



DEVELOPMENT REGULATIONS

DOWNTOWN COEUR D'ALENE

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City of Coeur d'Alene

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DEVELOPMENT REGULATIONS

I. Overall Purpose

To create a distinct, strong identity for the downtown core, preserving a civic heart for Coeur d'Alene.

To encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.

To produce a concentration and a mixture of commercial, office, retail, residential, and public uses within the downtown.

To develop a downtown that supports pedestrian movement and use of public transit.
To implement the City's Comprehensive Plan.

How Proposal relates to Purpose statements:

“Encourage the development of a mixed-use city center”

Response: Simplified list of uses to encourage virtually all uses

“Stimulate economic development in downtown”

Response: Allow a significantly greater residential density than current code

“Preserve views of Tubbs Hills and other distant landforms”

Response: View corridors through upper level stepbacks along with tower size and spacing

“Increase the downtown residential population”

*Response: Eliminate units per acre maximum;
use FAR instead (Proposed Code doubles current allowable density)*

“Respect the small town scale and character”

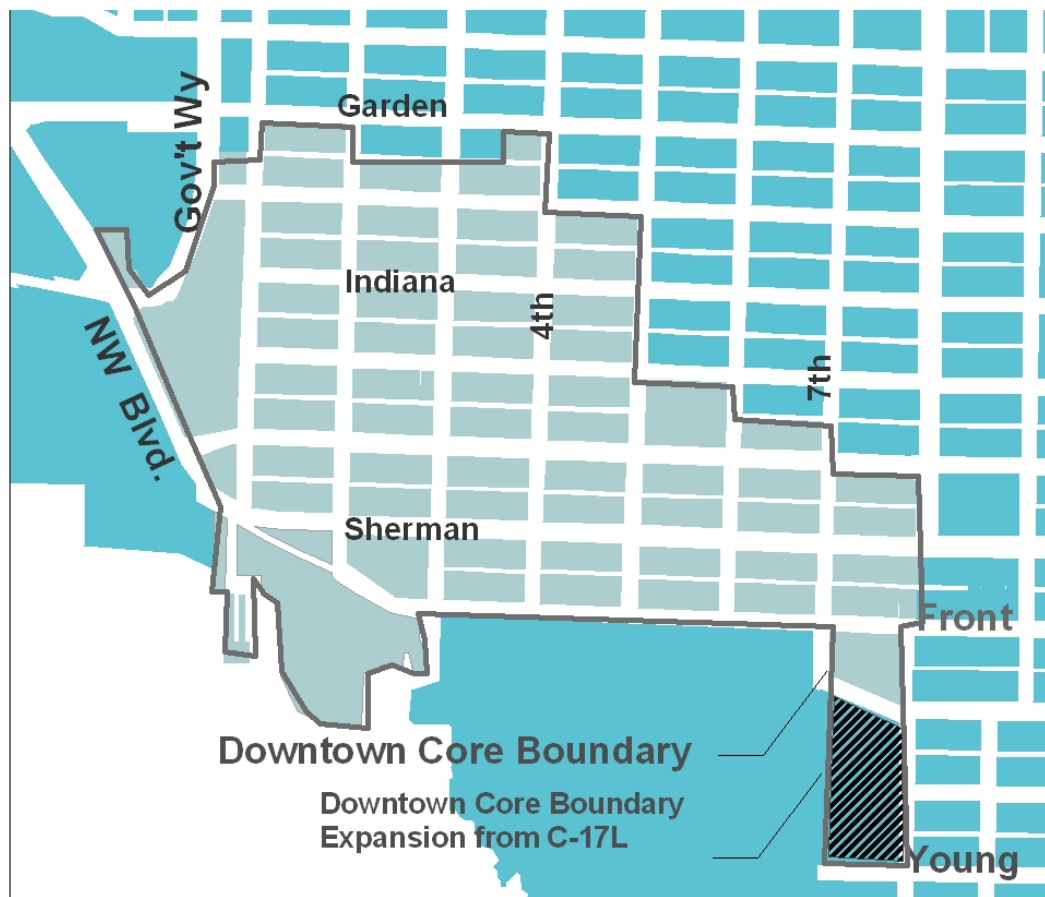
Response: Street level amenities and character through bonuses and exemptions from parking requirements for small retailers

DEVELOPMENT REGULATIONS

II. Application and Intent

DC – Downtown Core

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.



Note: These proposed regulations do not affect the Downtown Overlay North area regulations located north of Indiana.

III. Use Limitations

All uses shall be allowed, unless prohibited below.

Prohibited:

- Adult Entertainment
- Billboards
- Drive-Through Businesses along Pedestrian-Oriented Streets
- Gasoline Sales
- Industrial Uses
- Heliports as a principal use
- Mini-Storage on the street level.
- Outdoor Sales or Rental of Boats, Vehicles, or Equipment
- Outdoor Storage of materials and equipment (except during construction)
- Repair of Vehicles, unless entirely within a building
- Sewage Treatment Plants and other Extensive Impact activities.
- Surface Parking on Pedestrian-Oriented Streets
- Work Release Facilities
- Wrecking Yards
- Vehicle Washing, unless located within a building or parking structure
- Any other use that the Planning Director determines not to comport with the intent of the district as expressed in Section I Overall Purpose.

IV. Basic Development Standards

A. Floor Area Ratio

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.

Floor Area Ratio (FAR)

	Basic Allowable	Maximum Allowable with Bonuses
District		
DC	4.0	6.0

Note:

1. For the purposes of these regulations, floor area is measured to the inside face of exterior walls. The following shall be excluded from floor area calculation:
 - Space below grade
 - Space dedicated to parking
 - Mechanical spaces
 - Elevator and stair shafts
 - Lobbies and common spaces, including atriums
 - Space used for any bonused feature
2. Parcel size is one or more contiguous lots under common ownership.

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B. Bonus Features Allowing Increased Floor Area Ratio (up to Maximum)

Feature	Additional Floor Area for each Feature
<p>Street Level Retail Uses providing goods and services, including food and drink, adjacent to, visible from, and accessible from the sidewalk</p>	<p>100 sf of floor area for each linear foot of retail frontage</p>
<p>Public Plaza / Courtyard An open space that is accessible to the public at all times, predominantly open to the sky, and for use principally by people, as opposed to merely a setting for the building. It must abut and be within 3 feet in elevation of a sidewalk, at least 10% of the area shall be planted with trees and other vegetation. There must be seating, lighting and penetration of sunlight</p>	<p>5 sf of floor area for each sf of plaza / courtyard</p>
<p>Canopy A rigid structure covered with fabric, metal or other material and supported by a building at one or more points, projecting over an entrance, window, outdoor service area or walkway with the purpose of sheltering persons from sun, wind and precipitation</p>	<p>4 sf of floor area for each sf of canopy</p>
<p>Public Art Any form of painting, mural, mosaic, sculpture, or other work of art as approved by the Arts Commission. Documentation of building costs and appraised value of the art feature shall be provided. The art feature must be displayed on the exterior of a building, at or near the pedestrian entrance or on a public plaza.</p>	<p>10 sf of floor area for each \$100 of valuation</p>
<p>Water Feature A fountain, cascade, stream, fall, pond of water, or combination thereof, that serves as a focal point. It must be a water-efficient design located outside of a building and be publicly visible and accessible. Water features must comply with City policies regarding water usage. It must be active during daylight hours. During periods of water use restrictions and freezing such features may be turned off</p>	<p>10 sf of floor area for each \$100 of valuation</p>
<p>Parking, Structured Parking contained within an enclosed or screened building, designed to appear like it is part of the larger building complex.</p>	<p>0.5 sf of floor area for each sf of required parking above grade</p>
<p>Parking, Below Grade Any portion of structure containing parking that is located below the average finished grade around a building.</p>	<p>1 sf of floor area for each sf of required parking below grade</p>
<p>Green Roof A roof designed with principles of environmental sustainability, involving the use of vegetation and storm water collection and cleaning. It may or may not be accessible</p>	<p>2 sf of floor area for each sf of green roof</p>

Feature	Additional Floor Area for each Feature
<p>Day Care A use providing for the care of children or elderly people, generally during the hours of 6am and 7pm. Such use shall comply with all applicable City standards</p>	<p>4 sf of floor area for each sf of day care</p>
<p>Health Club A use that offers exercise and recreational activities for tenants and/or the general public, either with or without a fee.</p>	<p>2 sf of floor area for each sf of health club</p>
<p>Public Meeting Rooms A space that can be used by the general public and having a capacity of at least 50 people. It may operate under a reservation or nominal fee system, but must be easily accessible from a lobby or plaza</p>	<p>5 sf of floor area for each sf of meeting room</p>
<p>Workforce Housing For purposes of this code, workforce housing is defined as dwelling units available to households making less than the median income for all households within the city limits</p>	<p>4 sf of floor area for each sf of workforce housing</p>

Note: Public Plaza, Parking may be provided within the DC District & Workforce Housing features may be provided south of the freeway (This section may be further refined by additional boundaries of 1 1/2 miles and within the city limits.)

C. Maximum Building 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.

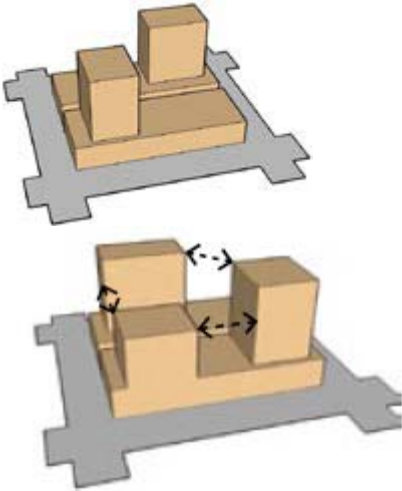
	Height	Height w/architectural feature ² .
Base	75 ft.	83 ft.
Base + Bonus	200 ft	220 ft.

Notes:

1. Mechanical penthouses, stair/elevator overruns, and antennae may be excluded from Building Height calculation provided they are no more than 15 feet above the roof deck.
2. The Base Building height may be increased by up to 10% if the top is designed as a non-habitable, architectural element. This element may extend above the increased height limit.

The combination of these restrictions are expected to result in 2-3 buildings on each block that might exceed 75 feet. Furthermore, only very large development sites would be able to attain the maximum height. It is estimated that throughout the downtown, only approximately a dozen sites are sufficiently large enough to reach the maximum height.

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

Note: Normal projections into setback allowed by the zoning ordinance include:

- Chimneys may extend into a yard a distance of not more than twenty four inches (24").
- Eaves, cornices, belt courses, and similar ornamentation may project over a yard not more than two feet (2').
- Balconies and Bay/Bow windows may project up to four feet (4').

Design Departure for Building Bulk

A design departure procedure would be established to allow a project to achieve flexibility in the application of prescriptive development standards. A 20% departure may be granted administratively. Greater departures would require approval of the Design Review Commission. In order to allow a departure from a code standard, an applicant must demonstrate that it would result in a development that better meets the intent of the purpose of the regulation and applicable design guidelines. Note that this departure would not apply to building height.

E. Parking Ratios

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)

Note: A reduction of minimum standard parking stall size in this district from 9x20 to 8x18 would be adopted to enhance parking garage design.

Definitions:

Floor Area Ratio

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