massing must be varied with elements such as bays, dormers, etc.
- d. Changing materials, colors or textures on building elements is required to provide further articulation and add variety and craftsmanship.

Workshop 4 – Coeur Housing Committee

Discussion Item – 10: Design Standards / Form Based Codes

Consensus Discussion

What design elements should Coeur Housing incorporate into the code?

** Staff will be directed to developed code language that incorporates form and design standards for each of the Coeur Housing types.*

Future Workshop: After staff develops draft code language, Infill Housing Committee will review and make recommendations/changes to the draft “Coeur Housing” code.

Discussion Item – 11:

Setbacks

Workshop 4 – Coeur Housing Committee

Discussion Item – 11: What are the appropriate Setbacks

Discussion

Should Coeur Housing have unique setbacks for the different infill housing types?

Workshop 4 – Coeur Housing Committee

Discussion Item – 11: What are the appropriate Setbacks

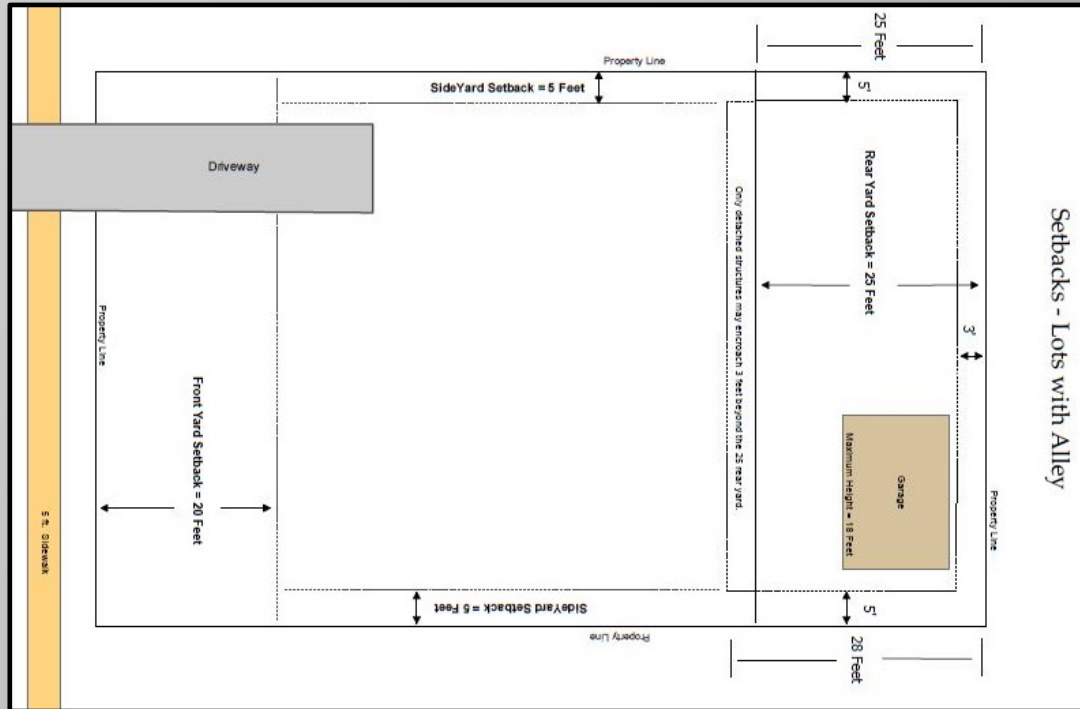
Current Setback Code: [Residential \(Single-Family\)](#)

- A. Minimum yard requirements for residential activities in an R-12 District
1. Front: The front yard requirement shall be twenty feet **(20')**.
 2. Side, Interior: The interior side yard requirement shall be five feet **(5')**. If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten foot **(10')** minimum.
 3. Side, Street: The street side yard requirement shall be ten feet **(10')**.
 4. Rear: The rear yard requirement shall be twenty five feet **(25')**.

Workshop 4 – Coeur Housing Committee

Discussion Item – 11: What are the appropriate Setbacks

Current Setback Code: [Residential \(Single-Family\)](#)



Workshop 4 – Coeur Housing Committee

Discussion Item – 11: What are the appropriate Setbacks

Current Setback Code: [Residential \(Multi-Family\)](#)

C. Multiple-family housing in the R-17 District:

1. Front: The front yard requirement shall be twenty feet **(20')**.
2. Side, Interior: The interior side yard requirement shall be ten feet **(10')**.
3. Side, Street: The street side yard requirement shall be twenty feet **(20')**.
4. Rear: The rear yard requirement shall be twenty feet **(20')**.

Workshop 4 – Coeur Housing Committee

Discussion Item – 11: What are the appropriate Setbacks

Current Setback Code: [Infill](#)

SETBACKS ADJACENT TO SINGLE FAMILY – ALL OVERLAY DISTRICTS

When abutting a side yard of an existing single-family residence, a minimum setback of **5 feet** should be maintained.

Workshop 4 – Coeur Housing Committee

Discussion Item – 11: What are the appropriate Setbacks

Current Setback Code: [Infill](#)

Q. MINIMUM/MAXIMUM SETBACKS - DO-N & DO-E DISTRICTS ONLY

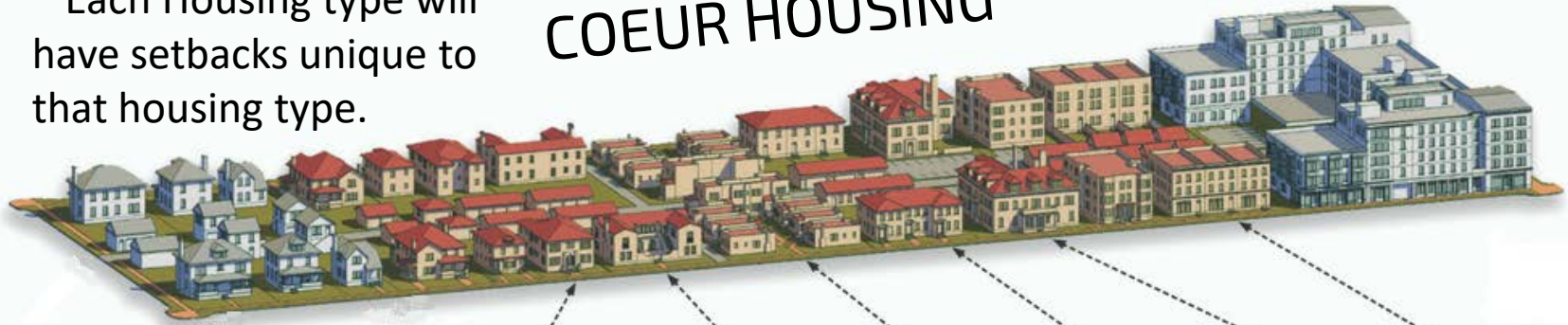
In order to create a lively, pedestrian friendly sidewalk environment, with space for gardens, steps, stoops, and walkways that create a transition between the sidewalk and dwellings, the setback from the edge of the public right of way should be at least **10 feet** and no more than **20 feet**

Workshop 4 – Coeur Housing Committee

Discussion Item – 11: What are the appropriate Infill Setbacks

* Each Housing type will have setbacks unique to that housing type.

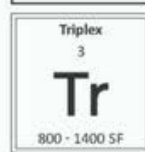
COEUR HOUSING



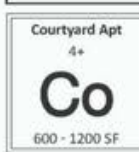
- Each Housing type will have lot sizes set to that housing type.
- Min Max Lot Size per Housing type



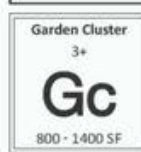
TRIPLEX



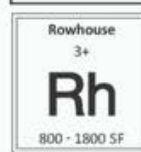
COURTYARD APARTMENT



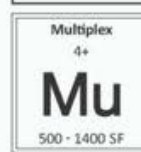
GARDEN CLUSTER



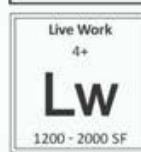
ROWHOUSE



MULTIPLEX



LIVE-WORK



Workshop 4 – Coeur Housing Committee

Discussion Item – 11: What are the appropriate Setbacks

Consensus Discussion

Should Coeur Housing have unique setback regulations for the different types of Coeur Housing developments?

- Yes
- No

** If Yes, Staff will be directed to developed code language that incorporates setbacks standards for the different housing types.*

Future Workshop: After staff develops draft code language, Infill Housing Committee will review and make recommendations/changes to the draft “Coeur Housing” code.



Discussion Item – 12:

Lot Coverage / Open Space

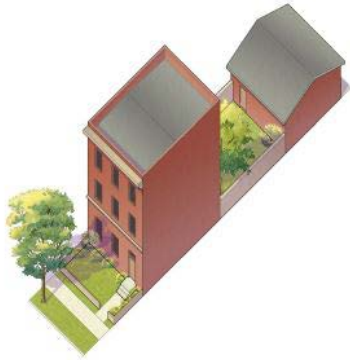
Workshop 4 – Coeur Housing Committee

Discussion Item – 12: Lot Coverage / Open Space

Should Coeur Housing have regulations on Lot Coverage / Open Space on certain types of infill housing developments?

Workshop 4 – Coeur Housing Committee

Discussion Item – 12: Lot Coverage / Open Space



Townhouse



**Multiplex
Large**



Multiplex Small

Workshop 4 – Coeur Housing Committee

Discussion Item – 12: Lot Coverage / Open Space



Cottage Court



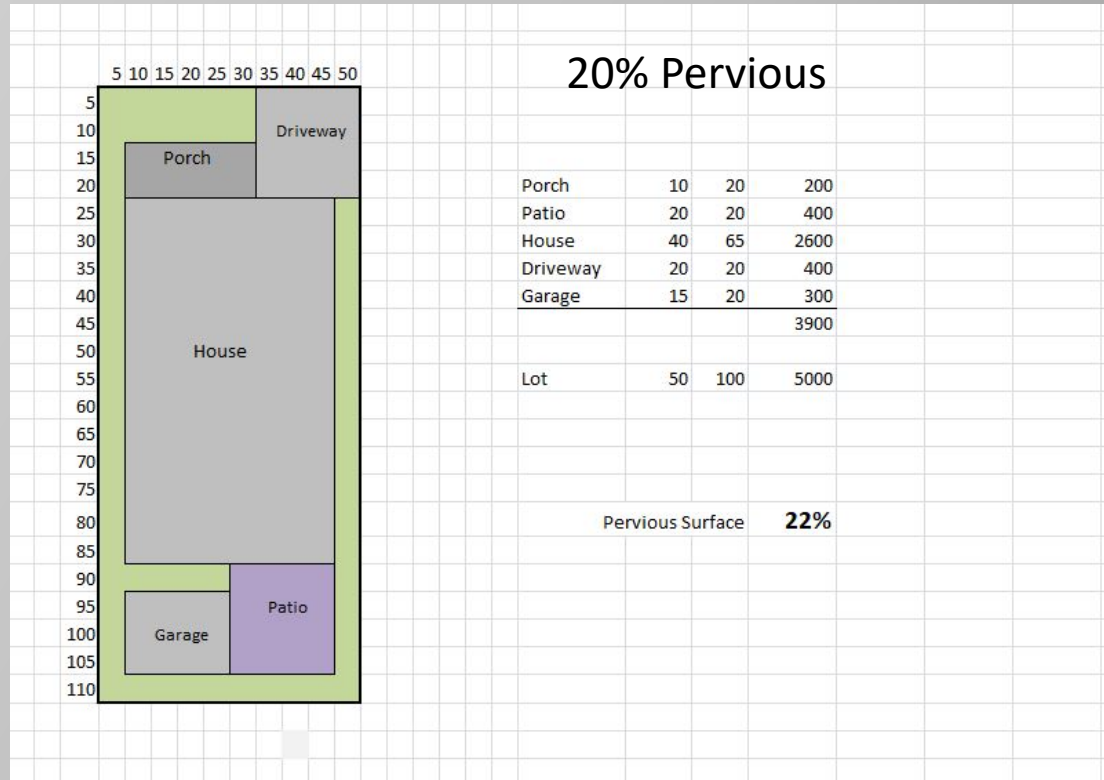
**Courtyard
Building**



Tiny House Court

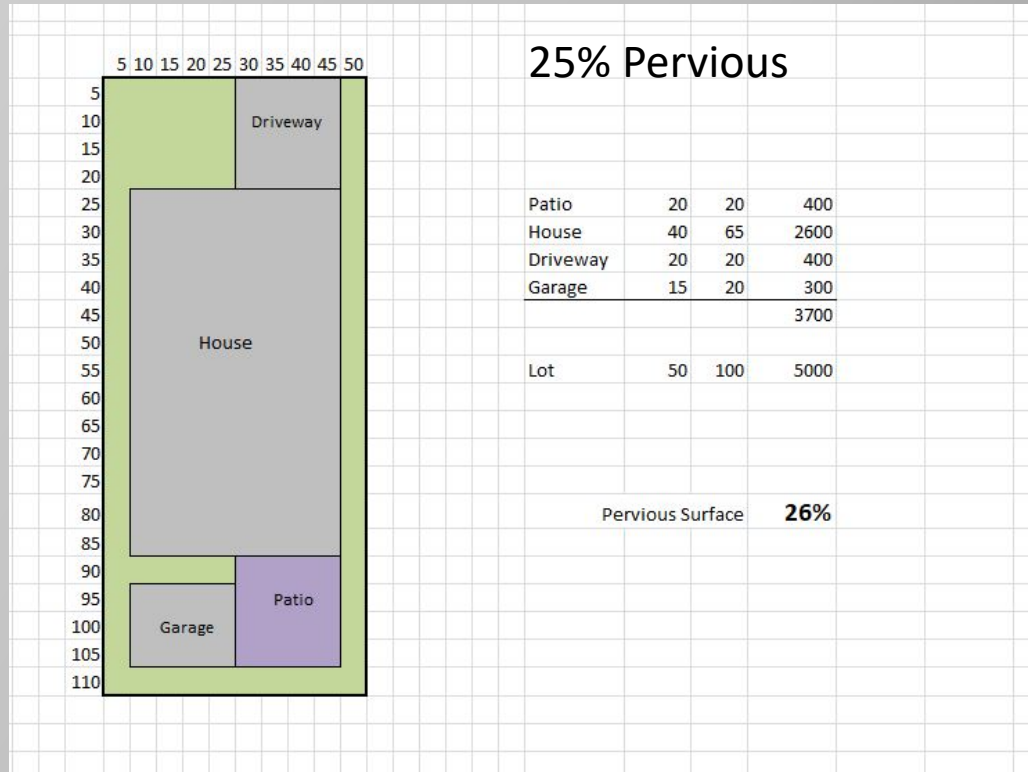
Workshop 4 – Coeur Housing Committee

Discussion Item - 12: Lot Coverage/Open Space



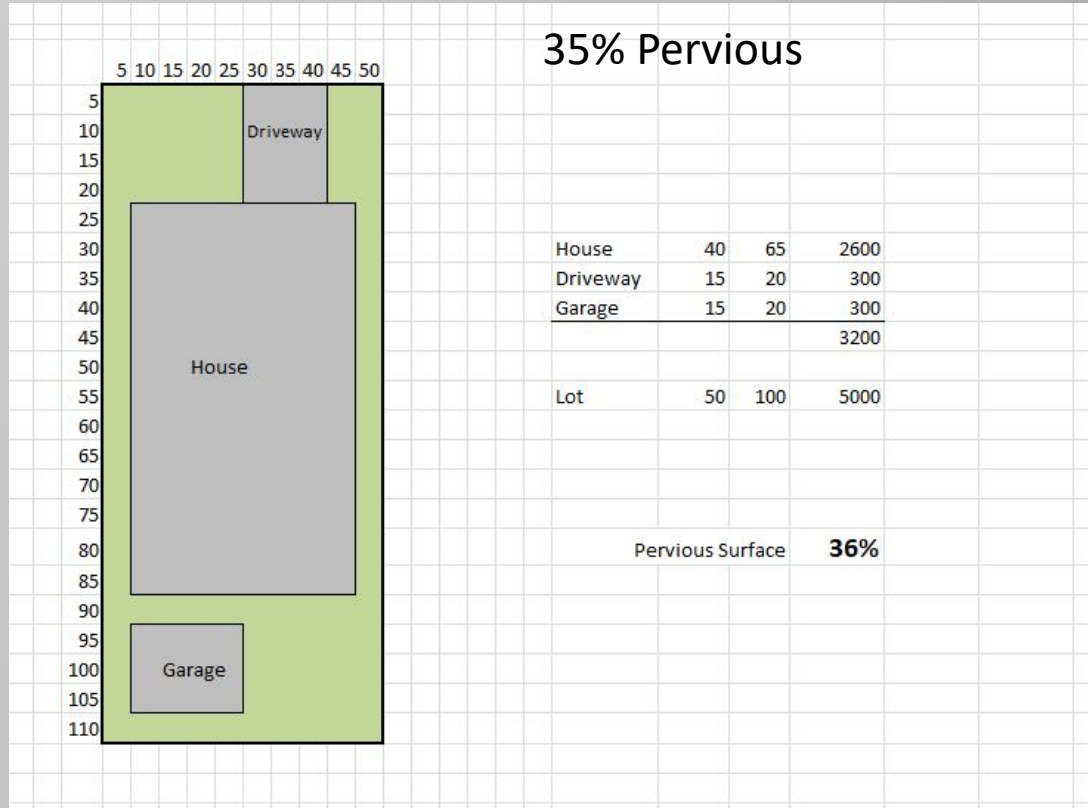
Workshop 4 – Coeur Housing Committee

Discussion Item - 12: Lot Coverage/Open Space



Workshop 4 – Coeur Housing Committee

Discussion Item - 12: Lot Coverage/Open Space



Workshop 4 – Coeur Housing Committee

Discussion Item – 12: Lot Coverage / Open Space

Consensus Discussion

Should Coeur Housing have regulations on Lot Coverage / Open Space on certain types of infill housing developments?

Yes

No

** If Yes, Staff will be directed to developed code language that incorporates lot coverage and open space standards.*

Future Workshop: After staff develops draft code language, Infill Housing Committee will review and make recommendations/changes to the draft “Coeur Housing” code.



Workshop 4 – Coeur Housing Committee

Infill Housing Items - Overview:

1. Naming/Branding of the new infill Code - Completed
2. Protect some existing single family residential neighborhoods - Completed
3. Transect Planning Area - Completed
4. Livability and Walkability Infill Housing Best Practices – Completed
5. Housing types & Unit Counts? – Completed
6. What is the appropriate Building height? – Completed
7. 2nd / 3rd Story Stepback? – Completed
8. Lot Size to allow for Infill Housing: Minimum and Maximums? – Completed
9. Parking Requirements and Size of Parking Spaces? – Completed
10. Design Standards / Form Based Codes? – Completed
11. What are the appropriate Setbacks? – Completed
12. Lot Coverage / Open Space? – Completed



Workshop 4 – Coeur Housing Committee

Infill Housing Items – Additional Discussion Items:

Workshop - 5: September

Additional Discussion item – 1: Should Coeur Housing Have a maximum Unit Size?

850SF 1,000SF 1,250SF 1,400SF No Limit?

Additional Discussion item – 2: Should there be a maximum number of bedrooms per unit?

One Bedroom, Two Bedrooms, Three Bedrooms, Four Bedrooms, No Limit?

Workshop 4 – Coeur Housing Committee

Infill Housing Items – Additional Discussion Items:

Workshop - 5: September

Additional Discussion item – 3: Should each housing type have a maximum number units allowed?
... and Minimums for some Coeur Housing types?

Examples:

- *Cottage House development: Min 5? - Max 10 units?*
- *Tiny House development: Min 6? - Max 16 units ?*
- *Multi Family-Large: Max 19 units ?*
- *Multi Family-Small: Max 10 units ?*

Workshop 4 – Coeur Housing Committee

Infill Housing Items – Additional Discussion Items:

Workshop - 5: September

Additional Discussion item – 4:

- *Should Amnesty be given to existing non-conforming units throughout the city?*
- *Should existing single family dwellings be allowed to retrofit to triplex, four-plex,?*
- *Discussion on utilities in Cottage Court and Tiny House Court developments*
To allow for home ownership on smaller lots

Additional Discussion item – 5: Coeur Housing Logo Review and Vote.

- *Coeur Housing Logo: adopt an official Logo for Coeur Housing*

Workshop 4 – Coeur Housing Committee

Where have we been:

1. Infill Housing Committee Workshop -1: [February](#)
2. Infill Housing Committee Workshop -2: [June](#)
3. Infill Housing Committee Workshop -3: [July](#)
4. Infill Housing Committee Workshop -4: [August](#)

Workshop 4 – Coeur Housing Committee

Where are we going: Tentative Schedule

1. Coeur Housing Committee Workshop - 5 **September**
Staff Drafting Coeur Housing Code: September – November....
2. Staff Update City Council on Progress: **October**
3. Public Workshop - 6: **November**
(Public Workshop with Coeur Housing Committee and Development Community)
4. Coeur Housing Committee Workshop – 7 **December**
(Coeur Housing Draft Code Review)
5. Joint Workshop – 8 **January**
(Joint Workshop with Coeur Housing Committee, Planning Commission, and City Council)
6. Planning Commission Hearing: **February**
7. City Council Hearing: **March “Coeur Housing” Code Adoption!**