Part

11-5-3: COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL STANDARDS:

B. Off Street Parking Standards:

1. Purpose: The purpose of this subsection is to set forth the off-street parking requirements for various buildings and uses irrespective of the districts in which they occur.

2. Required Off Street Parking: Off street parking shall be provided on the development site for all zones. Parking spaces shall be a minimum of nine feet by nineteen feet (9' x 19') each.

3. Parking Area Design: All public or private parking areas shall be designed, laid out and constructed in accordance with the provisions of this subsection.

a. Ingress/Egress: All required parking shall be served by a service drive so that no backward movement or maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress, and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way driveways be less than twenty feet (20') and twelve feet (12') in width respectively.

b. Snow Storage: Snow storage areas shall be provided to accommodate all parking, access, service drives and internal streets. Such areas shall be clearly delineated and shall not cover catch basins or drywells nor eliminate any required parking stalls. These areas may be co-located with stormwater retention areas which are not included in required landscaped areas.

4. Parking Spaces Required: The number of off street parking spaces required shall be no less than as set forth in the following tables or as determined by the administrator based on evaluation of parking requirements set forth in "Parking Generation, 3rd Edition, Institute Of Transportation Engineers", or "Parking Standards, Planning Advisory Report #510511, American Planning Association". The decision and requirements of the administrator may be appealed in accordance with the appeals chapter of this title.

Use	Parking Space Required
Commercial:	
Barber and beauty shops	1 for each station plus 1 for each employee
Bowling alleys	6 for each bowling lane
Establishments for the sale and consumption on the premises of food and beverages	
	1 for each seating capacity plus employees divided by 3; where fractional, next highest full unit
Establishments or enterprises of a recreational or entertainment nature	
Participating type, e.g., skating rinks, dance halls	

	1 for each 75 square feet of gross floor area
Spectator type, e.g., auditoriums, assembly halls, theaters, stadiums, places of public assembly	
	1 parking space for each 4 seats
Office buildings, business and professional offices	
	1 for every 300 square feet of gross floor area
Outdoor sales lots	
	1 customer space for every 2,000 square feet of display area
Pharmacies	
	1 for each 150 square feet of gross floor area
Retail establishments except as otherwise specified herein	
	1 for each 250 square feet of gross floor area
Retail stores handling bulky merchandise, household furniture, or appliance repair shops	
	1 for each 600 square feet of gross floor area
Industrial:	
Except as specifically mentioned herein	1 for each 500 square feet of gross floor area
Laboratories and research facilities	1 for each 300 square feet of gross floor area
Machinery or equipment sales	1 for each 400 square feet of gross floor area
Wholesale and storage operations	1 for each 700 square feet of gross floor area
Institutional:	
Churches, clubs, lodges	1 for every 4 fixed seats or every 8 feet of bench length or every 28 square feet where no permanent seats or benches are maintained in the main auditorium, sanctuary or place of worship
Hospitals	1.5 for each bed. Where fractional, use next highest full unit
Libraries, museums, art galleries	1 for each 250 square feet of gross floor area
Nursing homes, homes for the aged, group care homes, asylums, etc.	
	1 for each 3 beds
Schools:	
Elementary or junior high	1.5 for each teaching station, plus 4 for every square foot of seating area where there are no fixed seats in an auditorium or assembly area
High schools	1.5 for each teaching station, plus 8 for every classroom or 1 for every 28 square feet of seating area where there are no fixed seats in an auditorium or assembly area
Colleges [1]	

"Commuter" type:	1 for every full time equivalent student
"Resident" type:	1 for every 3 full time equivalent students
"Commercial or business":	1 for every 3 classroom seats
Welfare or correctional institutions	1 for each 5 beds
Residential:	
Duplexes	2 for each dwelling unit on a single lot. A garage does not qualify as a parking space for the purposes of this section
Fraternities, sororities, cooperatives and dormitories	
	1 for each 3 occupants for which sleeping facilities are provided
Hotels, motels, etc.	1.25 for each guestroom
Multiple-family unit	~~1.75~~2 for each dwelling unit. Where fractional, next highest full unit. A garage does not qualify as a parking space for the purposes of this section
Rooming or boarding houses	1 for each guestroom

New Section

11-5-4 Supplemental Multi-Family and Institutional Standards.

A. Additional Standards Applicable to Multi-family Development. The following standards shall be in addition to other provisions of this Title, including but not limited to the zone district standards within RCC 11-4A-4 and RCC 11-5-1, 11-5-3 and 11-5-5, and shall be addressed in the Site Plan Review process. In the event that other standards of this Title conflict with these provisions, the more strict standard shall prevail.

B. Purpose and Intent. The following design standards were established to improve the appearance, quality and function of multi-family developments of three (3) or more dwellings. These provisions are intended to:

    1. Ensure that multi-family projects are designed to be compatible with surrounding neighborhoods and land uses.
    2. Encourage multi-family projects that residents can take pride in and have a sense of ownership in their neighborhood.
    3. Enhance the interface of multi-family development in relation to surrounding uses with attention to building placement, massing and orientation, landscaping treatment and open space areas.
    4. Ensure that multi-family projects incorporate amenities that enrich the lives of residents, address privacy, solar access, lighting and aesthetics.

C. Building Placement and Orientation. Building placement and orientation shall take into consideration the residential use from a physical and functional perspective, relationship and compatibility with surrounding uses, and the visual impact and experience for residents, visitors, neighbors and passersby.

    1. The zone district standards within RCC 11-4A-4 establish required setbacks from public streets and property lines (minimum yard areas). Subsection 11-5-3 A 2 b of this Title provides for additional side and rear yard requirements for adjacent residential uses.
    2. Multi-family projects with two of more buildings on the same lot shall be designed with variation between building setbacks and/or placement to avoid the creation of monotonous streetscapes. Additionally, site plans shall be designed with variation in both the patterns and the siting of structures so the appearance of the streetscape is not repetitive.
    3. Buildings shall be separated a minimum of six feet from all private streets, open air parking areas, sidewalks and pathways, except at building entrances.
    4. Off-street parking lots, private streets and driveways which run parallel to a public street, and open-air parking stalls shall not be placed between buildings and public streets. Garages and carports may be placed in this area, provided that such meet the required setbacks and do not occupy greater than fifty

percent (50%) of the lot width as measured at the property line adjacent to that street or building façade, whichever is greater.

Commented [CS1]: This is in consideration of 3 and 4 plex projects

5. Multi-family projects with buildings oriented toward interior private streets shall provide a "front" façade facing public streets as found in section D herein.

D. Building Design and Architecture

1. To avoid a monotonous or overpowering institutional appearance where three (3) or more units are located within a single structure, the building shall be designed with structural and spatial variety along façades and staggered roof planes. At minimum:

   i. Building Articulation. For every eighty feet (80') of building length, there shall be a vertical plane-break along the facade comprised of an offset of at least five feet (5') in depth by twenty five feet (25') in length. The offset shall extend from grade to the highest story.

Commented [CS2]: 80' in consideration of building materials in 8 or 10 foot lengths

   ii. Roof Articulation. Horizontal eaves longer than forty feet (40') shall be broken up by gables, dormers, building projections, or other articulation.

   iii. Height Articulation: For multi-story buildings, a minimum of twenty five percent (25%) of the primary façade shall have upper stories, or sections thereof, which step back from the ground floor footprint by a minimum of four feet (4'). Those areas may include balconies and roof gardens.

   iv. Upper stories shall not project beyond the ground floor footprint, except for bays no wider than twenty percent (20%) of the primary facade. Balconies shall be excluded from this calculation.

2. All sides of a building shall include a minimum of one architectural detail, including railings, trellises, trim, cornices, multi-lite windows, bay windows or similar architectural elements as approved by the Planning and Zoning Administrator or designated representative.

3. Buildings shall employ more than a single color and material application. Traditional building materials such as vertical or horizontal wood or vinyl siding, shingles, stone and/or stucco shall be utilized. Aluminum or metal siding shall not exceed fifty percent (50%) of any façade. Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.

4. New buildings abutting or adjacent to the lot line of a low or medium density residential zone district shall not exceed one story in height above grade for any portion thereof located less than forty feet (40') from the property line as may be requested and authorized by section 11-5-3 A 2 b of this Title.

5. Buildings located within one hundred feet (100') of a property line abutting a public street shall have a façade facing the street that appears to be a front façade, including an entrance, or the appearance of an entrance, oriented toward the street with pedestrian connection to sidewalks or pathways. Where a side façade at the end of a building is oriented to a public street, massing and level of detailing of the side façade shall be consistent with the front façade.

6. Building entrances shall be emphasized through projecting or recessing forms, detail, color, or materials.

7. Architectural treatments which wrap around the side of the building (e.g., wrap-around porch) are encouraged.

8. Ground floor residential entries, including primary and secondary entries, shall be sheltered from rain and wind. Sheltering may be accomplished by recessing the entry a minimum of four feet, or the construction of a roof or overhead architectural element. Main building eaves shall not be considered a compliant sheltering element.

9. Stairways shall be incorporated inside the building where possible to minimize visual impact. External stairways, when necessary, shall be recessed into the building, sided using the same siding materials as the building itself, or otherwise incorporated into the building architecture. Stairways that are simply hung from the building's exterior are not permitted.

10. The total area of windows and doors on the public street facing facade, including trim, shall not be less than twenty percent (20%) of the total area of the facade, excluding gables. The first floor facade shall include windows to provide visual interest and visual connection to the street.

11. Each dwelling unit shall be provided with a storage area / space the floor area of which equals not less than three percent (3%) of the gross floor area of the dwelling, up to a maximum required size of thirty (30) square feet of floor area. Storage height shall be typical one story. The storage space provided shall be separate from and in addition to typical closets interior to the dwelling unit and shall not be encumbered by mechanical equipment, water heaters or other features appurtenant to the dwelling unit. Storage areas shall be conveniently located for the use of tenants.

Commented [CS3]: For a minimum 600 SF dwelling, this would provide 18 SF of storage (ex. 4.5' by 4'), suggest a maximum of 30 SF (ex. 5 x 6)

E. Open Space and Amenities

1. A minimum of twenty five percent (25%) of the site's net area shall be designated as common open space. Common open space excludes landscaped areas required by section 11-5-3 A of this Title, driveways, streets and parking areas. The net site area is calculated exclusive of all building footprints, drive aisles and private streets, parking areas, and required

landscape areas. Common open space associated with ownership units (ex. townhouses) may include private yard areas.

2. Common open space shall be incorporated into the site plan as a primary design feature and not just remnant pieces of land used as open space. The open space should be centrally located and positioned within the view shed of the nearest units such that the residents can watch over the area.

3. In conjunction with the open space requirements, all multi-family projects with five (5) or more dwellings shall provide one (1) or more amenities for the residents as listed below. A minimum of one (1) additional amenity shall be provided for projects with more than twenty five (25) dwellings, and a minimum of one (1) additional amenity for every additional twenty (20) dwellings or fraction thereof thereafter. Amenities shall be centrally located for a majority of residents. Amenities may be located within and counted toward common open space requirements.

   The number, type, and size of amenities should be proportional to the anticipated number and representative of the anticipated needs of residents. For example, a senior housing complex may not benefit from development of a tot lot and an apartment project located in close proximity to a community park may not benefit from the duplication of park amenities.

   i. Tot lot / play structure;
   ii. Community garden;
   iii. Picnic table(s) and BBQ (preferably with shade structures);
   iv. Swimming pool;
   v. Indoor recreation or fitness facility;
   vi. Sports court(s) (ex., tennis, basketball, volleyball, pickleball);
   vii. Natural open space area with trails and benches / viewing areas;
   viii. Dog park;
   ix. And/or other active or passive recreation area that meets the intent of this guideline as determined by the Planning and Zoning Administrator.

4. Common facilities such as laundries, mailboxes, and management office should be centrally and conveniently located for accessibility and proximity to the majority of the residents.

5. Private Open Space. Usable private outdoor space such as patios, balconies, porches, roof gardens, or small yards shall be provided in all newly constructed multi-family developments with five (5) or more units. Triplexes and fourplexes

may utilize a shared yard area. Private open space shall comply with the following standards:

i. Dwelling units located at the ground floor level (or below finished grade, or within five feet above finished grade), shall have a minimum of ninety six (96) square feet (ex. 6' x 16') of private open space, with no dimension less than six feet (6');

ii. All upper floor dwelling units shall have balconies or porches measuring at least thirty six (36) square feet with no dimension less than four feet (4') (ex. 4' x 9');

iii. All private open space shall have direct access from the dwelling unit by way of a door;

iv. Any excess private open space (above what is required) may be counted toward fulfilling up to ten percent (10%) of the common open space requirement;

v. Building masses and screening such as low hedges, fences, walls, arbors or trellises shall be used to help delineate private outdoor spaces. The screening element must be a minimum of three feet (3') in height.

F. Parking, Access and Circulation: Multi-family developments should be designed to be easy to navigate through in a logical, common sense manner so that a resident or visitor can easily enter the site, park their car, and find a particular unit.

1. Off-street vehicle parking spaces shall be provided as specified in section 11-5-3 B and other provisions of this Title. On-street parking along private streets contained within the development can be applied to the off-street parking requirements provided it meets the other criteria herein;

   a. Parking on the streets contained within the site shall not include head-in or angle parking. Parking shall be accommodated in the form of parallel parking;

2. Additional guest parking shall be provided at a ratio of one guest parking space per two (2) dwelling units or fraction thereof. Guest parking shall be located throughout the development and shall be clearly marked.

3. Parking lot landscaping shall be provided as specified in 11-5-3 A 3 of this Title.

4. Projects shall be designed with an internal pedestrian/bicycle system providing access to individual units, common areas and off-site connectors as appropriate. The goal of offsite pedestrian/bicycle connections is to provide convenient access to schools, parks, and other community amenities that are located directly adjacent or in the immediate vicinity of the multi-family site. In

addition, designated pedestrian access into multi-family development shall not be limited to vehicle access points only.

5. Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, brick/masonry pavers, humps/raised crossings, or painted striping and shall conform to federal Americans with Disabilities Act (ADA) requirements.

6. Bicycle parking shall be provided for each building with five (5) or more dwelling units and shall be located in close proximity to the building entry for convenience of residents. At a minimum bicycle parking shall be provided at a ratio of one (1) per dwelling unit.

7. Large surface parking areas for resident and visitor parking should be designed with a series of smaller parking areas. These multiple smaller parking lots are preferred and will minimize the expansive appearance of parking areas.

8. Parking areas shall be located such that the walk from the designated parking to the dwelling units is short and direct. Ideally, residents will have visibility to their parking stalls. All resident and visitor parking spaces shall be clearly identified.

9. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways.

10. To provide for traffic safety and to minimize the impacts on the public circulation system private streets to service the development should connect to local or collector streets rather than directly onto arterial streets. Private driveways shall not be allowed from an arterial street.

11. The use of special paving is encouraged to enhance project design. However, special paving should be used as an accent where it serves some purpose. Preferred locations for special paving include: project entryways, pedestrian crosswalks, pedestrian walkways and common open areas.

12. Parking areas have the potential to be a source of noise and light that may affect adjacent residential areas as well as dwelling units. In an effort to reduce this potential impact, the following improvements are required:

    i. Landscape areas between dwelling units and parking areas on-site shall be improved with berming and/or landscape to achieve a minimum thirty six inch (36") screen.

    ii. Parking areas, access aisles and private streets for multi-family projects which are abutting or adjacent to the lot line of a low or medium density residential zone district located less than forty feet (40') from the property line as may be requested and authorized by section 11-5-3 A 2 b of this Title shall be screened by a minimum six foot (6') tall solid wall

or fence or shall be appropriately improved with berming and/or landscaping which achieves the same height and objective.

G. Landscaping: Landscaping shall be designed as an integral part of the overall site plan with the purpose of enhancing building design, public views and spaces, and providing buffers, transitions and screening in compliance with section 11-5-3 A of this Title. Additional requirements include:

1. ~~.~~—General Landscape Standards:

   i. "Landscape," "landscaping" or "landscaped area" shall mean that area of land covered with at least seventy-five percent (75%) living vegetative material such as lawn grass, ground cover, trees, shrubs, vegetables and flowers, and which may incorporate up to twenty-five percent (25%) ornamental landscaping materials.

      a. Ornamental landscaping materials which may be utilized include round or irregular rock which allows for water infiltration, boulders, landscape bark (note that the City recommends landscape bark should not be located within five feet (5') of structures to reduce fire hazard) and mulch, including rubber mulch. Rock or unwashed/unscreened gravel with "fines" (finely crushed or powdered material) and artificial turf shall not be utilized.
      b. Installation of landscaping shall include preventive measures intended to reduce the necessary maintenance activities, particularly the incidence of weed growth.
      c. Xeriscape landscaping may be utilized to reduce the required vegetated area to fifty percent (50%) upon City approval of a detailed landscape plan which demonstrates compliance with the "City of Rathdrum Xeriscape Guide" as adopted by the city council and subject to the other provisions of this Chapter.

   ii. A permanent, underground and automatic irrigation system including an approved backflow prevention device shall be installed and permanently maintained in all required landscaped areas for new development.

   iii. All plant spacings should allow for the growth characteristics of the ~~trees~~ vegetation without adversely affecting the integrity and maintenance of structures, walks or drives.

   iv. A licensed landscape architect shall provide the landscape design of all large-scale projects (those which require thirty (30) or more parking stalls).

Commented [CS4]: May all go into 11-5-3 consistent with residential

2. Project Entry Landscape. The use of landscaping and accent paving can help define and beautify a project entrance as viewed from the street. Entries to

multi-family projects with five (5) or more units from public streets shall be designed as special statements reflective of the character of the development. Special accents such as scaled monument signage, ornamental features, textured paving, flowering accents, shrubs, and / or the use of specimen trees shall be used to generate visual interest at these entry points.

3. All areas not covered by drive aisles, parking or necessary hardscape shall be appropriately landscaped.
4. Building elevations shall have landscaping consisting of a combination of shrubs and trees adjacent to all foundations to soften the building and provide visual screening.
5. The City encourages the use of landscape enhancements such as trellises, arbors, cascading landscaping, vines and perimeter garden walls as well as landscape features such as fountains and public art.

H. Accessory Structures, Utilities, Mechanical and Fencing

1. Accessory structures shall be architecturally consistent with the design of the other buildings on the site, including building materials, paint color(s), and other elements.
2. Trash enclosures shall be required for projects with five (5) or more dwellings and shall be provided in compliance with section 11-5-3 of this Title. They should be conveniently located for access by all tenants, collections and maintenance and shall be enclosed with durable materials that are architecturally compatible with the design of the buildings. Sight obscuring fencing / walls shall be utilized. Where trash enclosures are located adjacent to landscape planters, landscaping shall be incorporated around the trash enclosures to provide more effective screening.
3. Chain-link fencing is prohibited except in circumstances where fencing is provided for recreational courts (basketball, etc.).
4. Utilities shall be located underground. Where above ground utility equipment is required, such as transformers, electric and gas meters, electrical panels and junction boxes, such shall be screened by walls and/or landscaping. The location of utilities and services shall be co-located where feasible and shall not be located on the street side of a building.
5. Building mechanicals shall be incorporated into the design of the building and shall be completely screened from view. Building mechanicals shall not be located on the street side of a building.
6. The City discourages solid perimeter fencing along public street frontages for multi-family structures located within one hundred feet (100') of the property line facing the street except where noise attenuation is required along a

Commented [CS5]: Should go in 11-5-3 for all uses at least for garbage enclosures

highway. Where perimeter fencing is proposed, for purposes other than noise attenuation, along the public street frontage, open view fencing shall be used (such as decorative wrought iron). Pedestrian ingress/egress to the site at convenient locations shall be provided.

Commented [CS6]: This means for buildings with a "front" façade on the street.

I. Lighting of Parking Areas, Drive Aisles, and Pedestrian Walkways

Site lighting for multi-family projects shall include lighting of project entries, drive aisles and parking areas, pedestrian walkways, and common areas designated for regular nighttime use. This lighting is important for safety reasons and for the architectural enhancement of the development. Lighting shall be compliant with section 11-5-3 E of this title with the following additional requirements:

1. Pedestrian-scaled lighting, less than fourteen feet (14') in height, shall be used to illuminate areas used for parking and pedestrian circulation. The City encourages use of low-level bollard lighting for illumination of pedestrian walkways.
2. In order to minimize light trespass on residential properties directly abutting a multi-family site, illumination measured at the nearest residential property line shall not exceed the moon's potential ambient illumination of one-tenth (0.1) foot-candle.
3. Outdoor light fixtures used to illuminate architectural and landscape features shall use a narrow cone of light for the purpose of confining the light to the object of interest and minimize light trespass and glare. Downward oriented lighting, except where illuminating flags or highlighting building facades shall be utilized wherever possible.
4. Permit materials shall include details for pole types and heights, base specifications and heights and luminaries, including any shielding or other details. A lighting analysis / photometric evaluation shall be provided to the City which demonstrates compliance with Code.

Part

11-5-~~5~~4: SITE PLAN REVIEW:

A. Purpose: Site plan review ensures that new development, redevelopment of existing ~~commercial~~ sites and changes in ~~commercial~~ use of a site follow the goals and policies of the comprehensive plan and meet applicable provisions of the municipal code. The purpose of this section is to establish the applicability, requirements, procedures, and standards of approval for site plan review, to ensure that all new building projects and site expansions are in compliance with zoning requirements and other city code standards and/or policy, as well as state and federal laws and regulations, as may be applicable.

B. Applicability: Site plan review and approval is required for the development of any commercial, industrial, institutional ~~or~~, public ~~structure~~, governmental or multi-family residential ~~structure~~ project ~~greater than four (4)~~of three (3) dwelling units or more located on one or more parcels of land under any of the following conditions:

1. New ~~commercial or industrial~~ construction / development, redevelopment of a ~~commercial~~ site or expansion of the total floor area of existing ~~commercial or industrial~~ structures or sites;

2. New use, ~~C~~change in use or expansion of an existing ~~commercial site~~use;

~~3. New institutional construction or expansion of the total floor area of existing institutional structures including, but not limited to, schools, governmental buildings, nursing homes, hospitals, churches, community assembly halls, and other similar facilities;~~

~~4. New construction of apartment buildings, townhouses, condominiums, or other multi-family structures of more than four (4) dwelling units or expansion of a multi-family structure (5 units or greater) in which additional unit(s) are to be attained;~~

~~5. Tenant improvements to existing commercial or industrial uses that result in a change of use or expansion of the structure. Change of use is defined by the international building code (IBC).~~

The administrator may waive or amend site plan review requirements if it is shown that the site is already improved to current site design standards or the proposed use, expansion or change in use does not warrant a full site plan review.

Commented [CS7]: For consistency with new section

Commented [CS8]: Removed to clarify it is applicable to any of the named project types above – SITE specific

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