

TABLE 2-B: CITY OF POTLATCH SETBACK, HEIGHT, AREA, AND COVERAGE STANDARDS

| Zoning District | Minimum Setback Requirements | | | | | |
|-----------------|------------------------------|------|-------------|-------------|------------|-----------------|
| | Front | Side | Street Side | Rear Street | Rear Alley | Rear Acc. Bldg. |
| AF | 30 | 20 | 20 | 20 | 20 | 5 |
| R-1 | 20 | 5 | 20 | 10 | 10 | 5 |
| R-2 | 20 | 5 | 20 | 10 | 10 | 5 |
| C-1 | NA | NA | NA | NA | NA | NA |
| C-1 Residential | 20 | 5 | 20 | 10 | 5 | 5 |
| C-2 | 20 | 5 | 20 | 10 | 5 | 5 |
| C-2 Residential | 20 | 5 | 20 | 10 | 5 | 5 |
| I-1* | 15 | NA | 15 | 10 | NA | NA |

*NOTE: When an industrial use is adjacent to a residential use or zone a twenty (20) foot landscaped setback is required that effectively screens and separates uses.

| Zoning District | MAXIMUM | | MINIMUM | MINIMUM | MINIMUM | MAXIMUM | MINIMUM |
|-----------------|---------------------------------|-----------------------------------|-----------------|-----------------|---------------------------|------------------|--|
| | Height (ft.)* primary structure | Height (ft.)* detached acc. Bldg. | Lot Width (ft.) | Lot Depth (ft.) | Floor Area/Unit (sq. ft.) | Lot Coverage (%) | Lot Area (sq. ft.) |
| AF | 35 | 35 | 135 | 135 | 980 | 25 | 43,650 |
| R-1 | 35 | 20 | 60 | 100 | 980 | 40 | 6500 |
| R-2 | 35 | 20 | 60 | 100 | 980 | 40 | 6,500 + 3,500 for each additional dwelling unit. |
| C-1 | 45 | 45 | NA | NA | NA | 80 | NA |
| C-1 Res. | 45 | 20 | 60 | 100 | 980 | 40 | 6,500 |
| C-2 | 45 | 45 | NA | NA | NA | 80 | 6,500 |
| C-2 Res. | 45 | 20 | 60 | 100 | 980 | 40 | 6,500 |
| I-1 | 50 | 50 | NA | NA | NA | | |

*NOTE: Heights are measured from the top of the foundation on the street (main entrance) side of the structure to the highest point on the house except the chimney. On corner lots the height is defined as the greater of the heights measured from each of the streets adjacent to the structure. The heights of radio antennas, television antennas, and similar structures shall be the height measured from ground level at the center of the base of the structure.