



# **BONNER COUNTY PLANNING DEPARTMENT**

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## **INFORMATION FOR COMMERCIAL / PUBLIC / INDUSTRIAL / MULTI-FAMILY PROJECTS**

### **Title 12 SUBCHAPTER 4.3 - PARKING STANDARDS**

#### **12-430: PURPOSE:**

The purpose of this subchapter is to provide adequate parking spaces for uses. (Ord. 501, 11-18-2008)

#### **12-431: PARKING STANDARDS:**

- A. Requirements: Parking spaces required shall be exclusive of drives and access lanes and each space will be provided with adequate ingress and egress.
- B. Size Of Parking Spaces: Parking spaces shall be no less than two hundred (200) square feet in area.
- C. Unspecified Uses: Parking for unspecified uses shall be determined by the planning director. Requirements for such unspecified uses shall be based on the requirements for the most comparable use pursuant to the "Standard Industrial Classification Manual" or the North American industry classification system, as amended, modified or superseded.
- D. Handicapped Parking: Handicapped parking shall be provided consistent with the Americans with disabilities act, where applicable.
- E. Cooperative Off Street Parking: Any two (2) or more uses may establish cooperative off street parking where it can be established to the satisfaction of the planning director that the hours of traffic generation on the part of the different land uses are at nonoverlapping times of the day based on hours of operation. In that case, the off street parking provisions for each can be credited to the same off street parking areas provided cooperatively. All shared parking and mutual easements shall be recorded and a copy provided to the planning department.
- F. Gross Area Determination: In determining the gross area required for an off street parking lot requiring a specified number of parking spaces, including driveways and aisles, two hundred fifty (250) square feet per parking space shall be used. (Ord. 501, 11-18-2008)

#### **12-432: MINIMUM OFF STREET PARKING REQUIREMENTS:**

- A. For the purposes of defining off street parking, the floor area shall exclude areas devoted exclusively to circulation or service, such as storage, restrooms, corridors, hallways, entries, stairways, elevators, equipment/utility rooms, kitchens not to be occupied by clientele, and other areas for utility purposes not connected with general conduct of business for which office or sales space is provided.
- B. Off street parking areas shall contain the minimum number of parking spaces stipulated in table 4-3 following, plus adequate stopping or parking areas for service vehicles, as specified in subsection C of this section. Standards associated with a particular use are identified by numbers in parentheses. Standards are listed below the table. A use that is similar to any of the below referenced uses shall adhere to the minimum parking requirements for the referenced use or uses. The planning director shall determine the minimum parking requirements for service vehicles and for a use that is not referenced in this section based on

the most comparable use pursuant to the "Standard Industrial Classification Manual" or the North American industry classification system, as amended, modified or superseded.

TABLE 4-3  
MINIMUM OFF STREET PARKING REQUIREMENTS

| <b>Use</b>                      | <b>Minimum Requirement</b>   | <b>Proximity Of Parking Spaces</b>                      |
|---------------------------------|--|---|
| <i>Residential Uses:</i>        |  |   |
| Residential, single-family (1)  | 2 spaces/dwelling unit   | On the same lot as the dwelling unit                    |
| Residential, multi-family (1)   |  | Within 300 feet of the principal use                    |
| Studio                          | 1 space/dwelling unit  |   |
| 1 bedroom                       | 1.5 spaces/dwelling unit   |   |
| 2 or more bedrooms              | 2 spaces/dwelling unit   |   |
| Mobile home parks               | 1 space/homesite   | Within 200 feet of the homesite                         |
| Cottage housing (2)             | 1.5 spaces/dwelling unit   | Located on the same property as the cottage development |
| <i>Commercial Uses:</i>         |  |   |
| Convalescent center (3)         | 1 space/4 beds AND<br>1 space/day shift employee   | Within 500 feet of the principal use                    |
| Bed and breakfast               | 2 spaces plus<br>1 space/room for rent   |   |
| Financial institutions          | 3 spaces/1,000 square feet floor area  |   |
| Hotels, motels, RV sites (3)    | 1.25 spaces/unit   | Within 500 feet of the principal use                    |
| Racetrack                       | 1 space/3 seats (4)  |   |
| Restaurants                     | 8 spaces/1,000 square feet   |   |
| Retail (3)                      | 1 space/250 gross square feet floor area   | Within 500 feet of the principal use                    |
| Theaters (3)                    | 1 space/4 fixed seats AND<br>1 space/100 square feet of gross floor area without fixed seats for assembly purposes | Within 500 feet of the principal use                    |
| Wholesale sales or service (3)  | 1 space/200 gross square feet floor area   | Within 500 feet of the principal use                    |
| <i>Industrial Uses:</i>         |  |   |
| Industrial or institutional (3) | 1 space/1,000 gross square feet floor area OR<br>$\frac{1}{2}$ space/employee, whichever is greater                | Within 800 feet of the principal use                    |
| Warehouse                       | 1 space/5,000 gross square feet floor area   | Within 800 feet of the principal use                    |
| <i>Public Uses:</i>             |  |   |

|   |   |                                      |
|---|---|--------------------------------------|
| Assembly buildings (e.g., community halls) (3)    | 1 space/100 gross square feet floor area  | Within 500 feet of the principal use |
| Churches, synagogues and temples                  | 1 space/4 fixed seats AND<br>1 space/50 square feet of gross floor area without seats for assembly purposes |                                      |
| Community docks and marinas                       | 0.5 space/boat slip (5)   |                                      |
| Golf courses (excluding clubhouses) (3)           | 4 spaces/tee AND<br>1 space/tee for driving ranges  | Within 500 feet of the principal use |
| Hospitals (3)                                     | 1 space/2 beds AND<br>1 space/employee  | Within 500 feet of the principal use |
| Schools (daycare, preschool and kindergarten) (3) | 1 space/10 students AND<br>1 space/employee or teacher  | Within 500 feet of the principal use |
| Schools (elementary) (3)                          | 1 space/5 students AND<br>1 space/employee or teacher   | Within 500 feet of the principal use |
| Schools (secondary and vocational) (3)            | 1 space/3 students AND<br>1 space/employee or teacher   | Within 500 feet of the principal use |

Standards:

1. Vehicles, to include automobiles, recreational vehicles, boats or campers that are to be parked or stored for a period exceeding 48 hours, shall be located on the same lot as the use they are intended to serve. The subject vehicles must be outside of the required front yard.
  2. Parking for cottage housing shall be: a) screened from public streets and adjacent residential uses by landscaping or architectural screening; b) located in clusters of not more than 5 adjoining spaces; c) prohibited in required minimum front and interior side yards; and d) a pitched roof design is required for all detached parking structures.
  3. Industrial, institutional and commercial uses shall be provided with off street loading spaces, exclusive of access areas, of not less than 12 feet in width. Loading spaces shall not project into public rights of way or setback areas.
  4. Parking to be provided with a security type fence and a suitable dust prevention type of road surfacing.
  5. 25 percent of parking spaces arranged as tandem spaces not less than 10 feet by 40 feet.
- C. Commercial uses will be provided with off street loading spaces, exclusive of access areas, of not less than twelve feet (12') in width. Loading spaces shall not project into public rights of way or setback areas. (Ord. 501, 11-18-2008)

**12-433: PARKING LOT PATHWAY STANDARDS:**

See subsection [12-453C](#) of this chapter for applicable parking lot pathway standards. (Ord. 501, 11-18-2008)

**12-434: PARKING LOT LANDSCAPING STANDARDS:**

See subchapter 4.6 of this chapter for applicable parking lot landscaping standards. (Ord. 501, 11-18-2008)

## **Title 12 SUBCHAPTER 4.4 - SIGN STANDARDS**

### **12-440: PURPOSE:**

- A. To encourage signage that is both clear and of appropriate scale for the project.
- B. To encourage quality signage that contributes to the character of the area. (Ord. 501, 11-18-2008)

### **12-441: GENERAL STANDARDS:**

- A. All signs erected, altered or maintained pursuant to this title will comply with the regulations herein, except for political signs or posters, traffic control signs and directional signs maintained by government entities.
- B. No sign or advertising structure shall be attached, installed or erected as to affect in any manner an emergency access, fire escape, door or window.
- C. All signs shall be plainly marked with the name of the person, firm or corporation responsible for maintaining the sign. (Ord. 501, 11-18-2008)
- D. Signs shall be limited in subject matter to products, an object, a place, persons, institutions, businesses, services or activities occurring on the premises, except as otherwise provided for in this chapter. With the permission of the property owner, off premises, temporary event signs or banners are permitted in all zoning districts, for up to a maximum of thirty (30) days total during one calendar year, in connection with a single temporary event. (Ord. 538, 6-26-2014)
- E. Freestanding signs, building mounted signs, or combination thereof, in an aggregate size not to exceed ninety six (96) square feet in area, shall be allowed, provided no individual sign exceeds sixty four (64) square feet in area. (Ord. 501, 11-18-2008)

### **12-442: ILLUMINATION STANDARDS:**

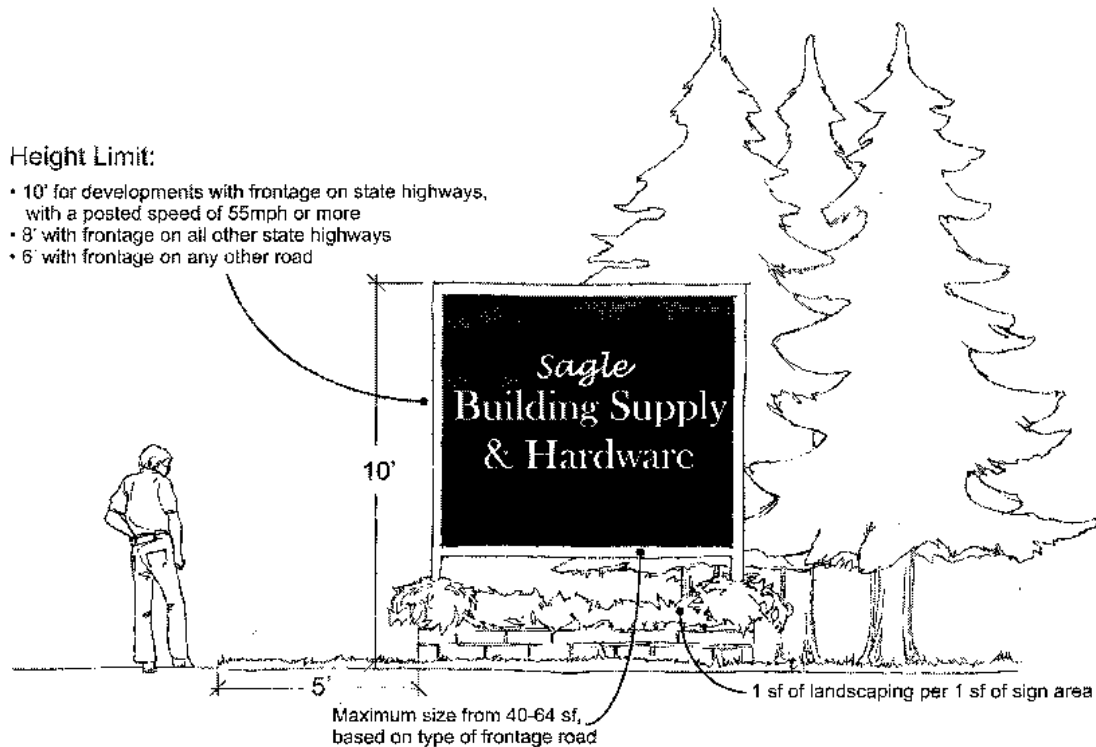
- A. Illuminated signs or lighting devices shall not be placed in such a manner as to permit beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk or navigable water.
- B. All internally illuminated signs are prohibited, except for neon signs, dark opaque signs where light only shines through the individual letters, and logos no more than ten (10) square feet in size.
- C. Externally illuminated signs that are downwardly directed are encouraged.
- D. All wiring, fittings and materials used in the construction, connection and operation of electrically illuminated signs or advertising structures shall be in accordance with the provisions of all electrical codes established by the state of Idaho. (Ord. 501, 11-18-2008)

### **12-443: SIGN STANDARDS FOR NONRESIDENTIAL USES IN COMMERCIAL, INDUSTRIAL, RECREATION, ALPINE VILLAGE, AND RURAL SERVICE CENTER ZONE DISTRICTS:**

- A. Not more than two (2) signs may be installed to identify a business, service, product, person, accommodation or activity. Businesses located on street corners may use up to three (3) signs.
- B. Table 4-4 of this section provides dimensional standards for freestanding signs.

TABLE 4-4  
 DIMENSIONAL STANDARDS FOR FREESTANDING SIGNS

|   | Type Of Frontage Road  |                          |                 |
|---|--|--------------------------|-----------------|
|   | State Highway With Speed Limit Posted 55 Miles Per Hour Or More  | All Other State Highways | All Other Roads |
| Maximum height, measured at grade   | 10 feet  | 8 feet                   | 8 feet          |
| Maximum area  | 64 square feet   | 50 square feet           | 40 square feet  |
| Minimum separation of freestanding signs along a street (includes neighboring property) | 150 feet   | 150 feet                 | 100 feet        |
| Landscaping   | 1 square foot of landscaping around base per sign area per each 0.5 square foot of sign area (see subchapter 4.6 of this chapter for other applicable landscaping standards). A rock or masonry base or other natural landscape materials may be substituted as approved by the planning director. |                          |                 |



- C. Building mounted signs shall not project above the eaves line or parapet wall of the building to which it is affixed.
- D. Moving, rotating or flashing signs, or parts thereof, are prohibited, with the exception of time and temperature displays.
- E. Portable or sandwich board signs are prohibited.

- F. Should any sign not comply with regulations, or be unsafe to property or persons, the owner shall, upon receipt of notice from the planning director, conform with regulations, put the sign in safe and secure condition or remove the sign at once. (Ord. 501, 11-18-2008)

## **Title 12 SUBCHAPTER 4.5 - DESIGN STANDARDS**

### **12-450: PURPOSE:**

- A. To preserve and enhance the rural character and natural resource amenities of the county.
- B. To encourage clustered development and discourage sprawl and strip development.
- C. To enhance the character of commercial and multi-family areas.
- D. To provide an integrated community transportation system wherever possible.
- E. To develop a system of bike and pedestrian pathways as commercial areas of the county develop.
- F. To preserve rural dark skies by reducing nighttime glare and light pollution. (Ord. 501, 11-18-2008)

### **12-451: APPLICABILITY:**

The standards in section [12-453](#) of this chapter shall apply to all new development in the commercial, industrial where commercial uses and services are proposed, and rural service center districts and all other commercial, multi-family, public and industrial development in other zoning districts unless otherwise noted. (Ord. 512, 1-6-2010)

### **12-452: SITE AND BUILDING PLANS:**

The applicant shall submit site and building plans through the applicable permit process detailed as necessary to demonstrate how the standards in section [12-453](#) of this chapter have been met. (Ord. 501, 11-18-2008)

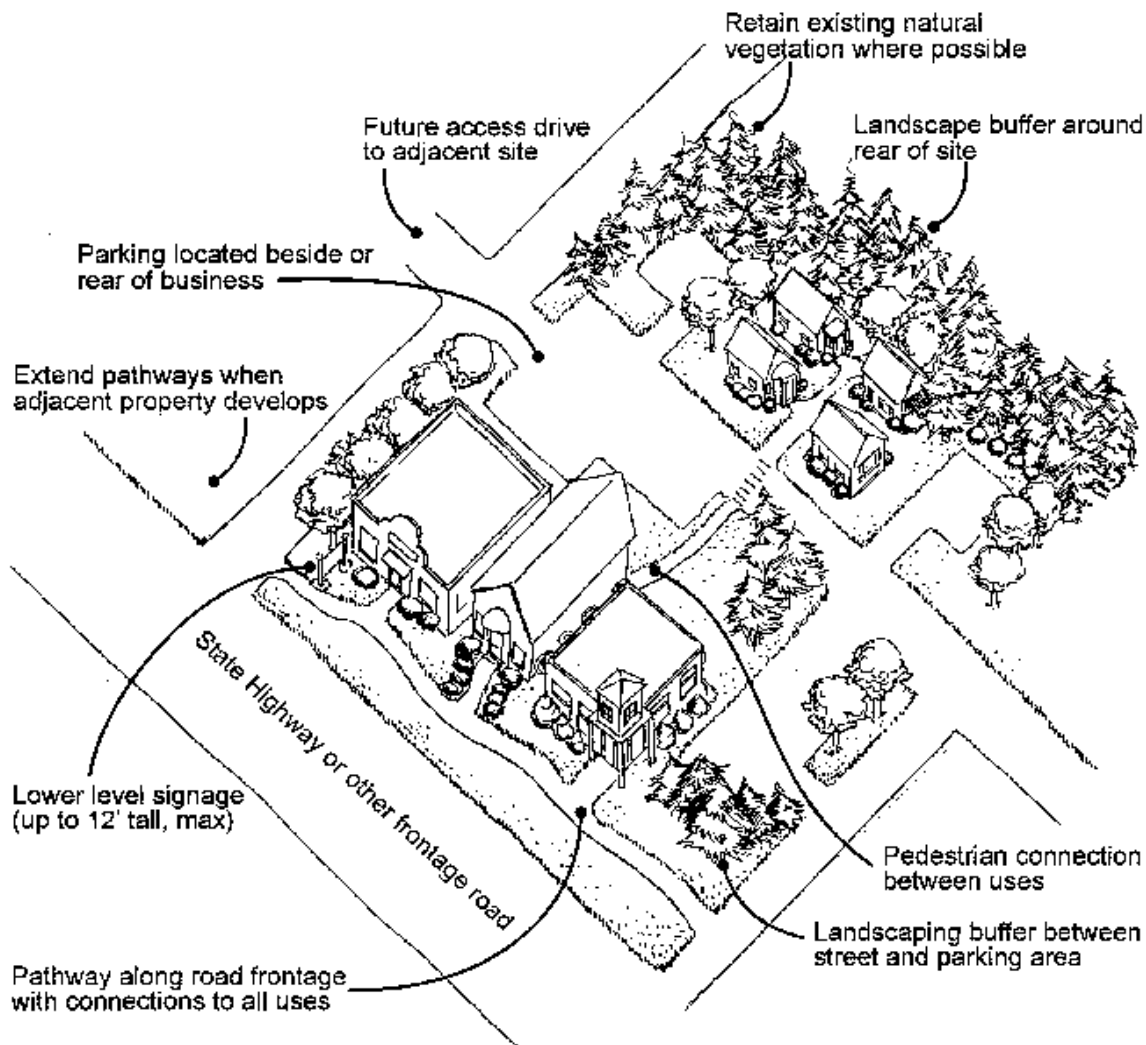
### **12-453: STANDARDS:**

- A. Sidewalk/Pathway Standards: Provide a sidewalk or pathway paralleling or nearly paralleling the street along the front edge of the property for all new developments and any building addition where the value of the addition equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County assessor's office over any five (5) year time period. The sidewalk/pathway may be built within the public right of way (where authorized by the applicable agency) or on private property and shall be at least six feet (6') in width (except where greater widths are specifically set forth in the Bonner County trails plan). Where the sidewalk/pathway is provided on private property, an easement at least fifteen feet (15') in width allowing for public access is encouraged. For subdivisions in applicable zoning districts, the easement shall be noted on the plat, and the sidewalk/pathway constructed prior to final plat approval. The sidewalk/pathway shall be constructed with an all weather surface per specifications in the Bonner County trails plan or as approved by the planning director. The planning director may grant an exception to the above requirement if the following criteria are met, as determined by the planning director:
  - 1. Adjacent property or properties along the applicable street frontage are not zoned for commercial uses.
  - 2. For sites with multiple buildings fronting the street, a pathway along the street linking the two (2) buildings shall be required, but trail connections to the adjacent properties will not be required where subsection A1 of this section is applicable.
  - 3. Sites at the end of dead end road where pedestrian connections beyond the road are not possible or desirable.

For all exceptions above, except subsection A3 of this section, the development shall be positioned in a way that allows for trail construction along the front edge of the property (or within the right of way adjacent to the front property line) in the future.

- B. Pedestrian Connections: Provide walkways connecting all on site commercial and multi-family buildings with each other and the street for all new developments and any building additions where the value of the additions equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County assessor's office over any five (5) year time period. For other additions or improvements, pathways shall be provided to connect any new structures with existing structures, as determined by the planning director. Buildings/uses where little or no pedestrian traffic is anticipated may be exempted from this requirement. Walkways must be clearly delineated from vehicular access and other areas by curbs, landscaping, or other elements as approved by the planning director. Walkways shall be at least four feet (4') in width or wider where greater pedestrian activity is anticipated. The pathways shall be constructed with an all weather surface.
- C. Parking Lot Pathways: Large new or expansion of existing developments must provide specially marked or paved walkways through parking lots. Specifically, walkways should be provided every four (4) rows and a maximum distance of one hundred fifty feet (150') shall be maintained between paths. Parking lots less than one hundred fifty feet (150') wide or long are exempt from this requirement. Pathways must be at least five feet (5') in width and constructed with an all weather surface. The pathway must be separated from vehicular traffic by an elevation change, change in surface material or color, or other treatments as approved by the planning director. Where possible, the pathways shall be aligned to connect with major building entries or other destinations. The pathways shall conform to the minimum Americans with disabilities act (ADA) requirements as established by the federal government.
- D. Parking Location Guidelines: New developments are encouraged to locate parking areas to the side or rear of buildings. For large sites (more than 2 acres), developments are encouraged to limit parking areas to no more than fifty percent (50%) of the lot frontage (other areas may be buildings and/or open space). Developments that meet these guidelines qualify for all of the following:
  - 1. Landscaping buffers between any parking lot and a street may be reduced by fifty percent (50%) in width.
  - 2. Minimum front yard requirements may be reduced by fifty percent (50%).
  - 3. Setbacks for freestanding signs may be reduced to five feet (5').
- E. Main Building Entry Standards For Commercial Uses: Weather protection at least four feet (4') deep shall be provided over all building entries. Accessory building entrances, service only entrances and secondary residence entrances are exempted from this requirement. Building entry standards are strongly recommended for industrial uses.

FIGURE 4.2  
ILLUSTRATING DESIGN STANDARDS AND GUIDELINES FOR COMMERCIAL AND MIXED-  
USE DEVELOPMENT



F. Lighting Standards:

1. Lighting shall be directed downward to the intended area to be lighted. All exterior lighting fixtures shall incorporate cutoff shields to prevent spillover into residential areas. Broadcast lighting fixtures that project lighting outward rather than downward are discouraged. Outdoor lighting shall be arranged so that the light is directed downward and away from adjoining properties. Temporary high intensity construction lights should be oriented so as to reduce or eliminate glare onto adjoining properties.
2. Freestanding light fixtures shall be limited to fourteen feet (14') in height.
3. Vehicular roadway and highway lighting shall be subject to the county requirements.
4. Mercury vapor light fixtures are prohibited.
5. When using decorative miniature lighting strings, bulbs larger than eleven (11) watts each shall not be used. Low wattage, light emitting diode devices and other lighting that reduces electrical use is encouraged.
6. Backlit awnings are prohibited.

The above lighting standards are encouraged for single- family uses in all zones.

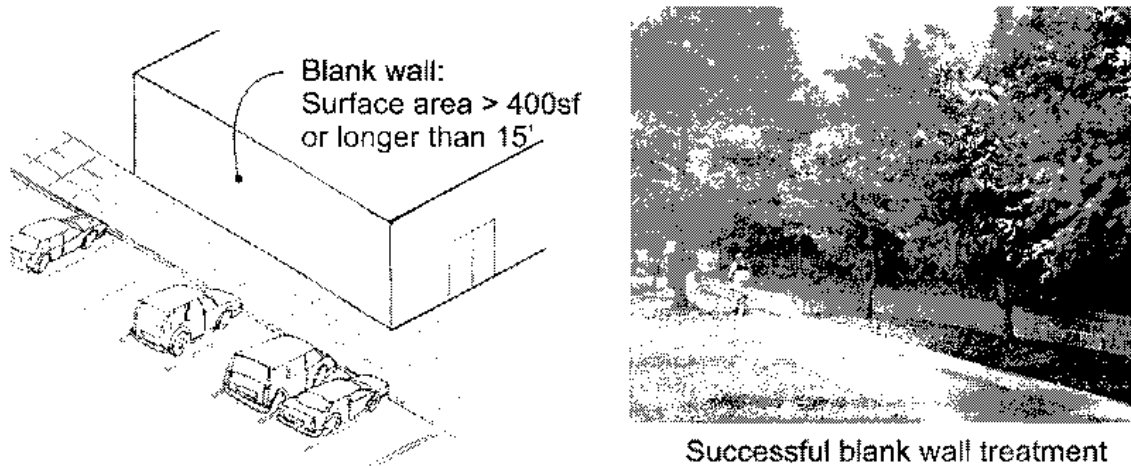


G. Blank Wall Treatment Standards: Untreated "blank walls", as defined in section [12-802](#) of this title, adjacent to a street or customer/resident parking areas are prohibited. The intent is to add visual character of commercial and multi-family areas and add visual interest. Proposed methods to treat blank walls shall be submitted at the time of building location permit or building permit and shall include one or more of the following:

1. Transparent windows or doors.
2. Display windows.
3. Landscaped bed at least five feet (5') wide in front of the wall with planting materials sufficient to obscure at least fifty percent (50%) of the wall surface within three (3) years.
4. A vertical trellis in front of the wall with climbing vines or other plant materials. The trellis must be of sufficient size to enable plant materials to cover at least fifty percent (50%) of the wall surface within three (3) years.
5. Special architectural design features and/or use of materials that add visual interest and mitigates the visual impact of a blank wall. Developers are encouraged to incorporate landscaping elements in front of portions of the wall.
6. Other methods that add visual interest and mitigate the visual impact of a blank wall as approved by the planning director.

For blank walls that are longer than one hundred feet (100'), a combination of treatments are encouraged to add visual interest to commercial and multi-family areas.

FIGURE 4.3  
BLANK WALL AND EXAMPLE BLANK WALL TREATMENT

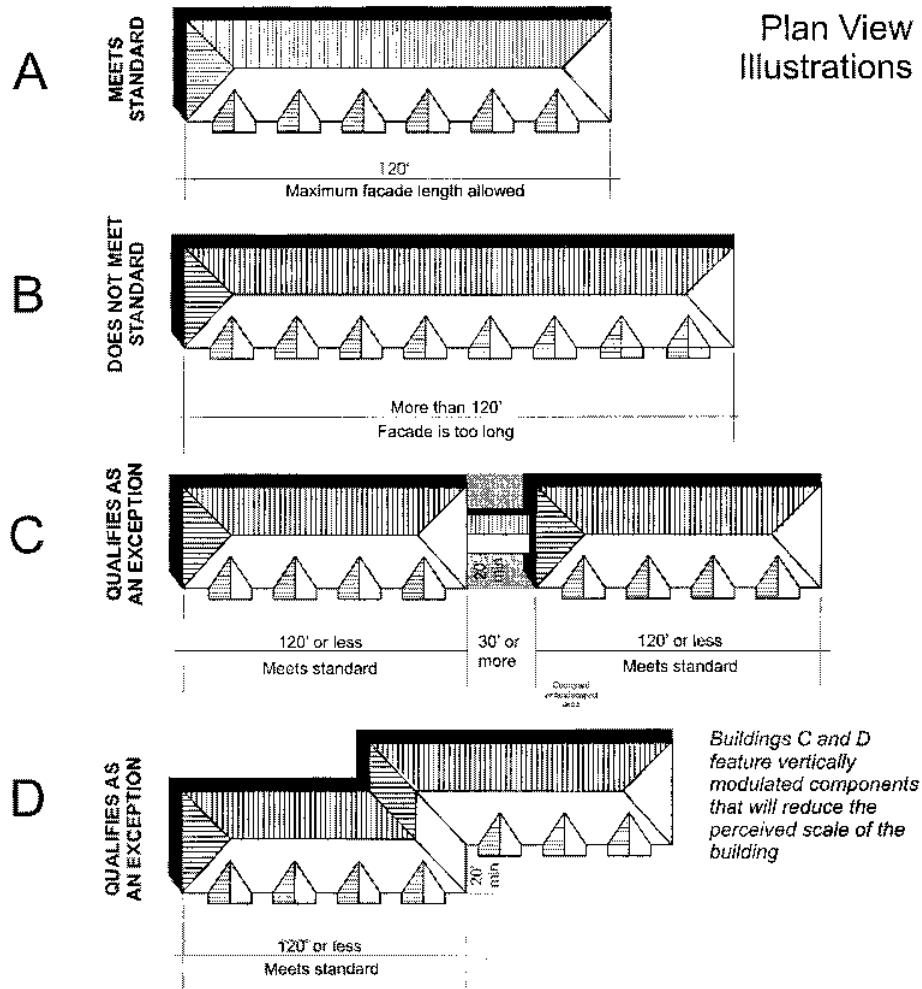


H. Maximum Building Width: For all building facades adjacent to a street or customer/resident parking areas, the maximum building width shall be one hundred twenty feet (120'). The planning director may grant exceptions to the maximum building width, provided the building design complies with the following options:

1. The building features vertical building modulation so that it reduces the perceived scale of the building or makes it appear that it is two (2) separate buildings. To achieve this, the depth of vertical modulation must be at least twenty feet (20') and the width of the vertical modulation must be at least thirty feet (30'). Two (2) examples of how this is achieved is illustrated in figure 4-4 of this section.
2. Other treatments that successfully reduce the perceived scale of the building or make it appear that it is two (2) separate buildings as per the planning director. Examples include articulation techniques (repeating window patterns, changes in building materials or architectural detailing, or roofline modulation) that break the scale of the

building down into components that are less than one hundred twenty feet (120') in width.

FIGURE 4-4  
MAXIMUM FACADE WIDTH STANDARDS AND EXCEPTIONS



- I. Recreational Space For Multi-Family Developments: Multi-family developments featuring more than four (4) dwelling units shall provide at least two hundred fifty (250) square feet of on site recreational space per dwelling unit. Examples of on site recreational space include landscaped courtyards, centralized lawn areas that can be used for informal recreational activities, common or private decks or balconies, or children's play areas. Such space shall be located, designed and maintained per the following:
  1. Space shall be placed in a dedicated recreation tract or area if developed in conjunction with a planned unit development or subdivision.
  2. Space shall be maintained by the landowner, homeowners' association, or other incorporated organization or private organization formed to provide long term care of the recreational space.
  3. Space shall be centrally located in an area that is visible from two (2) or more of the proposed dwelling units.

4. Space contains physical conditions that allow for active and passive recreation. For example, slopes should generally be less than five percent (5%), soils and hydrological conditions should be compatible with desired active and passive recreational activities.
5. Space shall have no dimension less than thirty feet (30') except for trail segments and balconies.
6. Balconies and private decks may qualify for up to fifty percent (50%) of the required recreational space.
7. Required setback areas shall not be counted as on site recreational space unless the planning director finds that the design of the space will be usable for active and/or passive recreational activities.
8. Space shall feature landscaping and other amenities to make the area usable for active and/or passive recreational activities.
9. Large developments are encouraged to provide a range of activities that accommodate a range of age groups.

Exceptions: Developments in the alpine village district shall be exempted from these requirements. Also, developments in conservation subdivisions, where indicated on the final plat, may use common open space to meet these requirements where the applicant can successfully demonstrate that the design of the common open space will meet the recreational needs of residents.

J. Outdoor Storage: Outdoor storage of commercial and industrial materials:

1. Will be screened from view from any existing adjoining residence or residential zoned area, whether or not such property is separated by an alley or street per landscaping standards in subchapter 4.6 of this chapter.
2. Will not be located in any front yard setback.

K. Solid Waste, Recycling Collection Areas: All solid waste and recycling collection areas for commercial, industrial and multi-family residential uses:

1. Shall be located to minimize visibility from the public and adjacent nonindustrial uses. Service elements should generally be concentrated and located where they are designed for easy access by service vehicles and for convenient access by tenants.
2. When visible from a street or resident/customer parking area, the receptacles shall be enclosed on at least three (3) sides by a solid wall or fence of at least six feet (6') in height, or within an enclosed building. Screen fences should be made of masonry, ornamental metal or wood, or some combination of the three (3). The use of chainlink, plastic or wire fencing is prohibited.
3. Shall be animal proofed. (Ord. 501, 11-18-2008)

#### **12-454: COMPLETION OF REQUIRED IMPROVEMENTS:**

Completion of required improvements per section [12-453](#) of this subchapter shall be required prior to occupancy. (Ord. 501, 11-18-2008)

### **Title 12 SUBCHAPTER 4.6 - LANDSCAPING AND SCREENING STANDARDS**

#### **12-460: PURPOSE:**

- A. To reduce the visual impacts of parking and storage areas on the street and adjacent properties.
- B. To enhance the character of commercial and multi-family areas.
- C. To provide visual screens and barriers as a transition between differing land uses.
- D. To promote the use of native and drought tolerant species appropriate for the region.

- E. To provide increased areas for permeable surfaces to allow for infiltration of surface water into groundwater resources, reduce the quantity of stormwater discharge and improve the quality of stormwater discharge. (Ord. 501, 11-18-2008)

**12-461: APPLICABILITY:**

The standards in this subchapter shall apply to all new development in the commercial, industrial and rural service center districts and all other commercial, multi-family, public and industrial development in other districts unless otherwise noted. For remodels or additions, the standards in this subchapter shall apply where the value of the additions equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County assessor's office over any five (5) year time period. For other additions or remodels, the landscaping standards shall only apply to the specific areas being improved. For instance, if a commercial use is adding additional parking, the new parking area must feature landscaping per the standards in this subchapter. (Ord. 512, 1-6-2010)

**12-462: LANDSCAPING PLAN REQUIRED:**

A landscape plan shall be submitted with all new development requiring a building location permit, or building permit or conditional use permit. Such landscape plan shall be drawn to scale and include the following information:

- A. Boundaries and dimensions of the site.
- B. Identification of all species and locations of existing trees that are to be retained.
- C. Location and identification of all proposed plantings.
- D. Location and design of areas to be landscaped, buffered and maintained.
- E. Type, location and design of proposed irrigation.
- F. Plant list or schedules with common name, quantity, spacing and size of all proposed landscape material at the time of planting.
- G. Location and description of other landscaping improvements, such as earth berms, furniture, fences, lights and paved areas.
- H. Methods of protecting existing vegetation during construction.
- I. Planting/maintenance schedule. (Ord. 501, 11-18-2008)

**12-463: LANDSCAPING STANDARDS AND GUIDELINES:**

- A. Applicants are encouraged to integrate the existing on site trees and native vegetation (if applicable) into the design of the site. Retention of the existing on site trees and native vegetation is preferred over new landscaped areas. Where existing trees or other native plant materials are proposed to be retained, the landscape professional should provide supplemental plantings in the area where needed or provide confirmation that existing vegetation meets or exceeds objectives stated in section [12-460](#) in this chapter. Xeriscaping, or designs for drought tolerant vegetation and low water usage, are encouraged.
- B. Planting areas should be a mix of evergreen and deciduous shrubs whose height and width will be proportionate to the area being planted, except where otherwise noted in this subchapter.
- C. Trees, shrubs, ground covers and/or grasses that are native to northern Idaho and are appropriate to the conditions of the site are preferred. Appendix B of this title provides a list of native plants and their landscape uses. Nonnative plants may be considered, provided they are appropriate to the region and not invasive.
- D. Landscape plans shall demonstrate that the vegetation will not visually block lines of sight for vehicles or pedestrians or obscure businesses with landscape material that will be too large for the site at maturity.

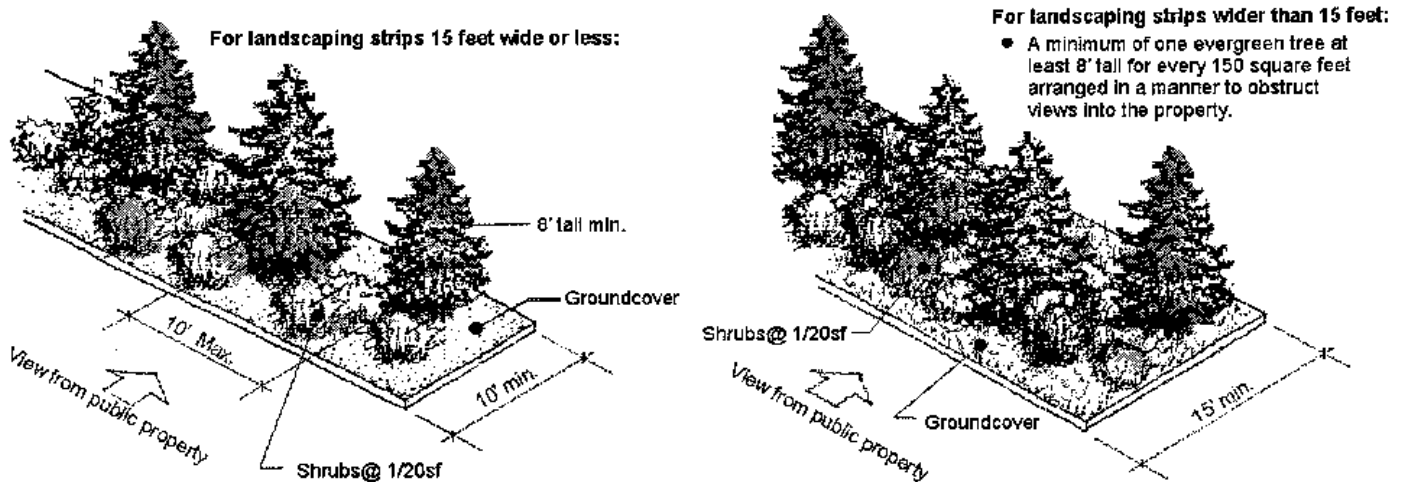
- E. Ground cover material should cover seventy percent (70%) of the soil in one growing season or seventy percent (70%) of the soil in three (3) years if mulch is applied until the ground cover fills the designated area. (Ord. 501, 11-18-2008)

**12-464: LANDSCAPING TYPES:**

A. Type A: Landscape type A (evergreen screen) standards:

1. For landscaping strips ten feet (10') to fifteen feet (15') wide, trees, shrubs and ground covers per the standards below to result in a total covering of the landscape strip:
  - a. At least one row of evergreen trees, minimum six feet (6') in height and fifteen feet (15') maximum separation.
  - b. Permitted evergreen tree species are those with the ability to develop a minimum branching width of eight feet (8') within five (5) years.
  - c. Shrubs at a rate of one shrub per twenty (20) square feet of landscaped area. Shrubs shall have a minimum container size of two (2) gallons at the time of installation and have a mature height between three feet (3') and four feet (4').
  - d. Ground cover.
2. For landscaping strips wider than fifteen feet (15'), trees, shrubs and ground covers per the standards below to result in a total covering of the landscape strip:
  - a. A minimum of one evergreen tree at least six feet (6') in height for every two hundred twenty five (225) square feet arranged in a manner to obstruct views into the property.
  - b. Permitted evergreen tree species are those with the ability to develop a minimum branching width of eight feet (8') within five (5) years.
  - c. Shrubs and ground cover as required in subsection A1 of this section.

FIGURE 4-5

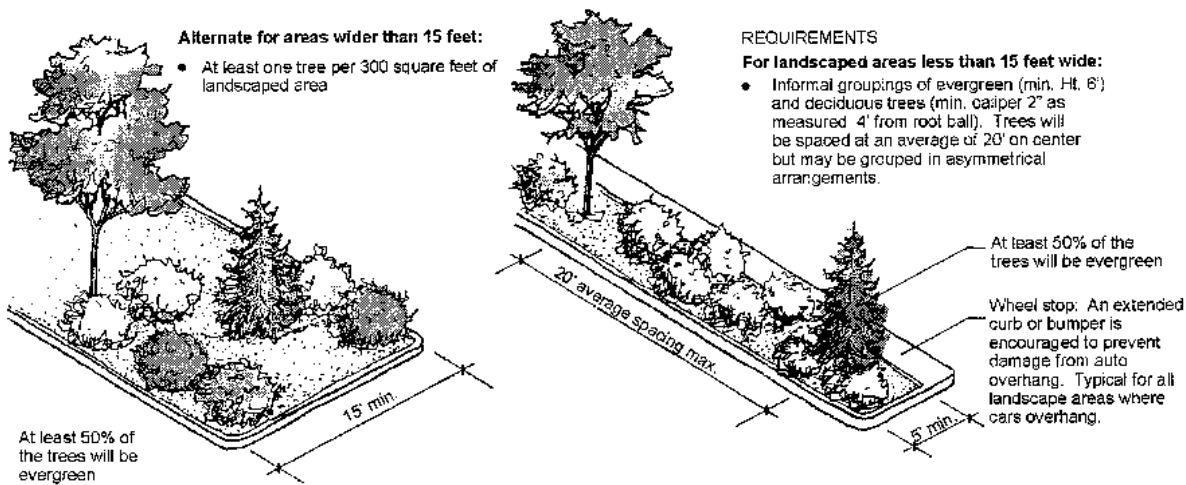


B. Type B: Landscape type B (mixed buffer) standards:

1. For landscaping strips less than fifteen feet (15') wide, trees, shrubs and ground covers per the standards below to result in a total covering of the landscape strip:
  - a. Informal groupings of evergreen (minimum 6 feet in height) and/or deciduous. Deciduous trees shall be a minimum two inch (2") caliper as measured four feet (4') from the root ball at the time of planting. At least fifty percent (50%) of the trees must be evergreen. Trees to be spaced at an average of twenty feet (20') on center, but may be grouped in asymmetrical arrangements.

- b. Permitted tree species are those with the ability to develop a minimum branching width of eight feet (8') within five (5) years.
  - c. Shrubs at a rate of one shrub per twenty (20) square feet of landscaped area. Shrubs shall have a minimum container size of two (2) gallons at the time of installation and have a mature height between three feet (3') and four feet (4').
  - d. Ground cover.
2. For landscaping strips wider than fifteen feet (15'), trees, shrubs and ground covers per the standards below to result in a total covering of the landscape strip:
    - a. At least one tree sized per subsection B1 of this section per three hundred (300) square feet of landscaped area. At least fifty percent (50%) of the trees must be evergreen.
    - b. Tree species, shrubs and ground cover as required in subsection B1 of this section.

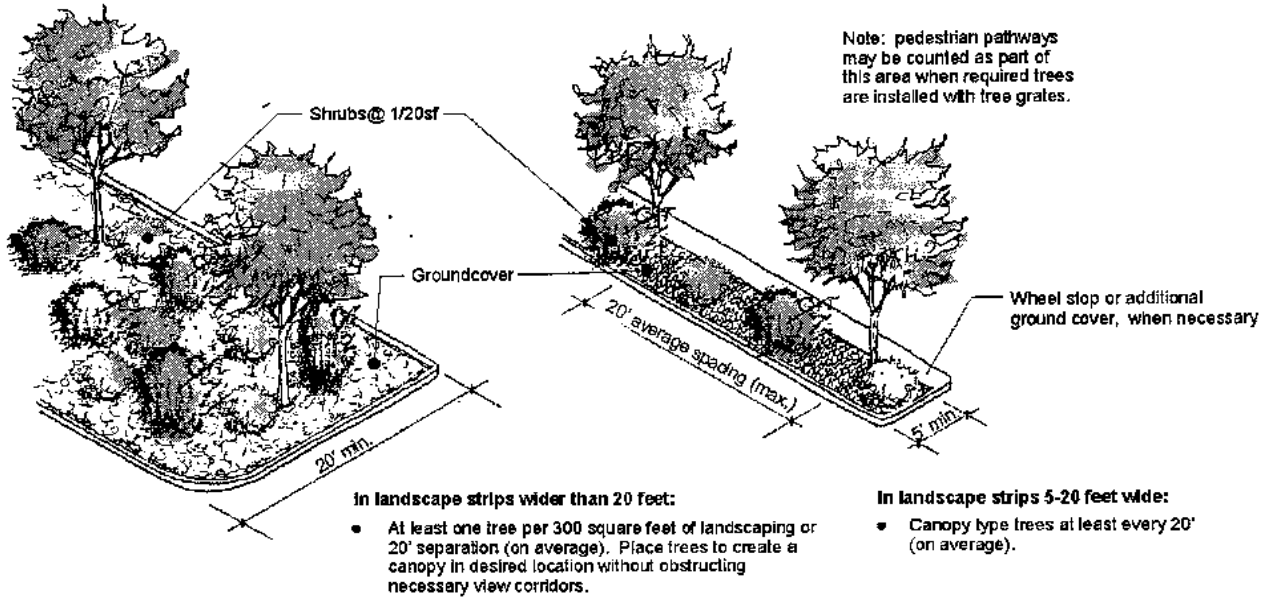
FIGURE 4-6



C. Type C: Landscape type C (see through buffer) standards:

1. For landscaping strips five feet (5') to twenty feet (20') wide:
  - a. Trees at twenty feet (20') on center on average. Trees may be clustered to allow greater visibility into the site, where desired by the applicant. Trees shall be a minimum two inch (2") caliper as measured four feet (4') from the root ball at the time of planting.
  - b. Permitted tree species are those that reach a mature height of at least thirty five feet (35').
  - c. Shrubs at a rate of one shrub per twenty (20) square feet of landscaped area. Shrubs shall have a minimum container size of two (2) gallons at the time of installation and have a mature height between three feet (3') and four feet (4').
  - d. Ground cover.
2. For landscaping strips wider than twenty feet (20'):
  - a. At least one tree per three hundred (300) square feet of landscaped area or twenty foot (20') separation (on average). Place trees to create a canopy in desired locations without obstructing necessary view corridors.
  - b. Tree species, shrubs and ground cover as required in subsection C1 of this section.

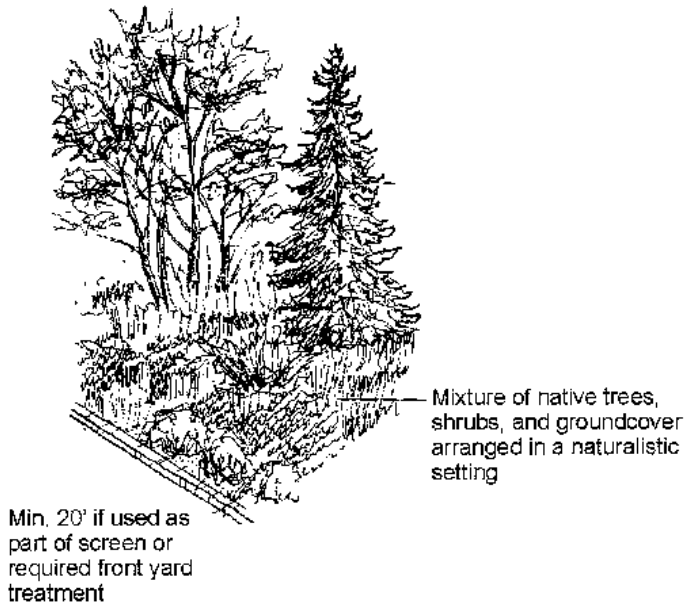
FIGURE 4-7



D. Type D: Landscape type D (naturalistic buffer) standards:

1. Landscaping shall consist of trees, shrubs and ground covers that are native to northern Idaho and are appropriate to the conditions of the site. Species shall be on the plant list found in appendix B of this title.
2. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.
3. Minimum twenty feet (20') in width if used as a screen or required front yard treatment.

FIGURE 4-8



(Ord. 501, 11-18-2008)

**12-465: BUFFER REQUIREMENTS:**

- A. Developments shall conform to the landscaping buffer requirements in table 4-5 of this section, where applicable. Where conditions feature more than one landscaping type in the

second column, applicants have the option of choosing any of the landscaping types, unless otherwise directed through the PUD or conditional use permit. Additional standards associated with particular buffers are identified by numbers in parentheses. Such standards are listed below the table.

TABLE 4-5  
BUFFER REQUIREMENTS

| Site Condition   | Landscaping Types | Buffer Width   |
|--|-------------------|--|
| Parking area adjacent to a street (includes auto, RV and mobile home dealers)              | C                 | 25 feet adjacent to a state highway<br>15 feet adjacent to all other roads                 |
| Parking area along side or rear property lines (includes auto, RV and mobile home dealers) | A, B or D (1)     | 10 feet  |
| Outdoor storage of equipment or materials  | A, B (2) or D (2) | 20 feet along perimeter of site, except 10 feet in industrial district side and rear yards |
| Multi-family uses  | A, B or D (2)     | 10 feet along the side and rear perimeter of site  |

Standards:

1. 20 feet if type D.
  2. 30 feet along perimeter of site if type B or D, except 20 feet in industrial district.
- B. Exceptions to landscaping buffer requirements in table 4-5:
1. See subsection 12-263A in this subchapter regarding the preference to preserve existing native vegetation, where applicable.
  2. The planning director may allow exceptions to the width and type of landscaping buffer requirements where it can be successfully demonstrated by the landowner or landowner's design professional that the buffer is not needed for privacy to and from current or future adjacent uses due to unique natural conditions on the site. This can include slopes, rock outcroppings or existing native vegetation.
  3. The planning director may reduce the required width and type of landscaping buffer requirements where they would block desirable views from residential units, as evidenced by photographs, drawings, topographic detail or other proof and such reduction in buffering does not adversely impact the adjoining properties. (Ord. 501, 11-18-2008)

**12-466: MAINTENANCE:**

All required landscaping shall be permanently maintained in a healthy growing condition by the property owner or the property owner's designee. The property owner shall remove and, if required to meet the standards of this subchapter, shall replace any unhealthy or dead plant material immediately or as the planting season permits. (Ord. 501, 11-18-2008)

**12-467: COMPLETION OF REQUIRED IMPROVEMENTS:**

Completion of required improvements specified in this subchapter shall be required prior to occupancy. (Ord. 501, 11-18-2008)