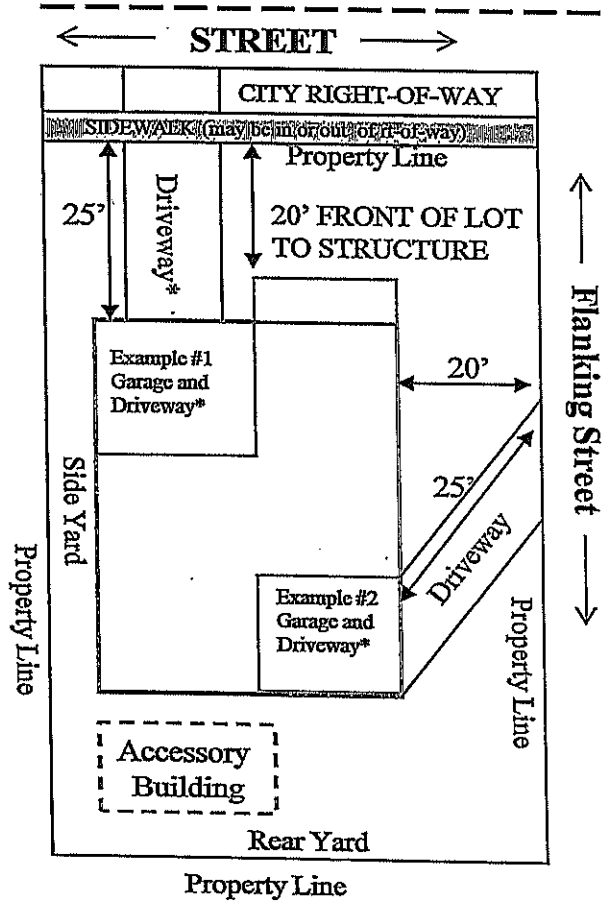
STANDARD RESIDENTIAL SET-BACKS

February, 2013

Rathdrum Planning & Zoning, Public Works Department
8047 W. Main Street, Rathdrum, ID 83858 208 687-2700 ext. 124

EXAMPLE



RESIDENTIAL	R-1	R-2S	R-2	R-2D	R-3
Minimum Lot Size	10,000 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.	6,000 Sq. Ft. (+1,500 sf per add'l unit)
Front Yard Setback	25'	20'	20'	20'	20'
Flanking Street Setback	20'	20'	20'	20'	20'
Side Yard Setback	10'	8'	7'	8'	6'
Rear Yard Setback	20'	20'	15'	20'	10'
Maximum Lot Coverage	35%	35%	35%	35%	35%
Maximum Bldg Height	35'	35'	35'	35'	35'

Accessory Buildings:

- Maximum height: 22 ft. to peak of roofline.
- Footprint no larger than the primary residential structure or 1200 sq. ft., whichever is greater.

Standard setbacks apply, unless greater than the following exceptions:

- Accessory structures > 300 sq. ft. can be 10 ft. from side or rear property lines if the height of the structure's adjoining wall is less than 15 ft.
- Accessory structures < 300 sq. ft. can be as close as 5 ft. from the side and rear property line or a distance ½ the height of the adjacent wall, whichever is greater.

Minimum Driveway Length = 25 ft. from structure to back of the sidewalk. (Exception: 20 ft. min. allowed in R-2, R-2D or R-3 zones on lots platted prior to September of 2003)