

Current Code Organization		Project Phase	Affect of Code Amendment - What has Changed in the Current Code?	Revised Code Organization	
Title	Subtitle			Title	Subtitle
Code of Ordinances					
TITLE 9	ZONING			TITLE 9	ZONING
CHAPTER 1	GENERAL ZONING PROVISIONS	I II III	Reorganized, amplified and clarified Several updated definitions Amplified and clarified purpose, added "applicability" Added and amended several definitions New consolodated Land Use Table created for all zones.	CHAPTER 1	GENERAL ZONING PROVISIONS
9-1-1: Short Title:				9-1-1: Short Title	
9-1-2: Purpose:				9-1-2: Purpose	
9-1-3: Definitions:				9-1-3: Applicability	
9-1-4: General Provisions:				9-1-4: Zone Districts Designated	
9-1-5: Accessory Buildings, Regulations:			Added "accessory uses" to this section	9-1-5: Zoning Map	
9-1-6: Continuance of Existing Uses:			Moved to 9-1-10	9-1-6: Permitted Land Uses	
9-1-7: Additional Provisions:			Removed	9-1-7: Definitions	
9-1-8: Accessory Dwelling Regulations:			Moved to 9-1-11, ADU language remains unchanged, Amplified to include common accessory uses such as urban agriculture, and pets.	9-1-8: General Provisions Applicable to All Zones	
				9-1-9: Accessory Uses and Buildings	
				9-1-10: Continuance of Existing Uses	
				9-1-11: Accessory Dwelling Unit Regulations	
				9-1-12: Measurements and Exceptions	
CHAPTER 2	COMMERCIAL ZONING DISTRICTS	I	Moved to Chapter 3, code structure updated, new zones created, new regulations established Replaced and updated with Community Comemrcial, Neighborhood Commercial, Downtown Core and Downtown Outer Core, Parks and Open Space zones. Each district has seprate purpose statement	CHAPTER 2	ZONING ADMINISTRATION
9-2-1: Commercial A, B and C Zones:				9-2-1: Purpose and Authority	
9-2-1-1: Purpose and Intent:				9-2-2: Required Permits and Approvals	
9-2-1-2: Zone as Regulation:				9-2-3: Permit Application Filing, Fees, and Initial Processing	
9-2-1-3: Use Limitations:			All land uses for all zones updated and included in new Table in Chapter 1. Created new section of special land use considerations for this zone district	Permit and Approval Implementation, Time Limits, Expirations	
9-2-1-4: Building Setbacks:			Updated, relaxed several setback standards	9-2-4: and Extensions	
9-2-1-5: Building Height:			Updated, decreased heights	9-2-5: Nonconforming Provisions	
9-2-1-6: Building Design Standards:			Updated, created new standards for "Downtown Core" and "Downtown Outer Core" zones	9-2-6: Public Hearings	
Special Standards for Buildings with Footprint > Fifteen Thousand				9-2-7: Appeals	
9-2-1-7: (15,000) SF:			Moved to new section "Special Standards for All Comemrcial Districts	9-2-8: Zoning and Land Use Permits	
9-2-1-8: Special Standards for Parking and Loading Areas:			Moved to new section "Special Standards for All Comemrcial Districts	9-2-9: Violations, Enforcement and Penalties	
9-2-1-9: Special Standards for Other Uses:			Moved to reviswed Chapter 1, consolidate with all other accessory uses and amplified and clarified Food Truck regulations	9-2-10: Legislative Actions	
9-2-1-10: Special Standards for Properties Adjacent to Sand Creek:			Moved to new section "Special Standards for All Commercial Zones" Removed and re-formulated in to "Neighborhood Commercial Zone"	9-2-11: Development Agreements	
9-2-2: MUR Mixed Use Residential Zone:			Created new purpose statement	9-2-11: Administrative Responsibilities	
9-2-2-1: Purpose:			Consolidated into "definitions" section of Chapter 1	CHAPTER 3	COMMERCIAL ZONING DISTRICTS
9-2-2-2: Definitions:			Consolidated into "definitions" section of Chapter 1, updated permitted uses	9-3-1: Community Commercial Purpose and Applicability	
9-2-2-3: Allowed Uses:				District Specific Use Standards for the Community Commercial	
9-2-2-4: Commercial Establishment Size Limits:			Updated into new code sections	9-3-1-1: Zone	
9-2-2-5: Indoor/Outdoor Operations:			Updated into new code sections	District-Specific Design and Development Standards for the	
New Construction Floor to Floor Heights and Floor Area of Ground				9-3-1-2: Community Commercial Zone	
9-2-2-6: Floor Space:			Updated into new code sections	9-3-2: Neighborhood Commercial Purpose, Intent and Applicability	
9-2-2-7: Lot Area:			Updated into new code sections	District-Specific Use Standards for the Neighborhood	
9-2-2-8: Lot Coverage:			Updated into new code sections	9-3-2-1: Commercial Zone	
9-2-2-9: Building Height:			Updated into new code sections	District-Specific Design and Development Standards for the	
9-2-2-10: Setbacks:			Updated into new code sections	9-3-2-2: Neighborhood Commercial Zone	
9-2-2-11: Off-Street Parking Requirements:			Updated into new code sections	Downtown Core and Downtown Outer Core Purpose and	
9-2-2-12: Window Standards:			Updated into new code sections	9-3-3: Applicability	
9-2-2-13: Doors and Entrances:			Updated into new code sections	District-Specific Use Standards for the Downtown Core and	
9-2-2-14: Driveway Access:			Updated into new code sections	9-3-3-1: Downtown Outer Core Zones	
9-2-2-15: Building Design Standards:			Updated into new code sections	District-Specific Design and Development Standards for the	
			Moved to Chapter 4, Includes new Data Ceter language. Refers to new consolidated land use table instead of current Industrial land use table	9-3-3-2: Downtown Core and Downtown Outer Core Zones	
CHAPTER 3	INDUSTRIAL ZONING DISTRICTS	I	Refers to new consolidated Land Use Table in Chapter 1	9-3-4: Special Standards for All Commercial Districts	
9-3-1: Description of Industrial Zoning Districts:				Special Standards for Buildings with Footprint Exceeding	
9-3-2: Definitions:				9-3-4-1: 15,000 sf	
9-3-3: Allowed Uses and Permit Requirements:				9-3-4-2: Special Standards for Parking and Loading Areas	
9-3-4: General Development Regulations:				9-3-4-3: Special Standards for Properties Adjacent to Sand Creek	
9-3-5: Specific Regulations:				9-3-5: Parks and Open Space Zone Purpose and Applicability	
Building Design Standards for New Office, Commercial and Retail				District Specific Use Stanards for the Parks and Open Space	
9-3-5-1: Construction:				9-3-5-1: Zone	
9-3-5-1-1: Building Orientation:				District specific Design and Development Stanards for the	
9-3-5-1-2: Storefront Design:				9-3-5-2: Parks and Open Space Zone	
9-3-5-1-3: Building Materials:				CHAPTER 4	INDUSTRIAL ZONING DISTRICTS
9-3-5-1-4: Civic Spaces:				9-4-1: Description of Industrial Zones	
9-3-5-1-5: Special Standards for Parking and Loading Areas:				9-4-2: Definitions	
				9-4-3: Allowed Uses and Permit Requirements	
				9-4-4: General Development Regulations	
				9-4-5: Specifiic Regulations	
				Building Design Standards for New Office, Commercial and	
				9-4-5-1: Retail Construction:	
				9-4-5-1-1: Building Orientation:	
				9-4-5-1-2: Storefront Design:	
				9-4-5-1-3: Building Materials:	

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Title	Subtitle			Title	Subtitle
Special Standards for Buildings with Footprint Exceeding 25,000					
9-3-5-1-6: Square Feet:				9-4-5-1-4: Civic Spaces:	
9-3-5-2: Material Resource Recovery Facility (MRRF):				9-4-5-1-5: Special Standards for Parking and Loading Areas: Special Standards for Buildings with Footprint Exceeding 25,000 Square Feet:	
				9-4-5-1-6: 25,000 Square Feet:	
				9-4-5-2: Material Resource Recovery Facility (MRRF):	
CHAPTER 4 RESIDENTIAL ZONING DISTRICTS				CHAPTER 5 RESIDENTIAL ZONING DISTRICTS	
9-4-1: Residential Single-Family (RS) Zone:			Recently amended in 2026 by CC after PZC hearings to change coverage and density standards. Additional changes to occur (in part due to new State laws) after new Commercial zoning/Historic presented. This chapter moves to Chapter 5.	9-5-1-1: Purpose	
9-4-1-1: Purpose:			To be updated to new format, same format as Commercial Zones	9-5-1-2: Use Regulations	
9-4-1-2: Use Regulations:				9-5-1-3: Development Standards	
9-4-1-3: Development Standards:				9-5-2: Residential Multi-Family (RM) Zone	
				9-5-2-1: Purpose	
9-4-2: Residential Multi-Family (RM) Zone:			To be updated to new format, same format as Commercial Zones	9-5-2-2: Use Regulations	
9-4-2-1: Purpose:				9-5-2-3: Development Standards	
9-4-2-2: Use Regulations:				9-5-3: Reserved	
9-4-2-3: Development Standards:				9-5-4: Rural Residential (RR-1) Zone	
9-4-3: Reserved:				9-5-5: Rural Residential (RR-2) Zone Standards for Development of Residential Substandard	
				9-5-6: Original Lots of Record	
9-4-4: Rural Residential RR-1 Zone:			To be updated to new format, same format as Commercial Zones		
				9-5-6-1: Purpose	
9-4-5: Rural Residential RR-2 Zone:			To be updated to new format, same format as Commercial Zones	9-5-6-2: Use Regulations	
Standards for Development of Residential Substandard Original Lots				9-5-6-3: Development Standards	
9-4-6: of Record:				9-5-6-4: Building Height	
9-4-6-1: Purpose and Intent:				9-5-6-5: Parking	
9-4-6-2: Use Regulations:				9-5-7: Cottage Housing	
9-4-6-3: Development Standards:				9-5-7-1: Purpose	
9-4-6-4: Building Height:				9-5-7-2: Conflicting Standards	
9-4-6-5: Private Open Space:				9-5-7-3: Existing Dwellings	
9-4-6-6: Landscaping:				9-5-7-4: Housing Types Defined	
9-4-6-7: Parking:				9-5-7-5: Area Allowances	
9-4-6-8: Attached Housing Arrangements:					
9-4-6-9: Design Guidelines for Substandard Lots:				9-5-7-6: Density Standards	
Design Guideline and Development Standards Waivers for				9-5-7-7: Cottage Housing Dispersion Requirement Community Buildings and Community Space in Cottage	
9-4-6-10: Substandard Lots:				9-5-7-8: Developments	
9-4-7: Cottage Housing:				9-5-7-9: Access and Parking	
				9-5-7-10: Cottage Housing Design Standards and Guidelines	
9-4-7-1: Purpose and Intent:					
9-4-7-2: Conflicting Standards:					
9-4-7-3: Existing Dwellings:					
9-4-7-4: Housing Types Defined:					
9-4-7-5: Area Allowances:					
9-4-7-6: Density Standards:					
9-4-7-7: Cottage Housing Dispersion Requirement:					
Community Buildings and Community Space in Cottage					
9-4-7-8: Developments:					
9-4-7-9: Access and Parking:					
9-4-7-10: Cottage Housing Design Standards and Guidelines:					
CHAPTER 5 OFF-STREET PARKING AND LOADING FACILITIES				CHAPTER 6 OFF-STREET PARKING	
9-5-1: General Provisions:			To be overhualued after work on Commercial zones	9-5-1: General Provisions:	
9-5-2: Location of Parking Spaces:				9-5-2: Location of Parking Spaces:	
9-5-3: Shared Parking Reduction:				9-5-3: Shared Parking Reduction:	
9-5-4: Access and Maneuvering Area:				9-5-4: Access and Maneuvering Area:	
9-5-5: Minimum Distance and Setbacks:				9-5-5: Minimum Distance and Setbacks:	
9-5-6: Surfacing:				9-5-6: Surfacing:	
9-5-7: Maintenance:				9-5-7: Maintenance:	
9-5-8: Lighting:				9-5-8: Lighting:	
				9-5-9: Wheel Blocks:	
9-5-9: Wheel Blocks:				9-5-10: Signs:	
9-5-10: Signs:				9-5-11: Striping:	
9-5-11: Striping:				9-5-12: Screening and/or Landscaping:	
9-5-12: Screening and/or Landscaping:				9-5-13: Accessible Parking Spaces:	
9-5-13: Accessible Parking Spaces:				9-5-14: Design and Dimensional Standards:	
9-5-14: Design and Dimensional Standards:				9-5-15: Requirements:	
				9-5-16: Parking Credits:	
9-5-15: Minimum and Maximum Surface Parking Space Requirements:				9-5-17: Loading Areas:	
9-5-16: Parking Credits:				9-5-18: In Lieu Parking Fees:	
9-5-17: Loading Areas:					
9-5-18: In Lieu Parking Fees:					
CHAPTER 6 SIGN CODE				CHAPTER 7 SIGNS	
9-6-1: Purpose and Authority:			III Moved to Chapter 7, no changes except for renumbering	9-7-1: Purpose and Authority:	
9-6-2: Short Title; Citation:				9-7-2: Short Title; Citation:	
9-6-3: Permit Required:				9-7-3: Permit Required:	
9-6-4: Definitions:				9-7-4: Definitions:	
9-6-5: Impairment of Traffic and Rights-of-Way:				9-7-5: Impairment of Traffic and Rights-of-Way:	
9-6-6: Sign Districts:				9-7-6: Sign Districts:	
9-6-7: Materials and Construction:				9-7-7: Materials and Construction:	
9-6-8: Sign Sizes:				9-7-8: Sign Sizes:	
9-6-9: Master Sign Program:				9-7-9: Master Sign Program:	
9-6-10: Number of Signs:				9-7-10: Number of Signs:	
9-6-11: Freestanding Signs:				9-7-11: Freestanding Signs:	
				9-7-12: Portable Signs (A-Frames and Banners):	
				9-7-13: Permitted and Prohibited Signs:	
				9-7-14: Vehicle Mounted Commercial Signs:	
				9-7-15: Exempted Signs:	
				9-7-16: Nonconforming Signs:	
				9-7-17: Maintenance and Repair:	
				9-7-18: Removal and Disposition of Signs:	

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Title	Subtitle			Title	Subtitle
9-6-12: Portable Signs (A-Frames and Banners): 9-6-13: Permitted and Prohibited Signs: 9-6-14: Vehicle Mounted Commercial Signs: 9-6-15: Exempted Signs: 9-6-16: Nonconforming Signs: 9-6-17: Maintenance and Repair: 9-6-18: Removal and Disposition of Signs: 9-6-19: Appeals: 9-6-20: Penalty:				9-7-19: Appeals: 9-7-20: Penalty:	
CHAPTER 7 NONCONFORMING BUILDINGS AND USES			II	CHAPTER 8 HOME OCCUPATION REGULATIONS	
9-7-1: Intent: 9-7-2: Avoidance of Undue Hardship: 9-7-3: Nonconforming Uses of Structures, Land: 9-7-4: Repairs, Maintenance and Restoration: 9-7-5: Uses Under Conditional Use Provisions: 9-7-6: Issuance of Nonconforming Use Permit:			II	9-8-1: Purpose; Intent: 9-8-2: Applicability: 9-8-3: Performance Standards: 9-8-4: Home Occupation Registration: 9-8-5: Notice to Cease Nonpermitted Activity: 9-8-6: Appeals: 9-8-7: Penalty: 9-8-8: Sunset Clause:	
Chapter 8 There is no Chapter 8 currently in Title 9				CHAPTER 9 MOBILE HOME PARKS / TRAILER COACH COURTS	
CHAPTER 9 ZONING ADMINISTRATION			II	9-9-1: Purpose; Intent: 9-9-2: Applicability: 9-9-3: Performance Standards: 9-9-4: Home Occupation Registration: 9-9-5: Notice to Cease Nonpermitted Activity: 9-9-6: Appeals: 9-9-7: Penalty: 9-9-8: Sunset Clause:	
9-9-1: Purpose: 9-9-2: Applications Required: 9-9-3: Application and Deposit Fees: 9-9-4: Application Procedures: 9-9-5: Public Hearing Procedures: 9-9-6: Planning Commission Action and Notification: 9-9-7: Time Limit for Planning Commission Actions: 9-9-8: Effective Date of Planning Commission Decision: 9-9-9: Planning Commission Recommendation and City Council Action: 9-9-10: Appeals: 9-9-11: Development Agreements:			II	CHAPTER 10 TELECOM FACILITIES	
9-9-9: Planning Commission Recommendation and City Council Action: 9-9-10: Appeals: 9-9-11: Development Agreements:			II	9-10-1: Purpose 9-10-2: Provisions	
CHAPTER 10 AREA OF CITY IMPACT			III	CHAPTER 11 AREA OF IMPACT	
9-10-1: Purpose: 9-10-2: Consideration: 9-10-3: Geographic Area of City Impact: 9-10-4: Comprehensive Plan: 9-10-5: Zoning and Subdivision Ordinances: 9-10-6: Review and Comment: 9-10-7: Administrative Jurisdiction: 9-10-8: Legal Description and Map:			III	9-11-1: Purpose: 9-11-2: Consideration: 9-11-3: Geographic Area of City Impact: 9-11-4: Comprehensive Plan: 9-11-5: Zoning and Subdivision Ordinances: 9-11-6: Review and Comment: 9-11-7: Administrative Jurisdiction: 9-11-8: Legal Description and Map:	
CHAPTER 11 HOME OCCUPATION REGULATIONS			II	CHAPTER 12 AIRPORT OVERLAY	
9-11-1: Purpose; Intent: 9-11-2: Applicability: 9-11-3: Performance Standards: 9-11-4: Home Occupation Registration: 9-11-5: Notice to Cease Nonpermitted Activity: 9-11-6: Appeals: 9-11-7: Penalty: 9-11-8: Sunset Clause:			II	9-12-1: Purpose: 9-12-2: Definitions: 9-12-3: Airport Overlay Zones: 9-12-4: Height Limitations: 9-12-5: Use Restrictions: 9-12-6: Nonconforming Uses: 9-12-7: Variances: 9-12-8: Conflicting Regulations: 9-12-9: Appeals: 9-12-10: Amending the Official Zoning Map: 9-12-11: Penalty:	
CHAPTER 12 AIRPORT OVERLAY ZONE DISTRICT			III	CHAPTER 13 HISTORIC PRESERVATION CODE	
9-12-1: Purpose: 9-12-2: Definitions: 9-12-3: Airport Overlay Zones: 9-12-4: Height Limitations: 9-12-5: Use Restrictions: 9-12-6: Nonconforming Uses: 9-12-7: Variances: 9-12-8: Conflicting Regulations: 9-12-9: Appeals: 9-12-10: Amending the Official Zoning Map: 9-12-11: Penalty:			III	9-13-1: Purpose and Applicability 9-13-2: Definitions 9-13-3: Designation of Local Historic District 9-13-4: Designation of Local Historic Landmarks 9-13-5: Permits Required Downtown Sandpoint Historic Preservation Overlay Zone 9-13-6: District	
CHAPTER 13 MOBILE HOME PARKS/TRAILER COACH COURTS			I	Moved to Chapter 9, no changes except for renumbering	
9-13-1: Zoning of Mobile Home Parks/Trailer Coach Courts: 9-13-2: Definitions: 9-13-3: Site Selection: 9-13-4: Site Improvements: 9-13-5: Site Planning: 9-13-6: Site Engineering:			I		

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CHAPTER 14 ZONING DISTRICTS, MAP	
9-14-1: Zoning Districts Designated:	
9-14-2: Zoning Map:	

I
Moved to Chapter 1 General Provisions.
Amplified to include new Historic Overlay District in the list

CHAPTER 15 TELECOMMUNICATIONS FACILITIES	
9-15-1: Purpose:	
9-15-2: Provisions:	

III Moved to Chapter 10, Renamed the type of permit required