

**11-2-3: SITE AREA AND BUILDING SETBACK REQUIREMENTS - TABLE:**

To facilitate the vision of the comprehensive plan, each zone district has minimum site standards related to the area of the site as seen in the table below. When looking at the cell, the first number is for the principal structure and the second number is for the accessory structure (i.e. In the R1 zone, the house has a side yard setback of 10'; whereas the accessory structure has a side yard setback of 5').

	A	C	CBD	LI	MU			MR				R1	RS
					MF	C	MF & C	SFD	Duplex	Town home	Cottage		
	A	C	CBD	LI	MF	C	MF & C	SFD	Duplex	Town home	Cottage	R1	RS
Front Setback	25'; 35'	20'	10'	20'	20'	20'	20'	25'; 35'	25'; 35'	25'(2)	25'(2)	25'; 35'	25'; 35'
Side Setback	10'	10'	0'	10'	10'	10'	10'	10'; 5'	7.5'(3); 5'	7.5'(3)	7.5'	10'; 5'	10'
Rear Setback	25'; 10'	10'	0'	10'	20'	20'	20'	25'; 5'	25'; 5'	25'(2)	25'(2)	25'; 5'	25'; 10'
Flanking Side Setback	15'	15'	10'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'
Max Height	35'; 20*	45'	55'	60'(4)	45'	45'	45'	35'; 20'(1)	35'; 20	35'	35'	35'; 20'(1)	35'; 20'(1)
Max Lot Coverage	35%				70%			40%	60%	70%		45%	35%
Min Lot Size	5 acres							5500 sf	7000 sf			8,250 sf	21,780 sf
Min Public or Private Street Frontage	20'	30'	30'	30'	30'	30'	30'	20'	20'	20'		20'	20'
ADU Allowed	Yes	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes

Notes:

- (1) Accessory structure height may be increased if an ADU is within the structure. A setback of 1' vertically for every 2' horizontally must be applied to the structure over 20' up to the setback required of the principal use when adjacent to a Residential Use, and in no case may the height be more than that allowed by the principal use.
- (2) Front and Rear Yard setbacks may be adjusted for each dwelling unit so that that minimum combined setback is 40'; but at a minimum where the garage is located the setback shall be 25'. In no case shall the minimum setback be less than 10'.
- (3) A minimum of 15' building setback between buildings, with no less than a minimum of 5' setback from the property line (i.e. 5' and 10', 7.5' for both lots, or something in the middle).
- (4) When the building is located within 300' of a residential zoning district or is within the Airport Runway Protection Zone established in the Coeur d'Alene Airport Master Plan, the maximum building height shall be 45'.

General Notes:

- a) Side and rear yard setbacks of non-residential buildings may be reduced from those identified in the table above if both the National Building Fire Code and the International Building Codes are met.
- b) During the planning process of the updates to the Comprehensive Plan, Sewer Master Plan, Transportation Master Plan, and Park Master Plan maximum residential density was assumed as follows:
  - 1. Mixed Residential may not be greater than eight dwelling units per acre.
  - 2. Mixed Use and Central Business District may not be greater than twenty 12-dwelling units per acre or 12-15 dwelling units per acre with design standards; however, should the combination of uses exceed the assumptions in the currently adopted Sewer Master Plan, a sewer tech memo and/or transportation analysis may be required.