

Chapter 4

BULK AND PLACEMENT REGULATIONS

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Sec. 4-1. Introduction.

This Section establishes parcel and building standards for developments within all zoning districts. The standards vary depending upon the zone in which the development is located within as well as the building type. All residential and non-residential development must comply with the standards contained within the Bulk and Placement Regulations Table below. General exceptions to parcel and building standards as well as standards of how to measure setback requirements can also be found within this Section.

(Ord. 2018-07, 05/21/2018)

Sec. 4-2. Bulk and Placement Regulations Table.

(See Page 3).

(Ord. 2018-07, 05/21/2018)

Sec. 4-3. Exceptions to Height Regulations.

The height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, solar panels, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

(Ord. 2018-07, 05/21/2018)

Sec. 4-4. Setbacks.

A. Definition. A setback is the distance that buildings or uses must be removed from their property lines. Every lot

typically has front, rear, and side setbacks that are determined by the underlying zoning district and the building type upon the lot.

- B. Setbacks Measurement. Setbacks are measured from the property line unless otherwise indicated. When measuring front and street side yard setbacks for lots that abut a Local Residential Street, as designated upon the Thoroughfare Plan within the City’s Comprehensive Plan, the front and street side setbacks shall be measured from the building lot side of the public sidewalk to the nearest point of the wall of the main building on the lot, as shown in Figure 1 below. (See Page 4). In such cases where sidewalks do not exist in front or street side of a building lot, the Zoning Administrator shall determine the point of measurement based upon the location of adjacent principal structures, the likelihood of future sidewalk installation, and the anticipated location of such future sidewalk.
- C. Permitted Projections into Required Setbacks. Architectural features that do not provide indoor floor space, including eaves, bay windows, decks, carports, and unwallled porches, may project up to twenty-four inches (24”) into required side yards and up to forty-eight inches (48”) into required front, street side and rear yards.
- D. Exceptions to Required Setbacks: Structures of thirty inches (30”) or less in height from grade to the top of the structure are exempt from setback requirements. Deck railings are not to be included when measuring the height of structures for the purposes of this setback exemption so long as they do not exceed forty-two inches (42”) in height and where the rails and material constitute not more than seventy percent (70%) of the railing area.
- E. Alternate Front Setback Requirement. In any zoning district where established

front yards are less than the minimum required front yard for such district, the Zoning Administrator may grant modifications to the front yard setback of new principal buildings on the subject property provided:

1. The minimum front yard setback is at least equal to the average setback of the principal buildings located on the lots abutting said subject property; or
2. Sixty percent (60%) or more of the principal buildings, within a numbered block on the same side of the street as the subject property, are set back less than the required zoning front yard setback; the average setback of the existing nonconforming structures may be used to establish the minimum front yard of all properties fronting on that side of the street.

F. Setbacks for Flag Lots. The setback requirements for flag lots are determined by the underlying zoning district the lot is within. The front setback requirement shall be measured by drawing a radius of the front setback distance from the center of the flagpole portion of the lot where it enters the main portion of the lot as shown in Figure 2 below **(See Page 5)**.

(Ord. 98-14, 4/20/98; 2010-24, 11/15/2010; 2014-18, 10/20/2014; 2018-07, 05/21/2018)

Sec. 4-5. Access to Lots and Buildings.

Except as provided below, every lot shall abut a public street right-of-way (other than an alley) for a minimum distance of forty feet (40’).

1. Lots on cul-de-sacs and vehicle turnarounds shall abut a public street right-of-way for a minimum distance of twenty feet (20’).
2. Approved flag lots shall abut a public street right-of-way for a

minimum distance of twenty feet (20’), and the flagpole portion of flag lots shall not exceed one hundred fifty feet (150’) in length and shall not be less than twenty feet (20’) in width at any point.

3. Approved twinhome lots shall abut a public street right-of-way for a minimum distance of twenty feet (20’). Approved townhouse lots shall abut a public street right-of-way for a minimum distance equal to the minimum lot width of the applicable Zoning District.

4. Legal lots of record that have been approved by the City Council prior to the adoption of this Zoning Code and which do not abut a public street right-of-way shall be excepted from this requirement where sufficient permanent legal access is available (via public right-of-way, private access easement, or other legal means) to provide safe and convenient access for servicing, fire protection, and required off-street parking.

5. Lots within the Agriculture/Forestry (AF), Farm Ranch (FR), and Suburban Residential (SR) Zoning Districts where access is provided by a permanent access easement of no less than twenty feet (20’) in width at any point.

6. Flag poles and access easements within the Agriculture/Forestry (AF), Farm Ranch (FR), and Suburban Residential (SR) Zoning Districts may be greater than one hundred fifty feet (150’) in length as long as sufficient Fire Department access is provided.

(Ord. 98-14, 4/20/98; 2010-24, 11/15/2010; 2014-18, 10/20/2014; 2018-07, 05/21/2018; 2018-11, 08/20/2018)

Bulk and Replacement Regulations Table follows.

Setback “Figures” follow the above-referenced Table.

BULK & PLACEMENT REGULATIONS TABLE																
	AF	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RTO	CB	GB	MB	I	UMC	U
Minimum Lot Requirements																
Minimum lot area (expressed in square feet unless otherwise noted, no minimum lot area for non-residential uses)																
Single family detached	40 acres ¹³	3 acres	1 acre	9,600	7,000	6,000	5,000 ¹	5,000 ¹	5,000 ¹	-						
Twinhome	-	-	-	-	-	3,250	2,250	2,250	2,250	-						
Townhouse	-	-	-	-	-	2,000 ²	1,800	1,800	1,800	-						
Two family dwelling	-	-	-	-	-	7,000	5,000 ¹	5,000 ¹	5,000 ¹	-						
Multiple family dwelling	-	-	-	-	-	-	5,000 ¹	5,000 ¹	5,000 ¹	-						
Minimum lot width (in feet, no minimum lot width for non-residential uses)																
Single family detached	150	125	100	80 ³	60 ³	60 ³	50	50	50	-						
Twinhome	-	-	-	-	-	30	25	25	25	-						
Townhouse	-	-	-	-	-	20	18	18	18	-						
Two family dwelling	-	-	-	-	-	60 ³	50	50	50	-						
Multiple family dwelling	-	-	-	-	-	-	50	50	50	-						
Minimum Setbacks ⁹ (in feet)																
Front ¹⁰	30	25	25	25	20	15	15	10	20	25				10	10	
Rear	35	30	30	20	20	20	20	20	20	20 ⁴						
Side Yard Minimum	35	20	20	5	5	5	5 ^{5/6}	5 ^{5/6}	10	20 ⁴						
Side Yard Combined Minimum				15	15 ⁵	15 ⁵	15 ^{5/6}	15 ^{5/6}								
Street Side	20	17	17	17	15	13	13	10	10	20				10		
Exceptions to Minimum Setbacks Listed Above																
Twinhome and Townhouse Exterior Side Setback	-	-	-	-	-	8	8	8	8	-						
Garage Door Front Setback (when door faces said street)	20	40	40	25	20	20	20	20	20	25						
Garage Door Street-Side Setback (when door faces said street)	20	20	20	20	20	20	20	20	20	20						
Accessory Structure Side & Rear Setback (detached, 200 sq ft or less) ¹¹	0	0	0	0	0	0	0	0	0	0						
Accessory Structure Rear Setback (detached, greater than 200 sq ft) ¹²	5	5	5	5	5	5	5	5	5	5						
Common Open Space (minimum 400 square feet per lot or as required below, whichever is greater, residential uses only)																
								75/du	75/du	75/du			75/du	75/du		
	AF	FR	SR	R-1	R-2	R-3	R-4	RO	NB	RTO	CB	GB	MB	I	UMC	U
Maximum Building Height ⁸ (in feet)																
Principal Structure	35	35	35	35	35	35	40	40	40	65	65	65			65	
Accessory Structure (detached, GREATER than 200 sq ft, and encroaching into required rear yard setback for the parcel)																
Building Height	35	35	35	35	35	35	40	40	40	65	65	65				
Wall Height ⁷	14	14	14	14	14	14	14	14	14	14	-	-				
Accessory Structure (detached, 200 sq ft OR LESS, and encroaching into principal structure side or rear yard setbacks)																
Building Height	12	12	12	12	12	12	12	12	12	12	-	-				
Notes																
where space is blank there is no minimum/maximum requirement, "-" = not applicable, use not permitted in that zone																
du = dwelling unit																
¹ Or 800 square feet per dwelling, whichever is greater																
² Average net density of a townhouse development shall not be more than fourteen and one-half (14.5) units per acre																
³ Minimum lot width for lots that have rear alley access is reduced by 10 feet																
⁴ Or equal to the height of the building, whichever is greater, when adjacent to R-1, R-2, R-3, or R-4 Zones																
⁵ Side yard combined minimum of 15 feet only applies to lots 55 feet or more in width																
⁶ Minimum side yard setback for multiple family developments on lots greater than 20,000 square feet shall be no less than 10 feet																
⁷ Dormers may be allowed to exceed 14 feet provided they do not occupy more than fifty percent (50%) of the length of the wall, each wall measured separately																
⁸ Building height is defined in Section 4-1-6 of this Code. For exceptions to maximum building height regulations refer to Section 4-3-3 and Section 4-5-3 of this Code.																
⁹ Minimum setbacks as specified on this table are for building walls. For permitted projections into minimum setback areas, refer to Section 4-5-4(C) of this Code																
¹⁰ Where established front setbacks are less than the minimum required for such Zone, refer to Section 4-5-4(E) of this Code for an alternate front setback requirement																
¹¹ Roof drainage must be contained on-site																
¹² The accessory structure shall not occupy more than fifty percent (50%) of the area of the required rear yard for the parcel																
¹³ Exception to minimum forty (40) acre lot size: No more than one (1) parcel of land less than forty (40) acres may be divided from an existing parcel of forty (40) acres or more in the AF zoning district (a 1/4-1/4 section or full Government Lot shall be treated as a forty (40) acre parcel for the purposes of this Zoning Code). The small parcel shall be at least one (1) acre in area and must be registered with the Office of the Latah County Clerk and the City Community Development Department. Such exceptions must be reviewed and approved by the Council and the Board of Latah County Commissioners.																

(Ord. 2018-07, 05-21-2018)

FIGURE 1

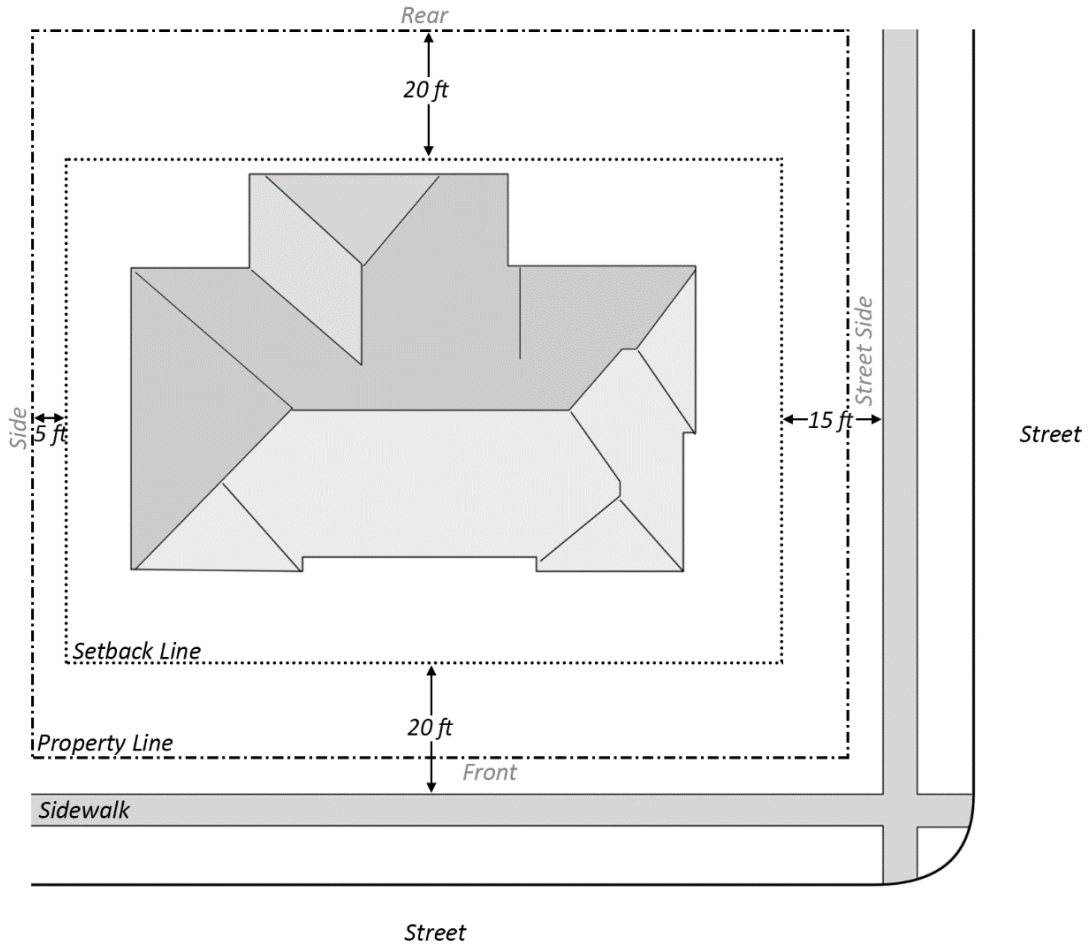


FIGURE 2

