

CITY OF RATHDRUM ZONING REQUIREMENTS



RESIDENTIAL USES

ZONING	R - 1	R - 2S	R - 2	R - 2D	R - 3
DESCRIPTION	Single Family	Single Family	Single Family Duplex	Single Family Duplex	Single Family Duplex Multi-Family
Minimum Lot Area	10,000 sq ft	7,500 sq ft	7,500 sq ft	7,500 sq ft	6,000 sq ft + 1,500 sq ft per added unit
Max # residence structures per lot	1	1	1	1	N/A
Max # residence units per lot	1	1	2	2	N/A
Max lot coverage	35%				
Max width:depth ratio	1:2.5				
Max building height	35'				
Minimum front yard	25'	20'	20'	20'	20'
Minimum side yard	10'	8'	7'	8'	6'
Minimum side yard flanking street	20'				
Minimum rear yard	20'	20'	15'	20'	10'
Minimum size-single family dwelling unit	920 sq ft	920 sq ft	920 sq ft	920 sq ft	600 sq ft

Driveways: Minimum 25' in length from structure; excluding sidewalk. Exception: 20 ft. min. allowed in R-2, R-2D or R-3 zones on lots platted prior to September of 2003

COMMERCIAL USES

ZONING	C - 1	C - 1	C - 2	I	P
DESCRIPTION	General District	Downtown District	Highway/Service District	Industrial District	Public Use District
Max lot coverage	50%	90%	65%	75%	65%
Max building height	35'	45'	45'	None	45'
Minimum lot area	None	None	None	None	None
Minimum lot width	None	None	None	None	None
Minimum lot depth	None	None	None	None	None
Minimum front yard	None	None	None	10'	None
Minimum side yard	None	None	None	10'	None
Minimum side yard flanking street	20'	None	20'	20'	20'
Minimum rear yard	None	None	None	10'	None