

#### 11-5-4 Supplemental Multi-family and Institutional Standards.

The following standards shall be in addition to other provisions of this title, including but not limited to RCC 11-5-1, 11-5-3 and 11-5-5 and shall be addressed in the Site Plan Review process. These provisions are intended to:

- Ensure that multi-family projects are designed to be compatible with surrounding neighborhoods and land uses.
- Encourage multi-family projects that residents can take pride in and have a sense of ownership in their neighborhood.
- 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.
- Ensure that multi-family projects incorporate amenities that enrich the lives of residents, address privacy, solar access, lighting and aesthetics.

##### A. 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, and passersby.

1. The zone district standards within RCC 11-4A-4 establish setbacks from public streets and property lines. Subsection [11-5-3A2b](#) of this title provides for additional side and rear yard requirements for adjacent residential uses.
2. Multi-family projects with two or more buildings 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 parking areas, sidewalks and pathways, except at building entrances.
4. Off-street parking lots and driveways shall not be placed between buildings and public streets.

##### B. Building Design and Architecture

1. To avoid a monotonous or overpowering institutional appearance where three 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. For every 100 feet of building length, there shall be a 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.
  - ii. Horizontal eaves longer than 40 feet shall be broken up by gables, building projections, or other articulation.
  - iii. 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').
  - iv. Upper stories shall not project beyond the ground floor footprint, except for bays no wider than twenty percent (20%) of the primary facade.
2. All sides of a building shall include architectural detailing. Architectural detailing includes railings, trellises, trim, cornices, bay windows or similar architectural elements.
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 stucco shall be utilized. Aluminum or metal siding is prohibited. Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.
4. New buildings, or portions of new buildings exceeding one story in height that abut an existing one-story single-family detached residential or duplex building shall not exceed a building height greater than one foot for each foot of horizontal distance from the property line.
5. All buildings abutting a public street shall have an entrance oriented toward the street with pedestrian connection to sidewalks or pathways except that where the 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. Architectural treatments shall be provided which wrap around the side of the building (e.g., wrap-around porch).
6. In addition to the requirements of Subsection [11-5-3A2b](#) of this title when new residential development is adjacent to an existing residential use, landscaping, including large evergreen trees, and/or garden features (e.g., trellis or supplementary fencing), shall be provided to obscure direct sight-lines into private yard areas or windows on adjacent properties. Screening must be attained at privacy-sensitive areas before a certificate of occupancy or final sign-offs are provided.
7. 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.

8. 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.

### C. 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, parking areas, and required landscape areas. Common open space associated with ownership units (e.g. townhouses) may include private yard areas.

Alternate 1. In all developments with more than 20 units, a minimum area of 15 percent of the total site area (inclusive of required setback areas) shall be designated, and permanently reserved, as usable common open space. The site area is defined as the lot or parcel on which the development is planned, after subtracting the required dedication of street right-of-way and other land for public purposes (e.g., public park).

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 shall provide two or more amenities for the residents as listed below. 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 future 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 tables and BBQ areas (preferably with shade structures);
- iv. Swimming pool;

- v. Indoor recreation facility;
- vi. Sports courts (e.g., tennis, basketball, volleyball);
- vii. Natural open space area with trails and benches/viewing areas;
- viii. And/or other active or passive recreation area that meets the intent of this guideline.

Alternate 3. The development shall designate, within the common open space, a minimum of 250 square feet of active recreation area (e.g., children's play areas, play fields, swim pool, sports courts, etc.) for every 20 units or increments thereof. For example, a 50-unit development shall provide a minimum of 500 square feet for active recreation. Indoor or covered recreation space may be counted toward this requirement, but should not exceed 30 percent of the required common space area.

- 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 multifamily developments. Private open space shall comply with the following standards:
  - i. Dwelling units located at or below finished grade, or within five feet of finished grade, shall have a minimum of 96 square feet of private open space, with no dimension less than six feet;
  - ii. All upper floor dwelling units shall have balconies or porches measuring at least 36 square feet with no dimension less than four feet;
  - 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 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 in height.

#### D. 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** of this Title. On-street parking along private streets contained within the development can be applied to the off-street parking requirements;
  - a. Parking on the streets contained within the site shall not include head-in or angle parking. Parking shall be accommodated in parking lots or along the internal street system in the form of parallel parking;
2. Additional guest parking shall be provided at a ratio of one guest parking space per four (4) dwelling units. Guest parking shall be located throughout the development and shall be clearly marked.
3. Parking lots shall be placed to the side or rear of buildings in accordance with the building orientation standards contained herein.
4. Snow storage areas shall be provided to accommodate all parking, access drives and internal streets. Such areas shall be clearly delineated on the site plan and shall not cover catch basins nor eliminate any required parking stalls. These areas may be co-located with stormwater retention areas which are not included in required landscaped areas.
5. Parking lot landscaping shall be provided as specified in 11-5-3 A of this Title.
6. 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.
7. 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.
8. Bicycle parking shall be provided for each building with three (3) or more dwelling units and shall be located in close proximity to the building for convenience of residents. At a minimum bicycle parking shall be provided at a ratio of one per dwelling unit.
9. Large surface parking areas for resident and visitor parking shall 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.
10. Parking areas shall be located such that the walk from the designated parking to the dwellings is short and direct. Ideally, residents will have visibility to their parking stalls. All resident and visitor parking spaces shall be clearly identified.

11. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways.
12. 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 a collector street.
13. 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.
14. 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 36" screen.
  - ii. Landscape areas between parking stalls for multi-family development and off-site residential dwellings, not otherwise screened by a masonry wall, shall be improved with berming and/or landscaping to achieve a minimum 36" screen.

#### E. 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 11-5-3A of this Title. Additional requirements include:

1. Project Entry Landscape. The use of landscaping and accent paving can help define and beautify a project entrance as viewed from the street. Entries shall be designed as special statements reflective of the character of the development. Special accents such as scaled signage, ornamental features, textured paving, flowering accents, shrubs, and the use of specimen trees shall be used to generate visual interest at these entry points.
2. All areas not covered by drive aisles, parking or necessary hardscape shall be appropriately landscaped. Bark mulch, rocks and similar nonplant material may be used to complement the cover requirement, but shall not be considered a sole substitute for the vegetative ground cover requirement;
3. Street facing elevations shall have landscaping consisting of a combination of shrubs and trees adjacent to all foundations to soften the building and provide visual screening.

4. 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.

#### F. Accessory Structures, Utilities 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 should be conveniently located for collections and maintenance and shall be enclosed with durable materials that are architecturally compatible with the design of the buildings. Sight obscuring fencing shall be utilized and shall not include chain link or similar materials. Where trash enclosures are located adjacent to landscape planters, landscaping shall be incorporated around the trash enclosures to provide more effective screening.
3. Utilities shall be located underground. Where above ground utility equipment as 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.
4. The City discourages perimeter fencing of any type along public street frontages except where noise attenuation is required. Where perimeter fencing is proposed, for purposes other than noise attenuation, along the public street frontage, open view fencing shall be used (such as wrought iron). Pedestrian ingress/egress to the site at convenient locations shall be provided.

#### G. 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 14 feet 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.

#### 11-4A-4: R-3 RESIDENTIAL DISTRICT:

A. Purpose: The purpose of the R-3 district is to provide for residential environments at a higher density than R-1 and R-2 districts.

B. Criteria: High density residential areas should be located according to these criteria:

1. In areas where increased traffic would not have a detrimental effect on the carrying capacity of collector and arterial streets.
2. In locations where municipal water and sewer facilities are provided.
3. In areas to act as a buffer between commercial or industrial districts and lower density residential districts.
4. In areas designated for high density use on the city of Rathdrum future land use map.

C. Principal Uses Permitted Outright:

~~All those principal uses permitted outright in R-1 and R-2 districts,~~

~~Apartment houses, townhouses, condominiums, schools, churches, mobile/manufactured homes, and mobile/manufactured home parks established according to PUD requirements.~~

1. Multiple-family dwellings and apartments (three or more attached units on one lot).
2. Townhomes (attached single-family housing or row houses on one lot with three or more units).
3. Duplex (two-family attached dwelling on one lot), which shall comply with the standards in the R-2S zone.
4. Residential care homes and residential care facilities.
5. Schools
6. Churches
7. Condominiums
- 4-8. Group Homes for disabled persons
9. Uses similar to those listed above.

D. Conditional Uses:

1. All conditional uses allowable in R-1 and R-2 districts.
2. Cemetery.

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3. Neighborhood commercial services determined to be compatible with the character of the neighborhood.

4. Cottage development (two or more detached units on one lot), including manufactured home communities.

4-5. Other uses determined by the commission to be in keeping with the purposes and intent of this district.

E. Accessory Uses Permitted:

Uses customarily incidental to a principal use, such as unattached garages, carports and storage sheds, are permitted outright provided that the accessory structures meet the qualifications as set forth in the definition for an "accessory use or structure" (section 11-3-2 of this title) and applicable lot density and setback provisions.

F. Lot Area, Density And Setback Provisions:

1. Minimum lot area: ~~Six-Seven~~ thousand five hundred (~~76,500~~) square feet plus one thousand five hundred (1,500) square feet per each additional dwelling unit over one.

2. Maximum lot width to depth ratio: 1:2.5.

3. Minimum front yard and/or public street setback: Twenty feet (20') measured from the edge of the street right of way to the front of the building.

4. Minimum side yard: Six feet (6') wide.

5. Minimum side yard flanking street of corner lot: Twenty feet (20') from street right of way.

6. Minimum rear yard: Ten feet (10') deep.

7. Maximum building height: Not to exceed thirty five feet (35').

8. Maximum lot coverage: ~~Thirty five percent (35%)-Forty five percent (45%)~~.

9. Minimum size ~~for single-family~~ per dwelling unit: Six hundred (600) square feet.

10. Minimum driveway requirements: Twenty five feet (25') in length, excluding sidewalk for individual driveways to dwelling units.

Exception: Lots platted prior to September 2003, may have driveway lengths no less than twenty feet (20'), excluding sidewalk.

11. Setback requirements must be measured from a legally established property line.

12. See subsection 11-5-3A2b of this title for additional side and rear yard requirements.

G. Parking: See chapter 5 of this title. ~~(Ord. 493, 11-12-2008)~~

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