

Coeur d'Alene – Downtown Core (DC) Zoning Summary

Purpose & Intent

- Establishes downtown as Coeur d'Alene's civic heart with a distinct identity.
- Encourages a mix of retail, office, residential, hotel, and public uses.
- Prioritizes pedestrian movement, transit, and active public spaces.

Uses

- All uses allowed unless explicitly prohibited.
- Prohibited: adult entertainment, billboards, drive-throughs on pedestrian streets, gas stations, industrial uses, outdoor storage/sales, vehicle repair (unless enclosed), surface parking on pedestrian streets.

Development Standards

- Base Floor Area Ratio (FAR): 4.0; maximum FAR with bonuses: 6.0.
- Bonuses available for features such as street-level retail, plazas, public art, structured/underground parking, green roofs, workforce housing, day care, health clubs, meeting rooms.

Height & Bulk

- Base height: 75 ft; can exceed with bonuses (up to ~200 ft).
- Upper floors above 75 ft limited to ~8,000 sq. ft. per floor.
- Towers above 75 ft must be separated by 50 ft.
- Stepbacks required on certain streets for upper floors.

Parking

- Retail/Restaurant: 2–4 stalls per 1,000 sf.
- Office: 2–4 stalls per 1,000 sf.
- Residential/Hotel: 0.5–2 stalls per unit; Senior housing: 0.25–1 per unit.
- Reductions allowed for shared/off-site parking; exemptions for small uses or existing buildings.

Design Standards

- Projects must meet Downtown Design Regulations.
- Includes requirements for transparency, pedestrian weather protection, materials, massing, screening, streetscape, and signage integration.