

AN ORDINANCE CREATING A NEW ARTICLE XVII IN CHAPTER 17.05 OF THE COEUR D'ALENE MUNICIPAL CODE, ESTABLISHING A UNIVERSITY DISTRICT (U); 17.05.1300: GENERALLY:

The University (U) District is established to **support and enhance the educational environment** of public institutions of higher education in the City of Coeur d'Alene, and to **allow flexible, creative development** for public educational purposes. The District is intended to **facilitate planned expansion, promote collaboration between public higher educational institutions and the local community**, ensure compatibility with surrounding neighborhoods and natural resources, and **preserve property within the District for public educational uses**. This District allows for a **mix of uses that support the residential, retail, and service functions of public higher education campuses**.

17.05.1320: STANDARDS:

All uses permitted within the U District shall **primarily serve the students, faculty, employees, and alumni of the affiliated institutions**, or support educational, arts, athletic, or cultural events and offerings of the public higher educational institutions.

Cultural and academic events, conferences, and gatherings **contributing to the intellectual and cultural vibrancy of the district are permitted**.

Research and innovation centers are encouraged, provided they promote **collaboration between the university and the local community**.

17.05.1330: PERMITTED USES; PRINCIPAL:

Principal permitted uses in the U Zoning District shall be as follows:

- **Administrative, including offices for faculty, staff, and operational purposes**
- **Automotive Parking Activities**
- **Business Supply Retail Sales**
- **Business Support Services**, including maintenance facilities supporting campus operations
- **Cell phone towers that are fully stealth** and that support at least three (3) carriers and/or other uses outside of the permitted uses scope listed herein
- **Childcare Facility**
- **Commercial Film Production**
- **Communication Services**
- **Community Assembly**

- **Community Education**
- **Convenience Sales**
- **Convenience Services**
- **Educational Activities, including classrooms, lecture halls, laboratories, libraries and research facilities**
- **Essential Services**
- **Faculty Housing**
- **Food and Beverage Sales/Off-Site or On-Site Consumption**
- **Group Assembly, including student union facilities, performing arts venues**
- **Neighborhood Recreation Professional and Administrative Offices**, including student health centers, student wellness and recreation centers
- **Public Recreation, including gymnasiums, sports fields, community gardens, equipment rentals**
- **Specialty Retail Sales, including bookstore**
- **Student Housing, such as Single-family detached housing, duplex housing, and multiple-family housing**

17.05.1340: PERMITTED USES; ACCESSORY:

- Accessory Dwelling Units for student or faculty housing
- Automobile Parking Garage or carport (attached or detached)
- Mailroom and/or common use room for multiple-family developments or Community Education
- Open areas and swimming pools
- Outside storage when incidental to the principal use
- Other accessory uses directly associated with educational functions

17.05.1360: PROHIBITED USES:

- Industrial and commercial activities not directly associated with educational functions.
- Residential developments not intended for student or faculty housing.
- Privately-owned residential, condominiums, townhouses, or other non-educational residential development.

D. Additional Prohibited Uses: In addition to the prohibited uses listed within this section, **any other uses that the Planning Director determines are not in conformity with the purpose** and/or intent of the District are prohibited.

OTHER DEVELOPMENT STANDARDS:

1. Height restrictions: Buildings shall not exceed forty-five feet (45') feet, unless a variance is approved by the Planning and Zoning Commission or as prescribed in the PUD.
2. Minimum Yards for nonresidential activities:
 - Any Street Frontage: All frontages shall provide twenty feet (20').
 - Side, Interior: The interior side yard requirement shall be ten feet (10').
 - Rear: The rear yard requirement shall be ten feet (10').
 - All U District uses shall remain twenty-five feet (25') feet from any residential property lines not associated with an educational use.
3. Minimum Yards for residential uses in this District are subject to the site performance standards for the R-17 Zoning District.
4. Parking requirements: Adequate parking shall be provided for all developments based on established standards per a campus-style review process. Public parking along E. Rosenberry Drive (W. Lakeshore Dr./Dike Road) shall not be included in campus parking calculations.
5. A variance may be granted to partially waive off street parking and/or lot coverage requirements for commercial developments utilizing common parking