

Commercial Development Guide
City of McCall / McCall Impact Area



City of McCall
COMMUNITY
DEVELOPMENT

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Introduction

This guide is intended to provide a basic overview of some of the most common questions and McCall City/Impact Area code considerations for commercial developments, but is not an exhaustive list of requirements. Full copies of the McCall City Code and the McCall Design Guidelines are available at www.mccall.id.us. Throughout this document, you will find relevant sections of city code and/or design guidelines referenced in parenthesis (i.e. MCC X.X.XX). Also, City of McCall staff is available to answer your questions and review preliminary plans. Contact information is provided at the end of this document.

What is the zoning of my property?

Zoning determines what land uses are allowed within certain areas. Some commercial uses are permitted within all zones in the City of McCall and McCall Impact Area (MCC 3.3.02 and MCC 3.4.02), others require a Conditional Use Permit, and some are not permitted at all.

You can look up the zoning designation of your property by viewing the zoning map on the City of McCall web site at: <http://www.mccall.id.us/departments/community-development/Maps-GIS.html>.

Read on – the following information will help you plan your commercial project. Once you have preliminary plans, please contact the City of McCall Planning Department to review and identify what approvals may be necessary.

Does my project need planning approval?

YES. At a minimum, Design Review approval by the McCall Area Planning and Zoning Commission is required for commercial projects (MCC 3.16.02). A Conditional Use Permit, requiring both Planning and Zoning and City Council or Valley County Commission approval, is also needed for some commercial uses (see Land Uses in the section below). Projects with condominium units or business suites that will have separate ownership will require condominium platting through the Subdivision approval process. A Planned Unit Development is required for projects in excess of 2 acres in size in the CBD – Central Business District and can be used to allow additional design flexibility or to request and increase residential density for other projects.

You are encouraged to browse the application materials and submission deadlines available at <http://www.mccall.id.us/departments/community-development/planning-and-zoning-2.html> and then contact the City of McCall Planning Department to discuss.

What commercial land uses are allowed?

The table below describes what commercial uses are permitted, administratively permitted, permitted with an approved Conditional Use Permit, or not allowed within the CBD - Central Business District and CC - Community Commercial zones. Some commercial uses are also allowed within residential and industrial zone (see MCC 3.3.02 or MCC 3.5.02). Uses not listed in table below require a Conditional Use Permit and review by the Planning and Zoning Commission and City Council or Valley County Commission.

P: Where the symbol P appears, the use is permitted.

A: Where the symbol A appears, the use may be permitted subject to City staff review and the issuance of an administrative permit.

C: Where the symbol C appears, the use may be permitted subject to the issuance of a conditional use permit. For information about the Conditional Use Permit process, contact the City Planner or review the Conditional Use Permit Information document on the City of McCall web site at <http://www.mccall.id.us/departments/community-development/planning-and-zoning-2.html>.

Where no symbol, or a dash, appears, the use is not permitted.

Allowed Use	CC	CBD
Adult entertainment establishment	-	-
Agricultural or garden use, without farm animals	P	P
Amusement or recreation facility, indoor	P	P
Amusement or recreation facility, outdoor	A	C
Animal boarding with outside runs	C	-
Animal clinic, animal hospital, or veterinary office	P	P
Animals, small farm animals	A	A
Auction establishment, outdoor	C	C
Automobile, major repair	C	-
Automobile or recreational vehicle sales or service (used or new), indoor	P	C
Automobile or recreational vehicle sales or service (used or new), outdoor	C	-
Bank	P	P
Bar, brewpub, or nightclub	P	P
Camp	C	-
Car wash	C	C
Care center	P	P
Cemetery	C	-
Church	P	P

Clinic, medical (excluding animal or veterinary)	P	P
Club or social hall	P	P
Contractor's yard or shop	C	-
Convention facility	C	P
Crematory	C	-
Drive-up window service	C	-
Dry cleaning facility	C	C
Dwelling, accessory	P	P
Dwelling, multi-family	P	P
Dwelling, rooming house	P	P
Dwelling, single-family	P	P
Farm, garden, lumber, or building supply store	P	P
Hotel or motel	P	P
Kennel, commercial	C	-
Large scale retail business ⁴	-	-
Laundromat	P	P
Mortuary	P	-
Nursery, retail (only)	P	P
Off street parking facility when not accessory	P	C
Office, temporary construction	A	A
Outdoor eating and seating	A	A
Package and letter delivery service	P	P
Personal, business, or professional service	P	P
Portable classroom	A	A
Professional offices	P	P
Public parks, recreation areas or easements, and trails	P	P

Public service facility	C	C
Radio and television broadcasting station	P	P
Recreational vehicle park	C	-
Recycling center	P	-
Rental or retail store with outdoor storage or display yard	C	C
Rental or retail store without outdoor storage or display yard	P	P
Research and development facility	P	P
Restaurant	P	P
Restaurant, formula ⁵	P	P
Retail, formula ²	P	P
Retail sales relating to an approved use	A	A
Retirement or assisted living home	P	P
School, public or private	P	P
School, vocational or trade	P	P
Service retail business	A	A
Service station	C	-
Storage facility, self-service	C	-
Storage yard (outdoor)	C	-
Studio (music, art, dance or similar studio)	P	P
Swimming pool, private	A	A
Theater	P	P
Tower or antenna structure, commercial	C	C
Tower or antenna structure, private	A	C
Transit facility (e.g., bus stop, bus shelter, transit center)	P	P
Truck stop	C	-

Mixed use developments

Mixed use developments are permitted through the procedure of the most restrictive use. For example, if a project in the CC – Community Commercial zone includes a Contractor’s Shop, which requires a Conditional Use Permit, and a single family residence, which is a directly permitted use, then the mixed use project must obtain a Conditional Use Permit.

In the CC zone, single family residences are directly permitted and not required to be part of a mixed use development, however, multi-family residences must be part of a mixed use development. In the CBD zone, all residential uses must be part of a mixed use project that incorporates commercial and/or public use development into the residential development (MCC 3.4.04). In both the CC and CBD zones, mixed use projects can be achieved in several ways, such as:

1. In a multi-story structure, provide for commercial space at the street level with residential space above (or below).
2. Within a parcel, provide for a commercial building facing the primary street, with residential units to the rear or side.
3. Provide for a combination of living and entrepreneurial spaces, such as artists' lofts and quarters or specialized training facilities within a site residence.
4. In each case, a proposal will be expected to provide at least fifty percent (50%) ground floor area in commercial or public uses.

Residential density

The CC – Community Commercial zone allows residential uses at a maximum of 40 dwelling units per acre.

The CBD – Central Business District zone allows residential uses at a maximum of 60 dwelling units per acre.

Restaurant and retail formula businesses

Formula retail and restaurant businesses, as defined below, are limited to no more than ten percent (10%) of the total of like businesses in McCall and McCall Impact Area. "Like businesses" are those which have substantially the same product offering, such as food stores, furniture stores, auto parts stores, etc. Service stations and supermarkets are not subject to this restriction; provided, that these uses are not combined with formula restaurants or other formula retail with a different product offering (MCC 3.8.17 and MCC 3.8.18).

Formal retail businesses are defined as (MCC 3.2.02): A retail, service retail, vending service retail, or restaurant business (including fast food and coffee shops) that is required by

contractual or other arrangement to maintain standardized services, merchandise, menus, ingredients, food preparation, uniforms, decor, logos, architecture, signs, or similar features,

Formula restaurants are defined as (MCC 3.2.02): An eating establishment devoted to the preparation and offering of food and beverages for sale to the public for consumption either on or off the premises which, by contractual or other arrangement, established or recognized business practice, or membership affiliation, maintains any of the following:

- (A) Business name common to a similar business located elsewhere;
- (B) Standardized menus, ingredients, food preparation, uniforms, or other standardized features common to a restaurant located elsewhere;
- (C) Interior decor common to a similar business located elsewhere;
- (D) Architecture or exterior signs common to a similar business located elsewhere;
- (E) Use of trademark or logo common to a similar business located elsewhere (but not including logos or trademarks used by chambers of commerce, better business bureaus, or indicating a rating organization including, but not limited to, AAA, Mobile or Michelin); or
- (F) A name, appearance, or food presentation format which causes it to be substantially identical to another restaurant within or outside Valley County.

What are the minimum setbacks required?

See the table below for the minimum setbacks for structures from property lines within CC - Community Commercial and CBD - Central Business District zones (MCC 3.4.03):

Minimum Setbacks (in feet)	CC	CBD
Front setback	5	0
Side street setback	5	0
Interior side setback	0	0
Rear setback (no alley)	10	0
Alley setback	3	3

How big can the building be?

Lot coverage

For commercial projects, lot coverage refers to the percentage of a property that can be covered by the footprint of structures (MCC 3.4.031) and is provided here:

<u>Zone</u>	<u>Maximum Lot Coverage</u>
CC - Community Commercial	80%
CBD - Central Business District	90%

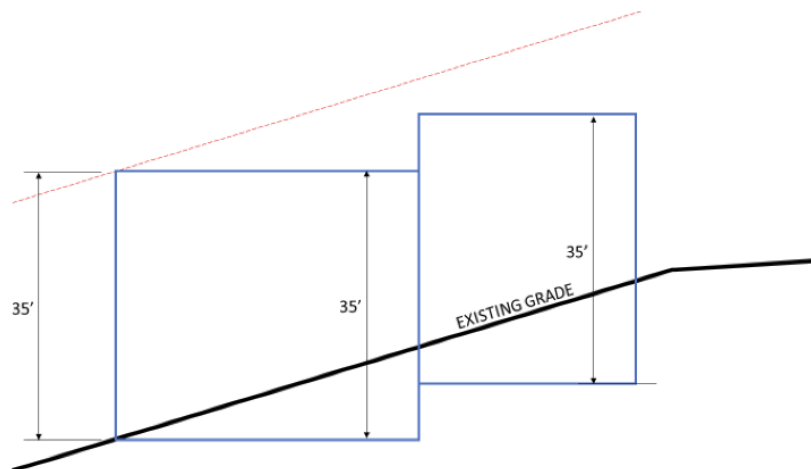
Maximum building footprint

Building footprints within the CC zone are limited to 40,000 sq. ft. Within the CBD zone, building footprints are limited to 15,000 sq. ft. unless a community impact review is completed and a Conditional Use Permit is approved, then the footprint can be increased to 40,000 sq. ft. (MCC 3.4.031).

Maximum building height

The maximum building height within CC - Community Commercial and CBD - Central Business District zones is 35 ft. However, projects may be approved up to 50 ft. in height through a Conditional Use Permit process (MCC 3.4.031). If the project is located along a designated Scenic Route (i.e. 3rd Street, E. Lake Street, Deinhard Lane, Boydston Street, Mission Street, and a few others – see MCC 3.7.03), then height is limited to a maximum of 35 ft. until the project is at least 150 ft. from the public right of way of the Scenic Route, then it may go up to 50 ft. with a Conditional Use Permit.

Building height is measured vertically from any point on a proposed or existing building element to the existing grade prior to construction or finished floor elevation after construction, whichever is more restrictive, directly below said point on a proposed or existing building element. (The highest to lowest measurement at any given vertical structure line.) (MCC 3.2.02).



Building step-back next to residential zones

For buildings taller than 35 ft. in any zone and which are located adjacent to a residential zone, the building height must be designed so as to "step back" the building height at least one foot for every increase in height above 35 ft. For example, for a building height of 40 ft., the height could start as 35 ft. at the setback line, then increase in height one foot (1 ft.) for every foot behind the setback line, and reach the design height of 40 ft. at a distance of at least 5 ft. behind the setback line (MCC 3.8.14).

How many parking spaces are required and where can they be located?

Off street parking is required for commercial uses (MCC 3.8.06(A)), unless the property is located within an established Improvement District (i.e. Urban Renewal District, Business Improvement District, Local Improvement District). There are no minimum number of parking spaces required in Improvement Districts. Everywhere else, use the table below.

Number of parking spaces required

The number of required parking spaces varies by land use. This number can be reduced by the Planning and Zoning Commission if the project is near public transit and/or bicycle and pedestrian paths. The table below provides the minimum number of required parking spaces by use (MCC 3.8.062). Fractional numbers of calculated required parking spaces are *decreased* to the whole number.

Type Of Use	Parking Spaces Required
Residential:	
Apartments or multi-family dwelling	1½ for each unit (except see title IX, chapter 2 for condominiums and townhouses)
Boarding houses, rooming houses, dormitories and permanent occupant	1 for each sleeping room, plus 1 for each permanent occupant
Mobile home park	1 for each unit plus 1 space for each 5 units
Single-family or two-family dwelling	2 for each unit
Commercial:	
Automobile service garages which also provide repair	1 for each 4 gasoline pumps and 2 for each service bay
Banks, financial institutions and similar uses	1 for each 500 square feet of floor area
Durable goods retail (furniture,	1 for each 700 square feet of floor area

appliances)	
Funeral parlors, mortuaries and similar types of uses	1 for each 100 square feet of floor area in slumber rooms, parlors or service rooms
Hotels, motels	1 per each sleeping room and 1 space for each 2 employees; in addition, 10 percent of the parking spaces shall be oversized spaces (equivalent of 2 compact spaces situated front to back)
Marinas	1 per 4 boat mooring spaces within 300 feet of the marina; 1 per 2 boat mooring spaces, or a sufficient size for boat trailers within $\frac{1}{2}$ mile from the marina
Offices, public or professional administration or service buildings	1 for each 500 square feet of floor area
Retail stores	1 for each 500 square feet of floor area
All other types of business or commercial uses permitted in any zone	1 for each 500 square feet of floor area
Recreational or entertainment:	
Auditoriums, sports arenas, theaters and similar uses	1 for each 5 seats
Bowling alleys	4 for each alley or lane, plus 1 additional space for each 500 square feet of the area used for restaurant, cocktail lounge or similar use
City parks:	
A. Community	A. Use local street parking
B. Neighborhood	B. 1 per 10,000 square feet, including abutting on street parking
C. Large play areas	C. 1 per 10,000 square feet, including abutting on street parking
D. Open space	D. None required
See title IX, chapter 3, "Subdivision Design Standards", of this code	
Dance floors, skating rinks	1 for each 500 square feet of floor area used for the activity

Dining rooms, restaurants, taverns, nightclubs, clubhouses, etc.	1 for each 500 square feet of floor area
Outdoor swimming pools (public)	1 for each 5 persons capacity, plus public or community or club; 1 for each 4 seats or 1 for each 30 square feet of floor area used for seating purposes, whichever is greater
Institutional:	
Churches and other places of religious assembly	1 for each 5 seats
Hospitals	1 for each bed and 1 for every 2 employees
Medical and dental clinics	1 for every 500 square feet of floor area of examination, treatment, office, and waiting rooms
Sanatoriums, homes for the aged, nursing homes, children's homes, asylums and similar uses	1 for each 2 beds
Schools (public or parochial or private):	
Business, technical and trade schools	1 for each 2 students
Colleges, universities	1 for each 4 students
Elementary and junior high schools	2 for each classroom and 1 for every 8 seats in auditoriums or assembly halls
High schools	1 for every 10 students and 1 for each teacher and employee
Kindergartens, childcare centers, nursery schools and similar uses	2 for each classroom but not less than 6 for the building
Manufacturing (or any type of industrial use):	
All types of manufacturing, storage and wholesale uses permitted in any manufacturing zone	1 for every 2 employees (on the largest shift for which the building is designed), plus 1 for each vehicle used on the premises
Express, parcel delivery and freight terminal	1 for every 2 employees (on the largest shift for which the building is designed) and 1 for each motor vehicle maintained on the premises

In-lieu parking space fee

To reduce the number of required on-site parking spaces that must be constructed, property owners within the CBD – Central Business District may contribute a fee per space omitted (currently \$7500) to a Parking Lot Trust Fund for use by the City of McCall to construct public parking areas (MCC 3.4.061.B).

Location of parking spaces

Parking spaces must be located within 300 ft. of the principal use within the CC - Community Commercial zone and within 1000 ft. of the principal use within the CBD - Central Business District (MCC 3.8.06(D)). Parking areas must be located to the side or behind the use (MCC 3.8.06(D)), not in front.

Design of parking areas

- Parking lot pavement edges must be located at least 5 ft. from the right of way of a public street (MCC 3.8.06(D)).
- Parking and loading areas must have an improved surface such as asphalt, concrete, paving stones or bricks (MCC 3.8.061).
- Any vehicle leaving the parking area onto a public or private street must be traveling in a forward motion (MCC 3.8.061).
- Parking areas must be screened from adjacent residential uses with landscaping, wall, or fencing (MCC 3.8.061).
- Up to 35% of any parking lot may be designed for compact car spaces but must be appropriately signed as such (MCC 3.8.062(B)).

Parking Dimensions by Type (MCC 3.8.062(A)):

If parking is at:	45 Degrees	60 Degrees	90 Degrees	Parallel
Then the:			Shall be:	
Width of parking ¹	13 feet	10 feet	9 feet ²	9 feet
Length of parking space	15 feet	18 feet	18 feet ²	23 feet
Width of driveway aisle	13 feet	17 feet	20 feet	12 feet

- Don't forget that bicycle parking is also required (MCC 3.8.063)!
- Off street loading spaces are required and are not included in computation of required off street parking spaces (MCC 3.8.06(K)).

Do I need to build sidewalks?

For new commercial development, the short answer is YES! Sidewalks, curbs and gutters or pathways as described in the McCall Area Pathways Master Plan are required for new commercial development projects, if they don't already exist along the property frontage. For existing commercial development that is expanding or adding improvements, sidewalks or pathways may be required, if the cost of the pedestrian improvements is comparable or less than the cost of the improvements.

Design considerations

Following are a few other items to consider as you plan your project. If your project requires review by the McCall Area Planning and Zoning Commission, you will be required to address the following in your application.

McCall Design Guidelines

The McCall Design Guidelines outline important design elements and features for new construction, expansion, remodeling and rehabilitation projects in McCall. City staff, the Planning & Zoning Commission, and other decision-makers evaluate the appropriateness of project proposals based upon the McCall City / Impact Area Code and the McCall Design Guidelines (MDG).

A full copy of the McCall Design Guidelines is available for download at:

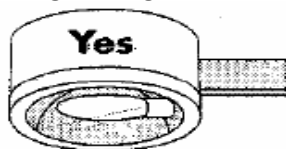
<http://www.mccall.id.us/departments/community-development/planning-and-zoning-2.html>,

but a few key elements include:

- Building height and footprint should be harmonious with nearby buildings and natural features and building scale should relate to the pedestrian (MDG 4.1.A and MDG 4.1.B).
- Avoid blank walls on street facing facades (MDG 4.1.C).
- Buildings should be sited in a manner that preserves existing land forms (MDG 5.1.1) and significant views (MDG 5.1.4).
- Roof design should anticipate snow shedding (MDG 5.1.11).
- The use of natural materials such as wood, logs and stone is encouraged (MDG 5.1.25).
- Exterior wall colors should tend toward warm, earthy hues (MDG 5.1.27).

Exterior lighting

The City of McCall has a "Dark Sky" ordinance which regulates outdoor lighting with the purpose of protecting the view of the night sky, providing safe roadways for motorists and pedestrians, and preventing light trespass and excessive lighting (MCC 3.14). All exterior lighting should use full cutoff luminaires with the light source downcast and fully shielded (see illustration below). Parking area lights cannot exceed 17 ft. in height.



Trees

Trees are a significant asset to the City of McCall and you are encouraged to site structures in such a way that large trees are preserved on your property. Prior to issuance of a building permit, tree removal is limited to twenty percent (20%) of the trees per lot, with the removal of dead, dying, or damaged trees being given priority. Removal of trees larger than twelve inches (12 in.) in diameter require approval by the city arborist (MCC 3.8.03). Trees within the building footprint may be removed, but healthy trees outside the area occupied by improvements (lawn is not considered an improvement in this case), should be preserved, especially if your property is within the Shoreline and River Environs Zone (MCC 3.7.032.E).

Snow storage

The average annual snowfall in McCall is well over 100 inches, so your site planning should include identification of areas where snow removed from parking areas and walkways will be stored. Snow storage areas may not be smaller than an area equal to thirty three percent (33%) of parking, walkway and driveway areas (MCC 9.3.08).

Stormwater management

To protect the water quality in Payette Lake, the North Fork of the Payette River, and other permanent streams, the City of McCall has adopted drainage management guidelines. Commercial projects are required to submit a drainage/stormwater report that shows how erosion and sediment resulting from stormwater from snow melt and rain storms is controlled on your site.

Utilities

Location of utilities such as water, sewer, power and telecommunication lines should be indicated on your site plan and structures should not be built over them to ensure that those lines can be easily repaired in the future if needed. All power and telecommunication lines should be buried underground, rather than suspended overhead (MCC 9.6.02.L). You should contact your utility providers early in your planning process to identify hook up locations and other considerations for your site.

Driveways

A driveway permit from the McCall Public Works Department will be necessary for any driveway accessed off of a city street. The maximum driveway width for commercial projects is 30 ft. for two-way traffic or 17 ft. for one-way traffic (MCC 3.8.064). If the property is located along State Highway 55 (3rd Street and E. Lake Street), you will also be required to obtain an access permit from the Idaho Transportation Department.

Signage

Approval of a Sign Design Review application is required prior to installation of any commercial signage. The maximum allowable square footage of signage is calculated as 1.5 sq. ft. of signage for each 1 linear foot of business frontage or .5 sq. ft. of signage for each linear foot of property frontage, whichever is greater, up to a maximum of 100 sq. ft. per property. More information about signage and the Sign Design Review application requirements is available on the City of McCall website at: <http://www.mccall.id.us/departments/community-development/planning-and-zoning-2.html>.

Contacts

City of McCall staff members are available to assist you and help with any questions. Please do not hesitate to contact us.

For questions about code requirements or to apply for Planning & Zoning approval, contact Brian Parker, City Planner, at 208.634.4256 or bparker@mccall.id.us or Meredith Todd, Assistant Planner at mtodd@mccall.id.us

For building permits, contact John Powell, Building Official, at 208.634.8648 or jpowell@mccall.id.us

To schedule an appointment to meet in person with the City Planner or Building official, contact Permit Technician Rachel Santiago-Govier at 208.634.7052 or rsantiago-govier@mccall.id.us.

For questions about stormwater management, city utilities, driveway standards or access from public streets, contact the McCall City Engineer, at 208.634.3458.

For questions about trees, contact City Arborist Kurt Wolf at 208.634.8967 or kwolf@mccall.id.us.