



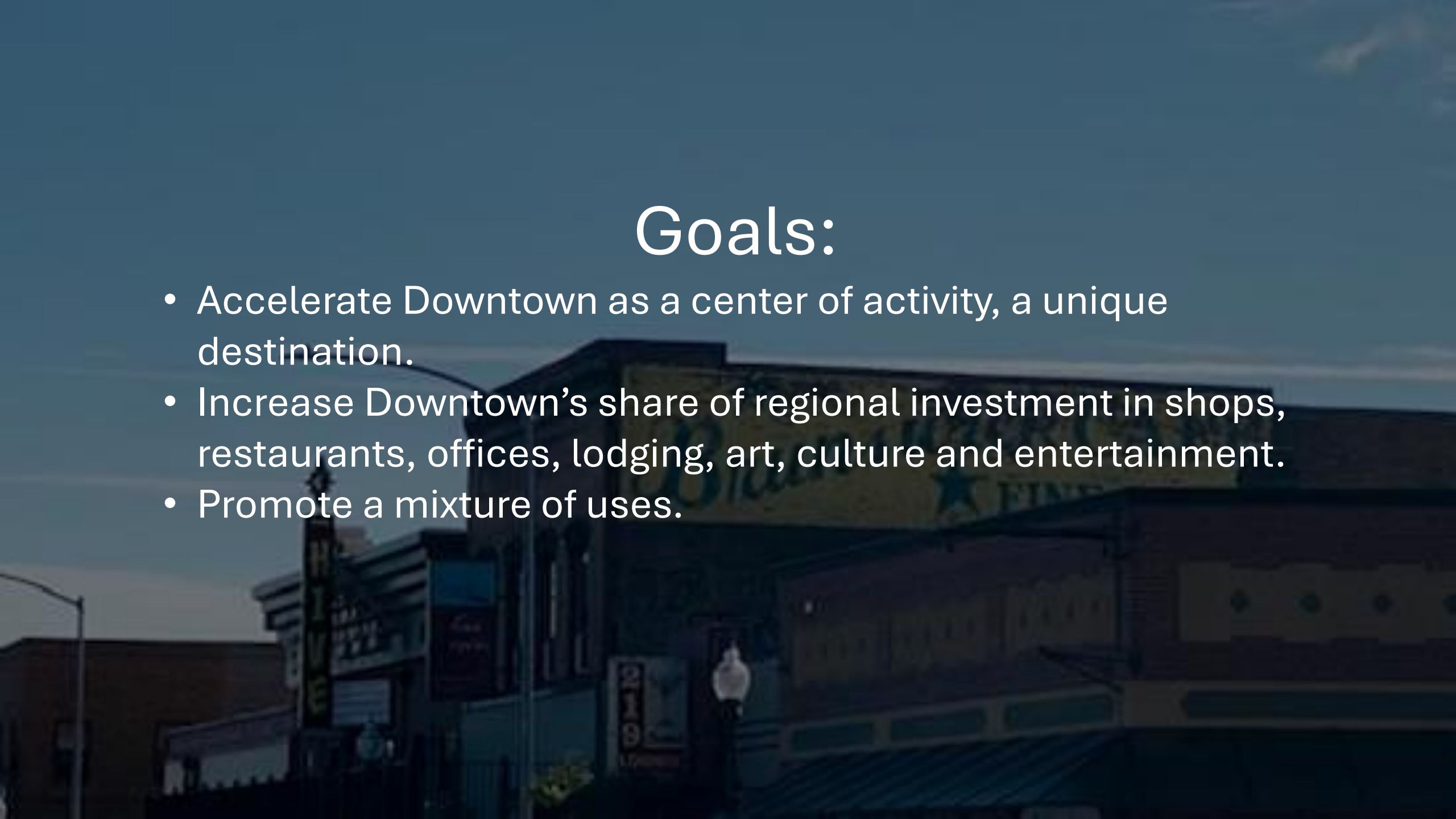
Discussion of Commercial A Zoning and Historic Preservation

Sandpoint Planning and Zoning Commission

January 6, 2026

Goals:

- Accelerate Downtown as a center of activity, a unique destination.
- Increase Downtown's share of regional investment in shops, restaurants, offices, lodging, art, culture and entertainment.
- Promote a mixture of uses.



Rethinking Commercial A

- Downtown – where is it?
- Main supporting area to Downtown – where is it?
- Today, Commercial A is over 200-acres in size
- The zoning regulations for 5th and Larch are the same as for 1st and Cedar



Key Steps:

- Identify the Core Downtown
- Identify the Main Contributing Area to Downtown
- Refine the regulations to fit a “downtown” context and identity

Two New Zoning Districts

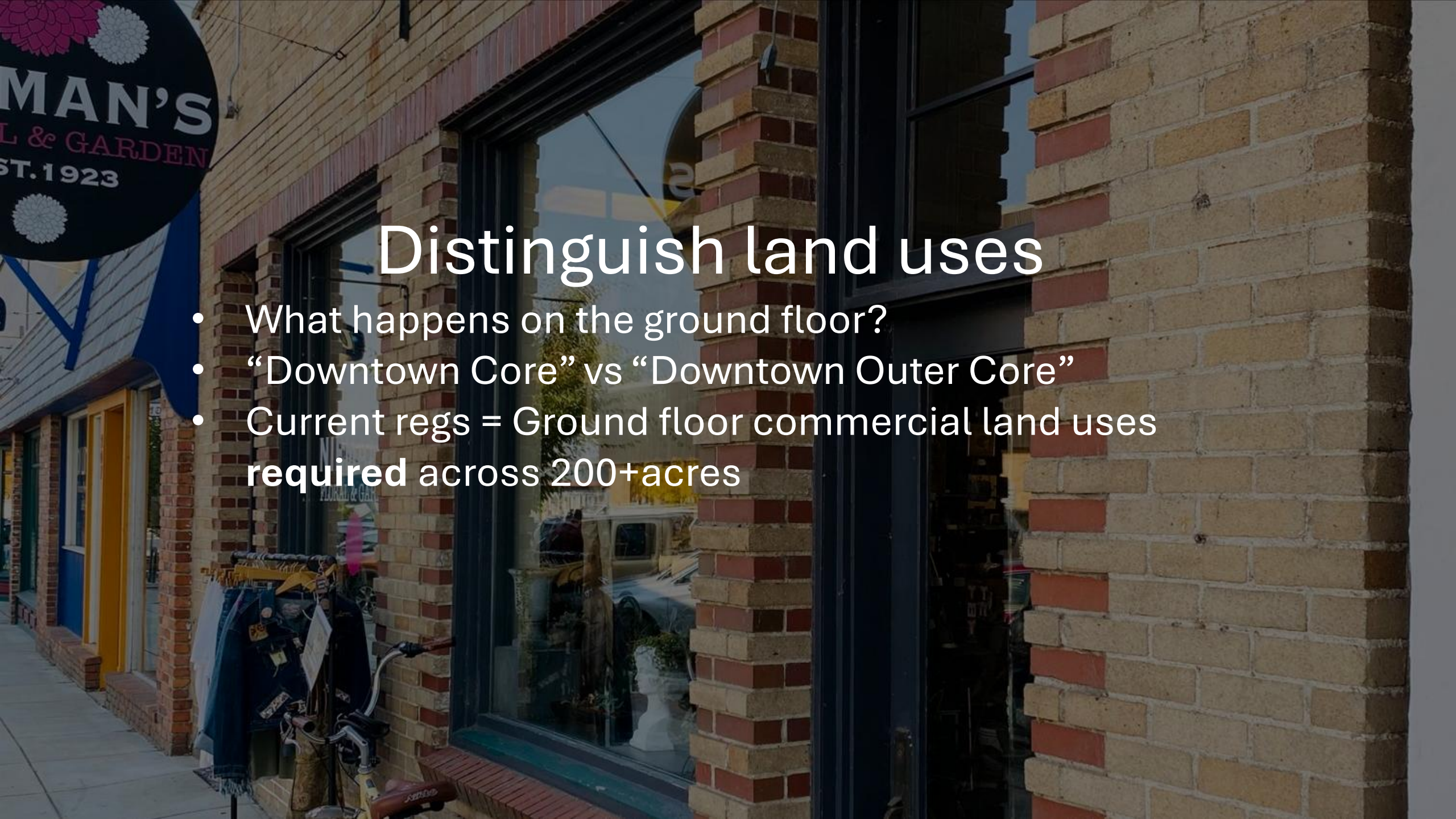
- Separate Downtown from Commercial A
- Small Area that is “**Downtown Core**”
- Small Area that is “**Downtown Outer Core**”

LARSON'S



Distinguish land uses

- What happens on the ground floor?
- “Downtown Core” vs “Downtown Outer Core”
- Current regs = Ground floor commercial land uses **required** across 200+ acres



Commercial v. Residential

- “Downtown Core” should focus on “activity generating” land uses
- “Downtown Outer Core” broadens to allow ground floor residential



Regs on Building Form and Mass:

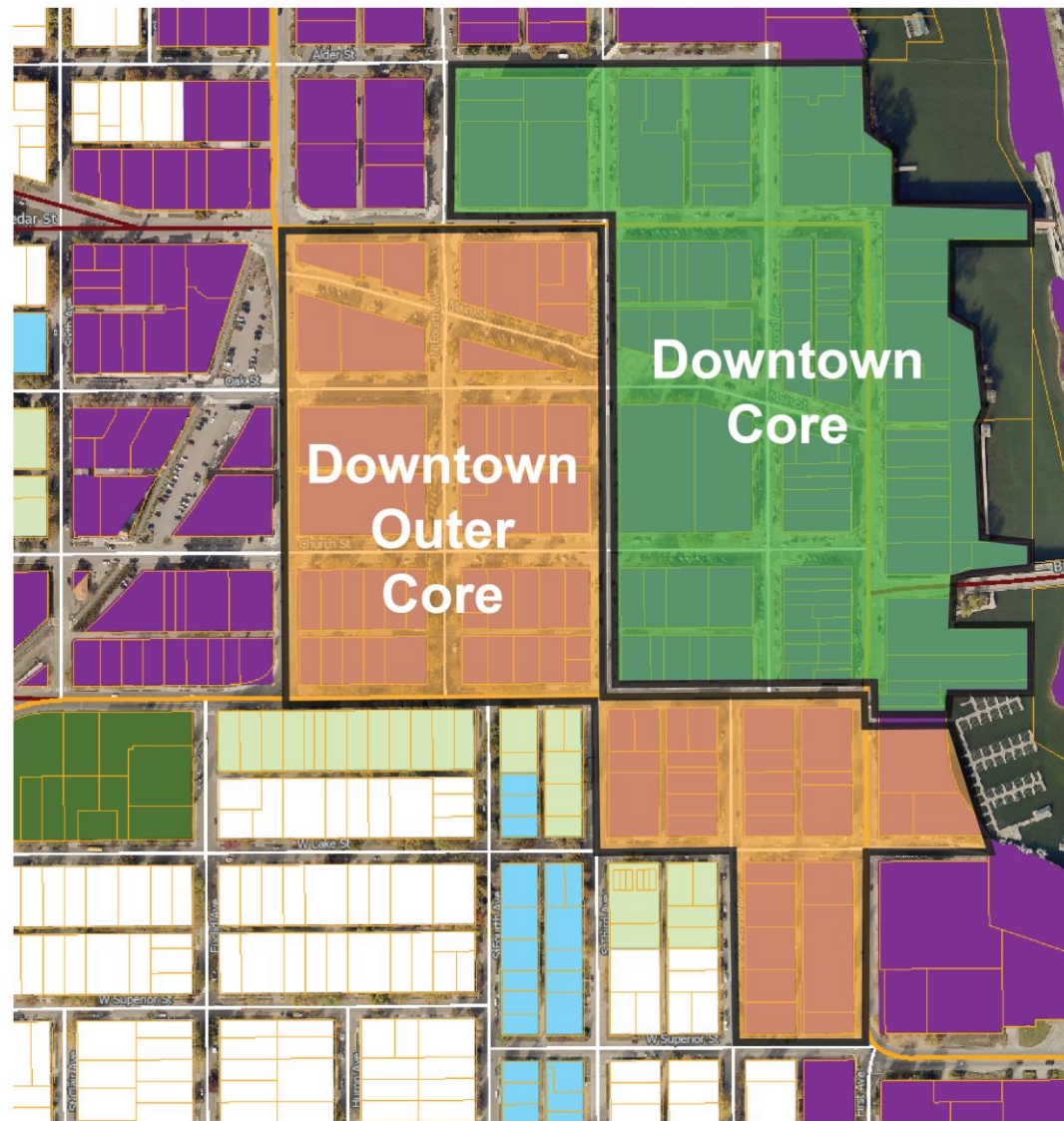
Building Height, Building Frontage Type, and Building Materials have to be carefully integrated in order to maintain character, but also allow flexibility





Historic Preservation:

- New Historic Preservation Code
- New Historic Overlay District
- Individual Historic Landmarks
- Secretary of Interior's Standards
- Special Processes and Permits
- All Designed on the Comp Plan and 2018 Arts, Culture, and Historic Preservation Master Plan



Land Uses

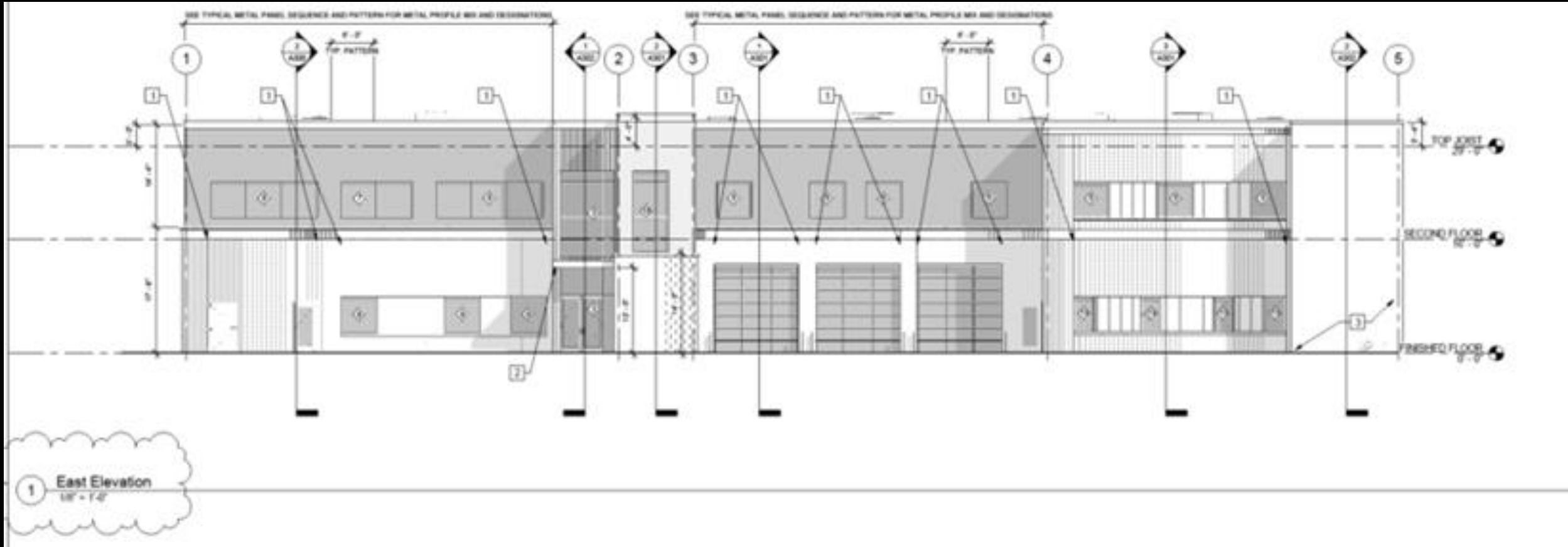
	Commercial			Downtown	
	A	B	C	DC	DOC
	Commercial:				
Art and craft galleries	Yes <u>P</u>	Yes <u>P</u>	Yes <u>P</u>	<u>P</u>	<u>P</u>
Banks and financial institutions	Restricted <u>P</u> ⁴	Restricted <u>P</u> ⁴	Restricted <u>P</u> ⁴	<u>P</u> ⁴	<u>P</u>
Commercial storage	Restricted <u>P</u> ³	Restricted <u>P</u> ³	Restricted <u>P</u> ³	<u>N</u>	<u>N</u>
Daycare	Yes <u>P</u>	Yes <u>P</u>	Yes <u>P</u>	<u>P</u>	<u>P</u>
Entertainment facilities (theaters, clubs, movies)	Restricted <u>P</u> ⁵	Restricted <u>P</u> ⁵	Restricted <u>P</u> ⁵	<u>P</u>	<u>P</u>
Hotels, hostels and lodges, and motels	Yes <u>P</u>	Yes <u>P</u>	Yes <u>P</u>	<u>P</u>	<u>P</u>
Laundromats and dry cleaners (no dry cleaning using perchloroethylene solvent permitted)	Yes <u>P</u>	Yes <u>P</u>	Yes <u>P</u>	<u>N</u>	<u>P</u>
Manufacturing ancillary to a storefront retail sales and services outlet (see section 9-2-1-9 of this chapter for limitations)	Yes <u>P</u>	Yes <u>P</u>	Yes <u>P</u>	<u>N</u>	<u>P</u>
Medical and dental services including hospitals, clinics and associated laboratories, pharmacies, optometrists, veterinarians and similar medical uses	Restricted <u>P</u> ⁴	Restricted <u>P</u> ⁴	Restricted <u>P</u> ⁴	<u>P</u> ⁴	<u>P</u> ⁴
Offices	Yes <u>P</u>	Yes <u>P</u>	Yes <u>P</u>	<u>P</u> ⁹	<u>P</u>
Personal and professional services (e.g., hair salons, day spas, barbershops, tailors, shoe repair, nail salon, tanning salon, watch and jewelry repair, package wrapping/copying/sending services, and similar uses)	Yes <u>P</u>	Yes <u>P</u>	Yes <u>P</u>	<u>P</u>	<u>P</u>

Restaurants, catering, taverns, prepared food services for on site consumption, retail bakeries, candy/ice cream shops (food production allowed in conjunction with retail)	<u>Restricted P⁴</u>	<u>Restricted P⁴</u>	<u>Restricted P⁴</u>	<u>P⁴</u>	<u>P⁴</u>
Retail trade and services	<u>Restricted P^{4,5}</u>	<u>Restricted P^{4,5}</u>	<u>Restricted P^{4,5}</u>	<u>P^{4,5}</u>	<u>P^{4,5}</u>
Vehicle, agricultural and industrial equipment sales	<u>Restricted P^{2,7}</u>	<u>Restricted P^{2,7}</u>	<u>Restricted P^{2,8}</u>	<u>N</u>	<u>N</u>
Wholesale	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>N</u>	<u>N</u>
Public/institutional:					
Clubs, fraternities, sororities, lodges and similar uses	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>
Government offices and facilities, including courthouses	<u>Restricted P⁴</u>	<u>Restricted P⁴</u>	<u>Restricted P⁴</u>	<u>P</u>	<u>P</u>
Libraries, museums, concert halls, auditoriums, community center, and similar uses	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>
Outdoor bandstand, amphitheater, pavilion	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>
Private utilities	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>
Public parking lots and garages (see chapter 5 of this title, standards for off-street parking areas)	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>
Public parks, squares, greens, and recreation facilities	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>
Religious institutions and places of worship	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P¹⁰</u>	<u>P</u>
Schools, public and private	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>
Visitors centers and information services	<u>Restricted P⁴</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>
Residential:					
Detached single-family residences	<u>Prohibited N</u>	<u>Prohibited N</u>	<u>Prohibited N</u>	<u>N</u>	<u>N</u>
Two-family dwellings (duplexes)	<u>Restricted P⁶</u>	<u>Restricted P⁶</u>	<u>Restricted P⁶</u>	<u>N</u>	<u>N</u>
Single-family attached (townhouses)	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>N</u>	<u>P</u>
Dwellings within a commercial or other nonresidential structure (e.g., residence occupying an upper floor of a retail store)	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P¹</u>	<u>P</u>
Accessory dwellings which existed on the effective date hereof	<u>Yes P</u>	<u>Yes P</u>	<u>Yes, new units also permitted P</u>	<u>N</u>	<u>N</u>
Multi-family residential	<u>Restricted P¹</u>	<u>Restricted P¹</u>	<u>Yes P</u>	<u>P¹</u>	<u>P</u>
Residential care homes and facilities	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>N</u>	<u>P</u>
Bed and breakfast inns	<u>Yes P</u>	<u>Yes P</u>	<u>Yes P</u>	<u>P</u>	<u>P</u>

Building Heights

	Commercial A	Commercial B	Commercial C	Downtown	
				DC	DOC
Minimum number of floors [†]	2 ¹	2 ¹	2 ¹	1 ¹	1 ¹
Maximum height	35-65 feet	35-45 feet	35-45 feet	45	45
Maximum height when structured parking or a residential component is included in building footprint	65 feet when residential use represents 50 percent of floor area exceeding 35 feet or when 50 percent of building footprint is developed with structured parking.	55 feet when residential use represents 100 percent of floor area exceeding 35 feet or when 51 percent of required parking is incorporated into the structure.	45 feet when residential use represents 100 percent of floor area exceeding 35 feet or when 51 percent of required parking is incorporated into the structure.		
Maximum height of structures within 50 feet of a residential zoning district adjacent to residential zone	Maximum height of any portion of a structure within 50 feet of a residential zoning district shall be 35 feet. 35'	35'	35'	35'	35'
Relational Height Requirement	Yes	Yes	Yes	Yes	Yes

Building Heights – EMS Bldg 33ft



Building Heights – Homestead Apartments 34ft



