

DC				
Downtown Core				
Purpose	Allowed uses		Accessory uses	
<p>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</p> <p>The purpose of the Downtown Core district is:</p> <p>To create a distinct, strong identity for the downtown core, preserving a civic heart for Coeur d'Alene.</p> <p>To encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.</p> <p>To produce a concentration and a mixture of commercial, office, retail, residential, and public uses within the downtown.</p> <p>To develop a downtown that supports pedestrian movement and use of public transit.</p> <p>To implement the City's Comprehensive Plan</p>	<p>All uses shall be allowed, unless prohibited below.</p> <p>Prohibited:</p> <ol style="list-style-type: none">1. Adult Entertainment2. Billboards3. Drive-Through Businesses along Pedestrian-Oriented Streets4. Gasoline Sales5. Industrial Uses6. Heliports as a principal use7. Mini-Storage on the street level.8. Outdoor Sales or Rental of Boats, Vehicles, or Equipment9. Outdoor Storage of materials and equipment (except during construction)	<ol style="list-style-type: none">10. Repair of Vehicles, unless entirely within a building11. Sewage Treatment Plants and other Extensive Impact activities.12. Surface Parking on Pedestrian-Oriented Streets13. Work Release Facilities14. Wrecking Yards15. Vehicle Washing, unless located within a building or parking structure <p><i>Any other use that the Planning Director determines not to comport with the intent of the district as expressed in Section I Overall Purpose</i></p>	<ol style="list-style-type: none">1. Carport, garage and storage structures (attached or detached)2. Private recreation facility (3 management office4. Open areas and swimming pools.5. Temporary construction yard.6. Temporary real estate office.7. Apartment for resident caretaker enclosed or unenclosed)	
	Basic Development Standards			
	A. Floor Area Ratio	B. Bonus Features		
	<p>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.</p> <p>Floor Area Ratio Multiplier</p> <p>Basic Allowable 4.0</p> <p>Maximum Allowable with Bonuses 6.0</p>	Allowing Increased Floor Area Ratio (up to Maximum)		
		Feature	Additional Floor Area for each Feature	
		Street Level Retail	100 sf of floor area for each linear foot of retail frontage	
		Public Plaza / Courtyard	5 sf of floor area for each sf of plaza / courtyard	
		Canopy	4 sf of floor area for each sf of canopy	
		Public Art	10 sf of floor area for each \$100 of valuation	
		Water Feature	10 sf of floor area for each \$100 of valuation	
		Parking, Structured	0.5 sf of floor area for each sf of required parking above grade	
		Parking, Below Grade	1 sf of floor area for each sf of required parking below grade	
		Green Roof	2 sf of floor area for each sf of green roof	
		Day Care	4 sf of floor area for each sf of day care	
		Health Club	2 sf of floor area for each sf of health club	
Public Meeting Rooms	5 sf of floor area for each sf of meeting room			
Workforce Housing	4 sf of floor area for each sf of workforce housing			

SITE PERFORMANCE STANDARDS

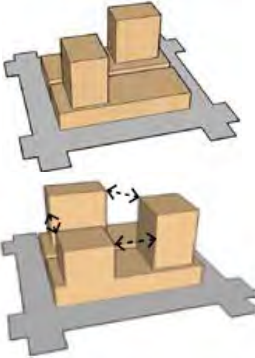
C. Maximum Height

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/arch feature
Base	75 ft.	83 ft.
Base + Bonus	200 ft	220 ft.

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

Design Regulations

Projects in this district are also subject to the Downtown Design Regulations. These regulations govern:

1. Pedestrian weather protection
2. Access to buildings
3. Pedestrian oriented space and plazas
4. Blank wall treatment
5. Treatment of Building facades
6. On-site improvements
7. Parking location & design
8. Scale
9. Building material, color & detail
10. Location of parking
11. Screening of parking lots
12. Parking lot landscape
13. Sidewalk uses
14. Width & spacing of curb cuts
15. Screening of trash/service areas
16. Lighting Intensity
17. Gateways
18. Maximum setback
19. Orientation to the street
20. Entrances
21. Massing
22. Ground level details
23. Ground floor windows
24. Weather protection
25. Treatment of bland walls
26. Screening of parking structures
27. Roof edge
28. Screening of rooftop equipment
29. Unique historic features
30. integration of signs with architecture
31. Creativity/individuality of signs

Other

As a general rule, an **8 foot sidewalk** is required. A **14 foot sidewalk** with street trees is preferred.

Parking

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)



XI. DC DOWNTOWN CORE

17.05.650: GENERALLY:

- A. Purpose: It is the purpose of the downtown core district to:
 - 1. Create a distinct, strong identity for the downtown core, preserving a civic heart for Coeur d'Alene.
 - 2. Encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.
 - 3. Produce a concentration and a mixture of commercial, office, retail, residential, and public uses within the downtown.
 - 4. Develop a downtown that supports pedestrian movement and use of public transit.
 - 5. Implement the city's comprehensive plan.
- B. Application And Intent:
 - 1. 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.
 - 2. This district is centered in and around the downtown area surrounding Sherman Avenue and has density and development incentives to encourage the revitalization of the core business area.
 - 3. Project review 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 §13, 2006: Ord. 2788 §1, 1996: Ord. 2696 §1, 1995: Ord. 2049 §39, 1987: Ord. 1691 §1(part), 1982)

17.05.660: PROHIBITED USES:

- A. Generally: All uses shall be allowed, unless prohibited below.

Adult entertainment.

Billboards.

Drive-through businesses along pedestrian oriented streets.

Gasoline sales.

Heliports as a principal use.

Industrial uses.

Ministorage 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.

Vehicle washing, unless located within a building or parking structure.

Work release facilities.

Wrecking yards.

- B. Additional Prohibited Uses: In addition to the uses listed in subsection A of this section, any other uses that the planning director determines are not in conformity with the purpose and intent of the district are prohibited. The decision of the planning director may be appealed by following the administrative appeal procedure found in sections 17.09.705 through 17.09.715 of this title. (Ord. 3268 §14, 2006: Ord. 2788 §2, 1996: Ord. 2653 §11, 1994: Ord. 2093 §13, 1988: Ord. 2049 §40, 1987: Ord. 1691 §1(part), 1982)

17.05.670: PERMITTED USES; ACCESSORY:

(Rep. by Ord. 3268 §15, 2006: Ord. 1691 §1(part), 1982)

17.05.680: PERMITTED USES; SPECIAL USE PERMIT:

(Rep. by Ord. 3268 §16, 2006: Ord. 3093 §1, 2003: Ord. 2788 §3, 1996: Ord. 2093 §14, 1988: Ord. 1691 §1(part), 1982)

17.05.685: BASIC DEVELOPMENT STANDARDS; FLOOR AREA RATIO:

- A. Basic Floor Area Ratio Allowed: Without using the bonus features allowed under subsection B of this section, the maximum allowable FAR is 4.0.

- B. Floor Area Ratio Allowed With Bonuses: FAR may be increased to a maximum of 6.0 by using the bonus features allowed under this subsection. The additional FAR allowed for each feature is as follows:

1. Street Level Retail: One hundred (100) square feet of floor area shall be allowed for each linear foot of retail frontage for uses providing goods and services, including food and drink, adjacent to, visible from, and accessible from the sidewalk.

2. Public Plaza/Courtyard: Five (5) square feet of floor area shall be allowed for each square foot of plaza/courtyard 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 three feet (3') in elevation of a sidewalk, at least ten percent (10%) of the area shall be planted with trees and other vegetation. There must be seating, lighting and penetration of sunlight. The plaza may be located anywhere within the DC district to qualify for this bonus.

3. Canopy: Four (4) square feet of floor area shall be allowed for each square foot of canopy. The canopy must be 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.

4. Public Art: Ten (10) square feet of floor area for each one hundred dollars (\$100.00) of valuation shall be allowed for 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.

5. Water Feature: Ten (10) square feet of floor area shall be allowed for each one hundred dollars (\$100.00) of valuation for 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.

6. Parking, Structured: 0.5 of a square foot of floor area shall be allowed for each square foot of required parking contained within an above grade, enclosed or screened building, designed to appear like it is part of the larger building complex. The parking may be provided anywhere within the DC district to qualify for this bonus.

7. Parking, Below Grade: One square foot of floor area shall be allowed for each square foot of required parking provided below grade. Any portion of structure containing parking that is located below the average finished grade around a building qualifies for this bonus. The parking may be provided anywhere within the DC district to qualify for this bonus.

8. Green Roof: Two (2) square feet of floor area shall be allowed for each square foot of green roof designed with principles of environmental sustainability, involving the use of vegetation and storm water collection and cleaning. The roof need not be accessible.

9. Daycare: Four (4) square feet of floor area shall be allowed for each square foot of daycare space in the building that is used for providing for the care of children or elderly people, generally during the hours of six o'clock (6:00) A.M. and seven o'clock (7:00) P.M. Such use shall comply with all applicable city standards.

10. Health Club: Two (2) square feet of floor area shall be allowed for each square foot of health club used that offers exercise and recreational activities for tenants and/or the general public, either with or without a fee.

11. Public Meeting Rooms: Five (5) square feet of floor area shall be allowed for each square foot of meeting room space that can be used by the general public and has a capacity of at least fifty (50) people. It may operate under a reservation or nominal fee system, but must be easily accessible from a lobby or plaza.

12. Workforce Housing: Four (4) square feet of floor area shall be allowed for each square foot of workforce housing provided within 1.5 miles of the project site and within the city limits. 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. (Ord. 3288 §44, 2007; Ord. 3268 §17, 2006)

17.05.690: BASIC DEVELOPMENT STANDARDS; MAXIMUM HEIGHT:

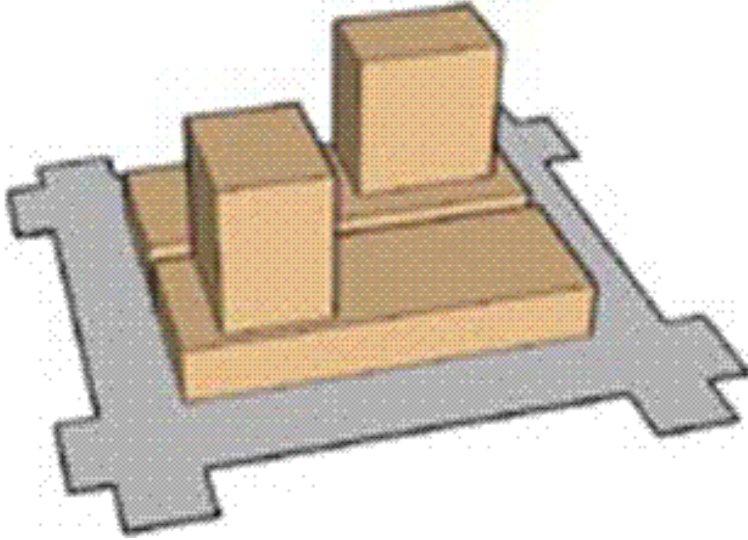
A. Buildings within the DC district shall only be permitted to exceed seventy five feet (75') if they comply with the bulk, spacing, and setback standards indicated in the sections of this article that follow. Buildings that comply with the standards, as well as accumulate sufficient floor area ratio through bonuses, may extend as high as two hundred feet (200').

B. Mechanical penthouses, stair/elevator overruns, and antennas may be excluded from building height calculation provided they are not more than fifteen feet (15') above the roof deck.

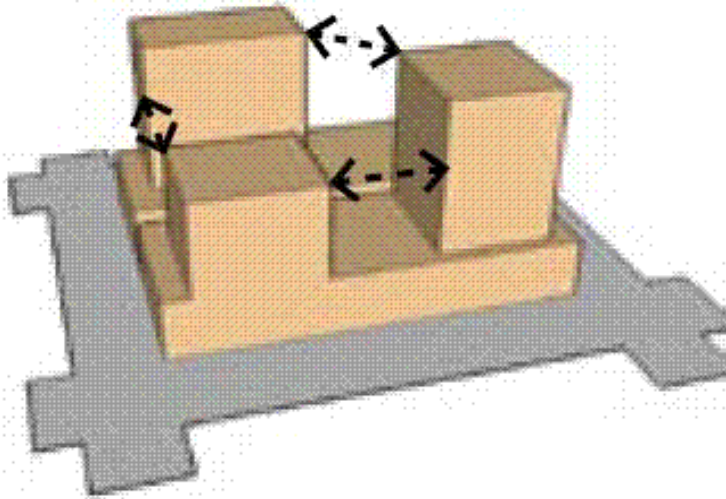
C. The building height may be increased by up to ten percent (10%) (resulting in an 83 foot base height limit and 220 feet for the maximum height with bonuses) if the top is designed as a nonhabitable, architectural element. (Ord. 3268 §18, 2006; Ord. 3096 §32, 2003; Ord. 2696 §2, 1995; Ord. 1691 §1(part), 1982)

17.05.695: BASIC DEVELOPMENT STANDARDS; BUILDING BULK:

A. Tower Floor Size: Building floors over seventy five feet (75') in height above grade shall have a maximum floor area of eight thousand (8,000) square feet.



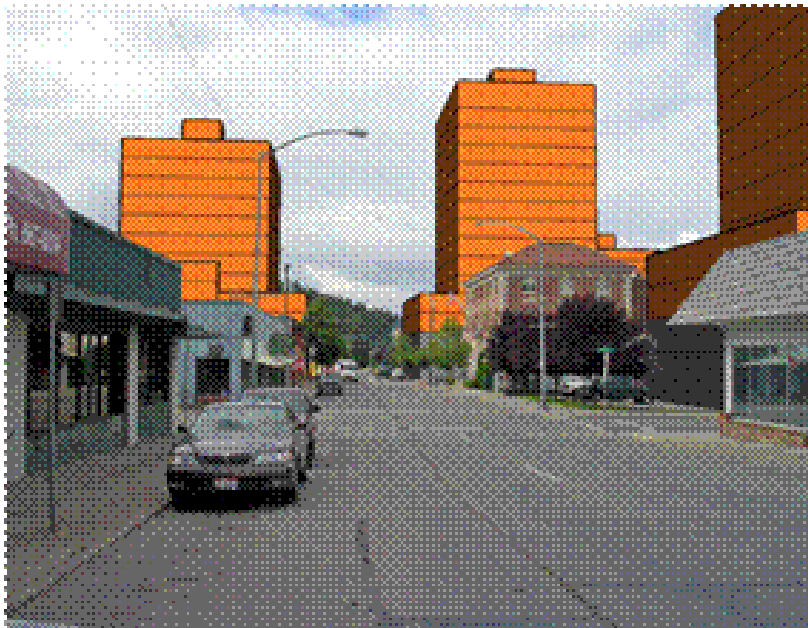
B. Tower Separation: Building floors over seventy five feet (75') in height above grade shall be at least fifty feet (50') from any other structure over seventy five feet (75') above grade.



C. Upper Level Stepback:

1. Building floors over forty five feet (45') in height above grade shall be stepped back ten feet (10') from the right of way on the following streets:

- a. First Street.
- b. Third Street.
- c. Fourth Street.
- d. Fifth Street.
- e. Sixth Street.
- f. Seventh Street.
- g. Sherman Avenue.
- h. Lakeside Avenue.



2. Normal projections into setbacks otherwise allowed by this zoning ordinance include:
 - a. Chimneys may extend into a yard a distance of not more than twenty four inches (24").
 - b. Eaves, cornices, belt courses, and similar ornamentation may project over a yard not more than two feet (2').

- c. Balconies and bay/bow windows may project up to four feet (4').

D. Design Departure: A twenty percent (20%) design departure from the requirements of this subsection may be granted administratively. Greater departures would require approval of the design review commission. To request a departure, an applicant must follow the design departure procedures found in section 17.09.905 et seq., of this title and meet the required findings contained therein. (Ord. 3268 §19, 2006)

17.05.700: SITE PERFORMANCE STANDARDS; IMPERVIOUS SURFACE: (Rep. by Ord. 3268 §20, 2006)

17.05.705: BASIC DEVELOPMENT STANDARDS; DESIGN GUIDELINES AND DEPARTURES:

A. Establishment Of Design Guidelines: The city council shall adopt by resolution a list of design guidelines that are applicable to all developments within the DC district. Each design guideline must be met by the proposed development. However, the design guidelines are intended to provide some flexibility in application provided that the basic intent of the guidelines is met. Compliance with these design guidelines will be determined by the planning director or the design review commission as provided by section 17.09.315 of this title. If the project is reviewed by the planning director, an appeal may be taken to the design review commission by an aggrieved party by following the appeal procedures specified in section 17.07.945 of this title.

B. Design Departures: An applicant may request a design departure from any of the design guidelines adopted pursuant to this section. The planning director will review all requests for design departures on projects not subject to design review commission review under section 17.09.315 of this title. In order for the planning director to approve a design departure, he or she must find that:

1. The project must be consistent with the comprehensive plan and any applicable plan;
2. The requested departure meets the intent of statements relating to applicable development standards and design guidelines;
3. The departure will not have a detrimental effect on nearby properties or the city as a whole;
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole; and
5. If a deviation from a building design guideline is requested, the project's building(s) exhibits a high degree of craftsmanship, building detail, architectural design, or quality of materials that are not typically found in standard construction. In order to meet this standard, an applicant must demonstrate to the planning director that the project's design offers a significant improvement over what otherwise could have been built under minimum standards and guidelines. (Ord. 3379 §6, 2010)

17.05.710: BASIC DEVELOPMENT STANDARDS; MINIMUM LOT AND FRONTAGE:

Minimum lot and frontage requirements in the DC district shall be as follows:

- A. Single-family residential lots shall have a minimum lot size of one thousand five hundred (1,500) square feet.
- B. All residential lots must have a minimum frontage of fifteen feet (15') on a public street unless an alternative is approved by the city through normal subdivision procedure.
- C. For the remaining uses there are no minimum lot or frontage requirements except as required by state or federal laws. (Ord. 3268 §21, 2006; Ord. 2788 §4, 1996; Ord. 1691 §1(part), 1982)

17.05.720: BASIC DEVELOPMENT STANDARDS; MINIMUM YARD:

Minimum yard requirements in the DC district shall be as follows:

- A. For all uses:
 1. Front: The front yard requirement shall be zero feet (0').
 2. Side And Rear: The side and rear yard requirements shall be zero feet (0') except as required by the currently adopted building codes and except when the side or rear yard abuts a lot in a different district that requires rear or side yards, in which case the property in this district shall have a ten foot (10') setback. (Ord. 3268 §22, 2006; Ord. 3096 §33, 2003; Ord. 2696 §4, 1995; Ord. 1691 §1(part), 1982)

17.05.725: BASIC DEVELOPMENT STANDARDS; PARKING STANDARDS:

A. Parking Ratios: Subject to the requirements of chapter 17.44 of this title, the parking ratios for uses in the DC district shall be as follows:

1. Retail/Restaurant Uses: Retail/restaurant uses in the DC district must provide at least two (2) but no more than four (4) parking stalls per one thousand (1,000) net square feet. However, retail/restaurant uses less than three thousand (3,000) square feet are exempt from this requirement.
2. Office Uses: Office uses in the DC district must provide at least two (2) but no more than four (4) parking stalls per one thousand (1,000) net square feet.
3. Residential And Hotel Uses: Residential/hotel uses in the DC district must provide at least 0.5 but no more than two (2) parking stalls per unit.
4. Senior Housing Uses: Senior housing uses in the DC district must provide at least 0.25 but no more than one parking stall per unit.
5. Other Uses: Parking requirements for uses other than those listed in this section shall be determined in accordance with section 17.44.220 of this title.

B. Common Parking Facilities: In addition to any reduction in the required number of parking stalls by entering into a shared use parking agreement as allowed by section 17.44.225 of this title, uses in the DC district that share a common parking facility may reduce the required number of stalls by an additional twenty five percent (25%).

C. Off Site Parking: Notwithstanding the distance requirements of section 17.44.250 of this title, parking may be located off site, so long as it is within one thousand feet (1,000') of the property, is connected to the property by sidewalks or walkways, and is tied to the site by a contractual agreement. The agreement must run with the land and not be terminable without the prior authorization of the city council. (Ord. 3268 §23, 2006)

17.05.727: BASIC DEVELOPMENT STANDARDS; FEES IN LIEU OF PARKING:

Instead of furnishing the off street parking spaces required for uses within the DC district, in-lieu payments may be made as set forth in this section.

A. Fee Established: The city council shall, after public hearing, adopt a resolution setting out the value of off street parking spaces. The fees, at the time of adoption, should reflect the cost of acquiring property within the DC district for the construction of parking stalls based on the average tax assessed market valuation of property within the district. The fee is to be calculated as follows: Average tax assessed property value per square foot multiplied by three hundred fifty (350) square feet (the size of a parking stall and a portion of the access drive). The adopted fee shall be reviewed at least every three (3) years by the city council.

B. Payment Of Fee: An applicant for payment of in-lieu costs instead of providing parking shall pay an amount equivalent to the costs and value of one parking lot space for each space of off street parking required for the proposed use by this chapter. Such payment of fees in lieu of parking shall be made in conjunction with the issuance of a building permit pursuant to section 17.44.130 of this title. To fulfill the total parking requirement, an applicant may utilize a combination of actual spaces and fees in lieu of parking up to the following limits:

1. If eight (8) or fewer parking spaces are required, all of the parking spaces may be replaced with fees in lieu.
2. If nine (9) to twenty (20) required parking spaces are required, sixty percent (60%) (rounded up to the next space) of the spaces may be replaced with fees in lieu.

3. If twenty one (21) to forty (40) parking spaces are required, fifty percent (50%) (rounded up to the next space) of the spaces may be replaced with fees in lieu.

4. Fees in lieu may not be used to replace parking spaces above forty (40) spaces.

C. Fund To Be Established: The city council shall set up a special fund for revenues received from such payment of fees. Said revenues shall be used only for the purpose of providing public parking facilities reasonably related to serving the DC district by way of purchase of necessary land or improving such land for public parking purposes.

D. Refund Of Fee If Unused: If such fees have not been utilized for the stated purpose within fifteen (15) years of payment, or if a project or land acquisition negotiations have not commenced for which the fees would be spent, such fees with interest shall revert to original subdivider or its successor in interest unless the city and the developer or its successor in interest agree in writing to an alternative method to provide public parking facilities, land, or parking spaces. Interest shall accrue at the average rate of interest received by the city for funds invested in the Idaho state investment pool for the period of time the city holds the fees paid in lieu of providing parking spaces.

E. Certificate: An applicant for payment of in-lieu costs shall, with payment of fees in lieu of off street parking, receive one nontransferable certificate for each space of off street parking which would otherwise be required by the terms of this chapter.

F. Changes Requiring Parking: Off street parking and/or fees shall only be required for:

1. Existing Use: The amount a building is expanded above and beyond one hundred twenty five percent (125%) of the existing gross floor area;

2. Vacant Lot: Any new use(s);

3. Off Street Parking And Loading: The number of off street parking spaces and loading berths shall be fifty percent (50%) of the standards specified in sections 17.44.030 through 17.44.090 and 17.44.500 through 17.44.540 of this title. (Ord. 3350 §1, 2009)