

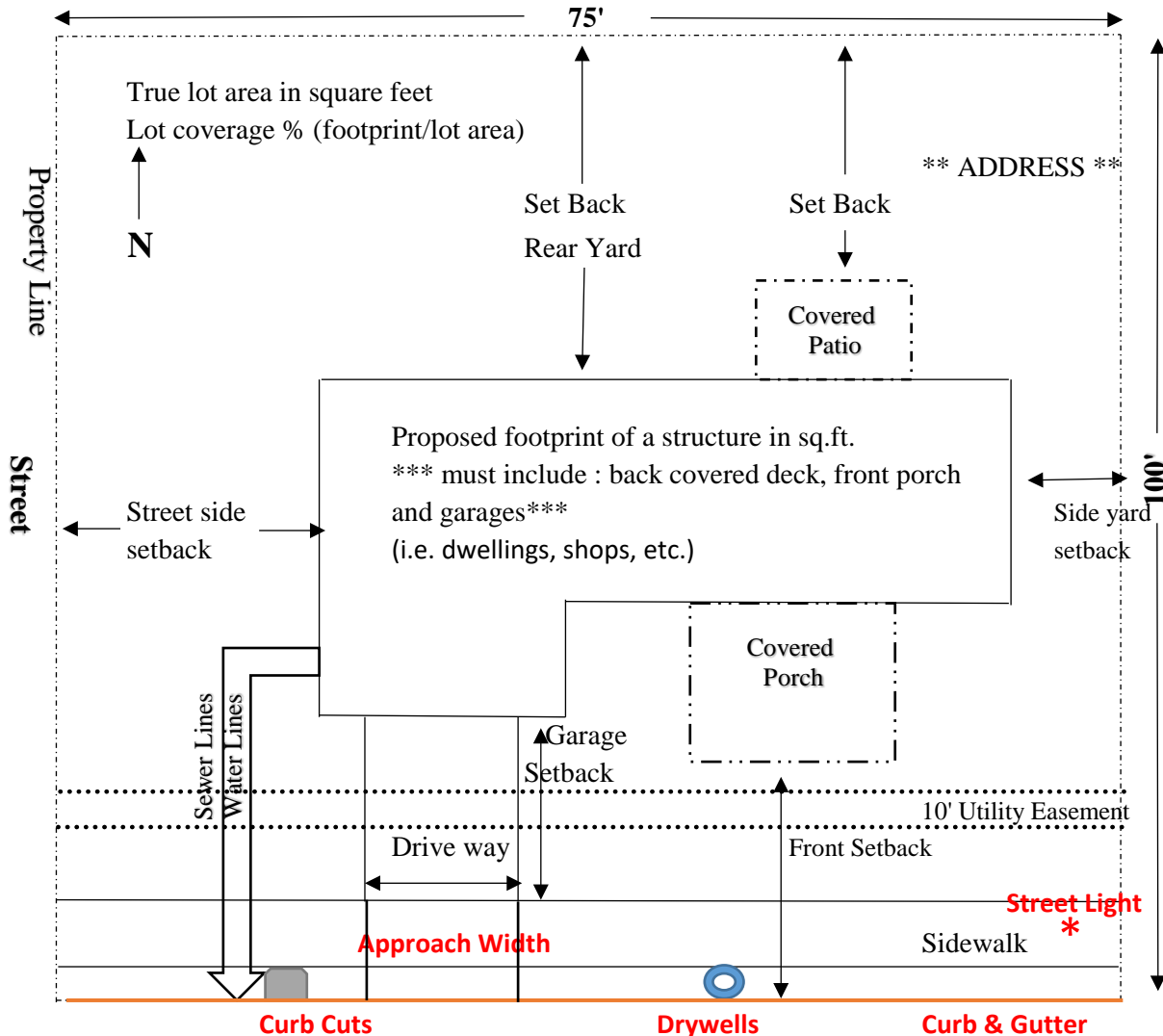
## Public Services Department - Building Division

408 N. Spokane St. Post Falls, ID 83854

208.773.8708 Fax: 208.773.2505

- ➔ Site Address and/or parcel number
  - ➔ Street(s) name
  - ➔ Property Dimensions/North arrow
  - ➔ Property Square footage
  - ➔ Location of proposed driveway
  - ➔ Easements (utility, border or access)
  - ➔ Driveways - 8% maximum slop
  - ➔ Footprint or proposed structures & existing structures  
*\*\* Please label all existing and proposed structures*
  - ➔ Setbacks from proposed structure wall to property lines
  - ➔ Setbacks from proposed structure eave line to property
  - ➔ Setbacks from back of sidewalk or property line to garage showing minimum of 20', with Max. 32' width on driveway approach.
  - ➔ All site plans will be required to show all improvements that are within City ROW's and Easements (utility peds, curb cuts, drywells, curb, street lights)
- Include the top and bottom elevations and the cross section and distance to sidewalks

**\*Setbacks shall be measured from a property line to the foundation, face of a covered porch or stairway, or other weight bearing portion of the structure, whichever is closest to the property line.**



**\*\*\*NOTE SEE TABLE 18.20.040 FOR FULL SETBACK REQUIREMENTS. \*\*\*\*  
(SEE BACK)**

**TABLE 18.20.040: OFFICIAL BULK AND PLACEMENT REGULATIONS**

District	Max Height and Min Setbacks (ft.)					Min Lot Width (ft.)	Min Floor Area Per Unit (sq. ft.)	Max Lot Coverage (%)	Min Lot Area/d.u. (sq.ft.)	Max Dwelling Unit Density (# units)
	Height	Front	Rear	Interior Side	Street Side					
R-1-S	35	30	15	15	30	135	800	25	1 acre	1 per acre
R-1	35	15	10	5	15	60	800	40	6,500	5 per acre
R-2 (SF)	35	15	10	5	15	60	800	40	6,500	5 per acre
R-2 (DPX)	35	15	10	5	15	50	600	50	3,600	12 per acre
R-2 (Other MF)	35	15	10	5	15	50	600	50	3,000	12 per acre
R-2 (TWH)	35	15	20	0-5	15	25	600	70	2,400	18 per acre
R-3 (SF)	35	15	10	5	15	60	800	40	3,600	5 per acre
R-3 (DPX)	35	15	10	5	15	50	600	50	3,600	12 per acre
R-3 (other MF)	45	15	10	10	15	50	600	50	2,400	18 per acre
R-3 (TH)	35	15	20	0-5	15	18	600	70	2,000	21 per acre
RMHP	1 Story	10	7.5	10	10	50	N/A	50	4,500	10 per acre
LC	35	0	N/A	0	N/A	N/A	N/A	30	N/A	N/A
CCS	45	0	0	0	0	N/A	N/A	80	N/A	N/A
I	50	15	10	0	15	N/A	N/A	50	N/A	N/A
HI (existing)	50	IBC	IBC	IBC	IBC	N/A	N/A	65	N/A	N/A

**Footnotes:**

- Definitions: **SF** = single family dwelling unit      **DPX** = duplex, two family dwelling unit      **TWH** = Twin Home      **TH** = Townhome  
**Other MF** = other multifamily dwelling units of 3 or more units, including apartments, condominiums, etc.  
**Negot.** = negotiable      **IBC** = International Building Code      **d.u.** = dwelling unit
- All single-family dwellings, twin homes, townhomes, and duplexes in any residential district shall require a minimum of one (1) covered car garage per dwelling. Townhomes that are processed under a site plan review may be excluded from this requirement, if common parking area is provided.
- Minimum 20-foot setbacks to residential garages are required, measured to property lines or back of sidewalk when within an easement, whichever is closer.
- Twin Home or Townhome projects shall provide a minimum of a 5-foot interior side yard setback or utilize a common wall with a zero lot line.
- Height limitations do not apply to spires, belfries, cupolas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above roof levels and not intended for human occupancy; however, 35 feet in residential zones (except in R3 (other MF), 45 feet in R3 (other MF) in commercial zones, and 50 feet in industrial zones is the maximum height allowed without a special use permit; City utility and public service structures are exempt from height restrictions.
- Current RMHP dimensions are for existing established residential mobile home parks, not for new or proposed parks.
- Structures cannot be placed in public easements, which may exceed minimum setbacks.
- Heavy industrial (HI) setbacks are for existing zones and uses only, not for new or proposed industrial uses.
- Setbacks shall be measured from a property line to the foundation, face of a covered porch or stairway, or other weight-bearing portion of the structure, whichever is closest to the property line.
- Compliance with zoning setbacks and lot coverage shall not be required for fences, walls, signs or accessory structures not requiring a building permit.
- The lot width for a respective zone is the measurement considered for the front building line, including flag lots.
- Residential structures may extend an additional five 5 feet beyond the minimum fifteen 15-foot front yard setback for those improvements, such as an open porch, canopies, balconies, platforms, covered patios, and similar architectural projections attached to a structure, that do not restrict visibility between pedestrians along the adjacent sidewalk and vehicles accessing/leaving a residence.
- Open structures such as porches, canopies, balconies, platforms, carports, covered patios and similar architectural projections attached to a structure shall not project into the required minimum side or rear yard setbacks. Roof overhangs may extend into the minimum side or rear yard setback, such as the conditions set forth within the International Building Code are met.