

# *Coeur Housing*



City of  
**Coeur d'Alene**  
IDAHO

*October 1, 2020*

# Workshop 5 – Coeur Housing Committee



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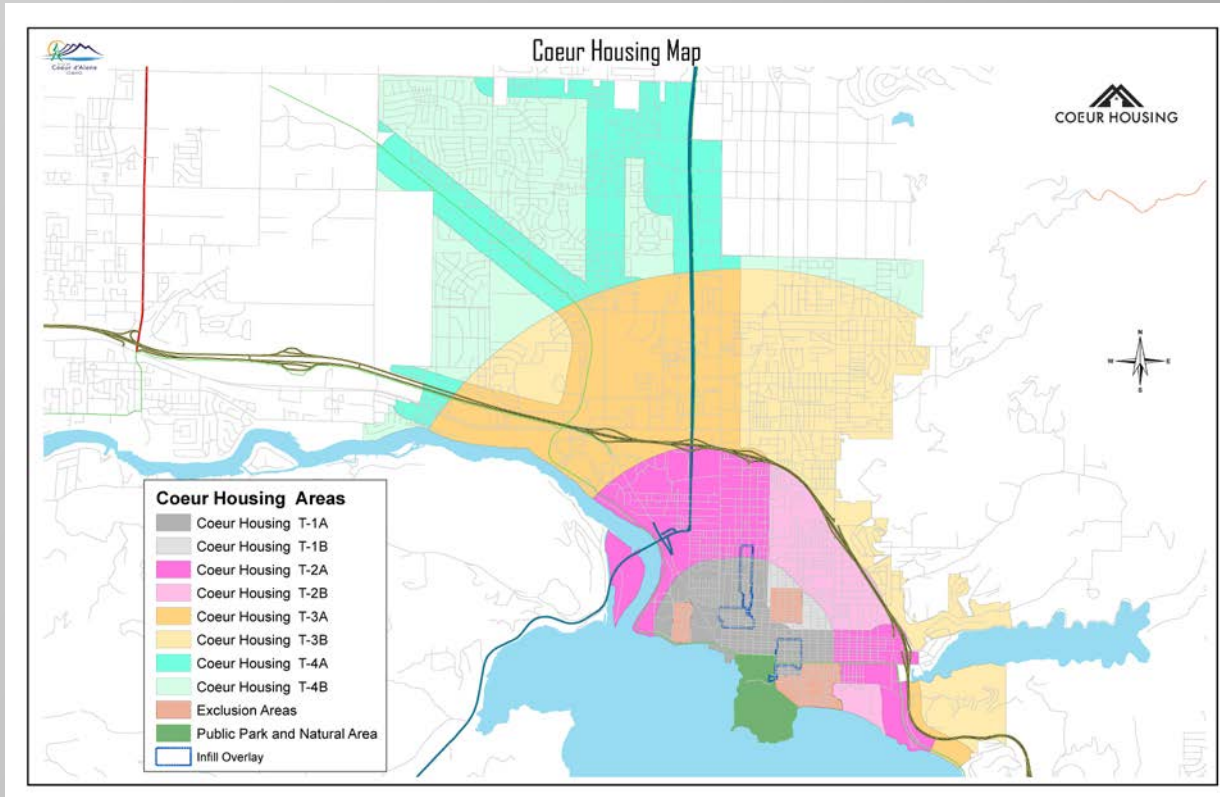
## Coeur Housing

### How does it Work?

*Building Permit Process*

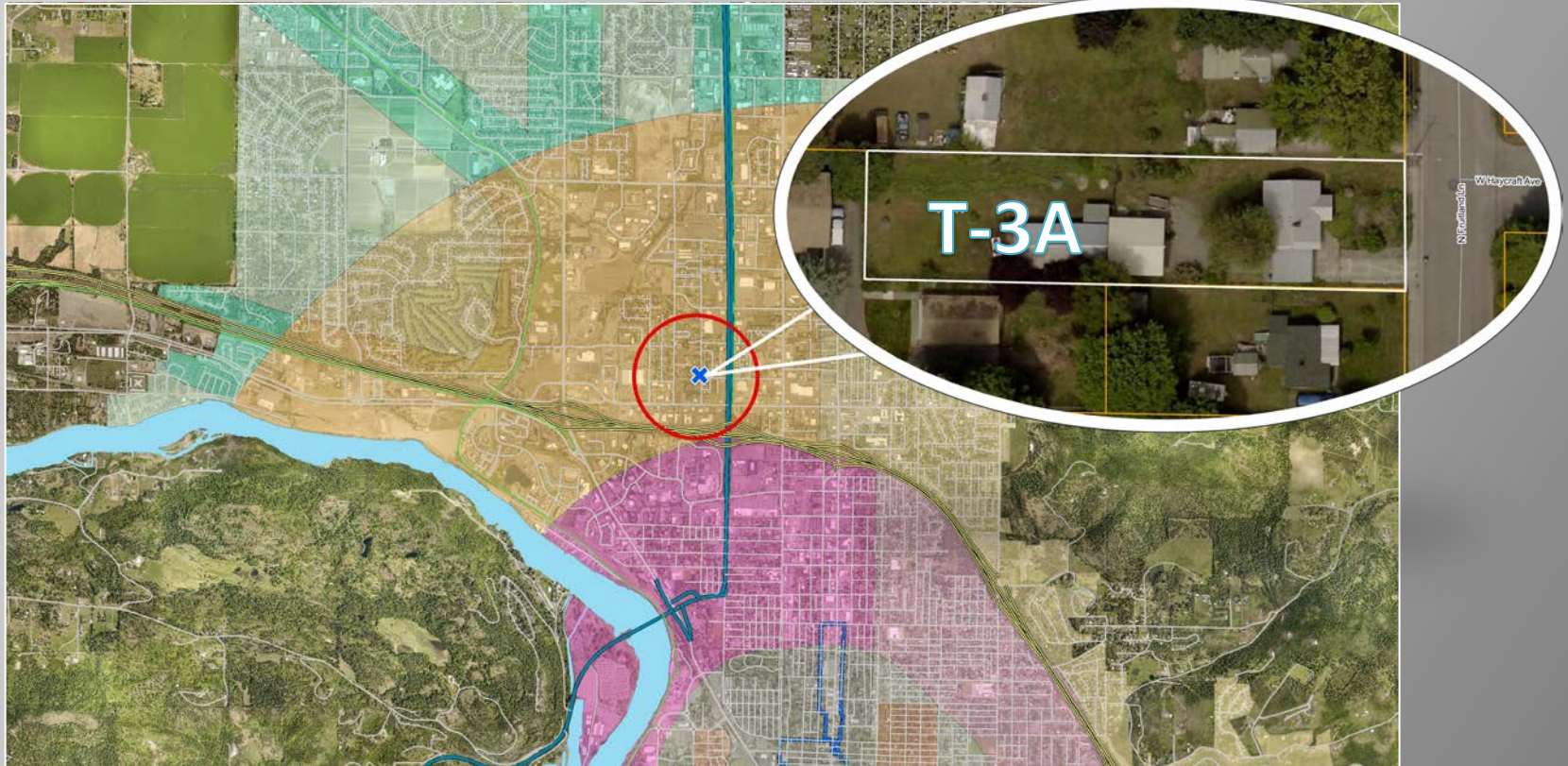
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## Coeur Housing: *Areas*



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## Coeur Housing: *GIS Map and Address*





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## Coeur Housing

### *Coeur Housing Matrix*

	T-1A	T-1B	T-2A	T-2B	T-3A	T-3B	T-4A	T-4B
Tri-plex	X	X	X	X	X	X	X	X
Four-plex	X	X	X	X	X	X	X	X
Cottage Court	X	X	X	X	X	X	X	
Tiny House Court	X	X	X	X	X		X	
Courtyard Apartment	X	X	X	X			X	
Townhouse	X		X		X			
Multiplex – Small	X		X					
Multiplex – Large	X							
Live/Work Units	X		X					

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## Coeur Housing: *Handout*



### Coeur Housing: Four-plex: Overview

Planning Department | P: 208-769-2274

#### Definition

Four-Plex: Four separate living units, including separate kitchen, sleeping, and bathroom facilities, attached within one structure. There are from the primary residential unit, on a single-family lot. Also known variously as: apartments,\* or "units."

#### What zones can this tool be used in?

Zoning	R-1	R-3	R-5	R-8	R-12	R-17	MH-8
Four-Plex	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

#### Parking Requirements:

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

Parking: require one additional parking space. Existing required parking for the house(one space) must be maintained or replaced on-site.

#### Site Development Standards

Min. Lot Size: 6850 SF  
 Max Unit Floor Area: 1000 sf.  
 Max. First Floor Size: > 50% of Units should be ≤ 650 sf.  
 < 50% of Units should be ≤ 1,000 sf.

Max. Building Coverage: 40%  
 Max. Building Height: 45 ft.\*  
 \*Pitched Roofs may extend to 25 ft. with min. slope of 6:12.

Areas not included in the total floor area calculation:

- Unheated storage space under the main floor
- Architectural projections, such as bay windows, fireplaces;



The left building illustrates a pitched roof example and the right building includes a combination of flat and gabled rooflines.

#### Setback Requirements:

Min. Side Setback: 5 ft.  
 Min. Rear Setback: 10 ft.  
 Min. Front Setback: 12 ft.

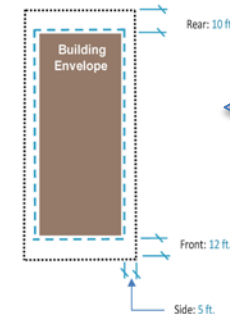
#### Four Plex Design Requirements:

	Min. Size	Max. Size
Internal *	250 sf.	800 sf.
Detached ADU	N/A	600 ft.

\*The footprint of the principal structure, excluding an attached garage, must be not less than 800sf. Detached ADUs may not exceed 50% of the total square footage of the principal structure's total footprint.

Max. Building Height:

	Max. Wall Height	Max. Roof Height
Detached ADU	10 ft.	20 ft.
Detached ADU Over Accessory Building	16 ft.	23 ft.



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