

Single Family Residential Development Guide

City of McCall and McCall Impact Area



City of McCall
COMMUNITY
DEVELOPMENT

Revised 9/18/23

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1. Introduction

This guide is intended to provide a basic overview of some of the most common questions and code considerations for single family residential developments in the City of McCall and McCall Impact Area. This is not an exhaustive list of requirements. A full copy of the McCall City Code (MCC) available at <https://codelibrary.amlegal.com/codes/mccallid/latest/overview>. Other helpful guidelines and information are available at <https://www.mccall.id.us/planning-zoning>. Throughout this document, you will find relevant sections of city code referenced in parenthesis (i.e., MCC X.X.XX). City of McCall staff is available to answer your questions and review any preliminary plans. Contact information is provided at the end of this guide.

2. Property Zoning

Zoning determines what land uses are allowed within certain areas. Single family residential development is permitted within all residential zones in the City of McCall and McCall Impact Area (MCC 3.3.02). However, in Community Commercial (CC), Central Business District (CBD) Industrial (I) and Business Park (BP) zones, residences are only allowed as part of a mixed-use development (MCC 3.4.02, MCC3.5.02 and MCC3.5. 05).

In addition to the base zoning districts, some areas in the City and Impact Area are within an overlay district. This includes locations adjacent to Payette Lake and River, and along certain designated scenic streets and roads.

You can look up the zoning designation, the proximity to scenic routes and shorelines of your property by viewing the zoning map on the City of McCall web site at: <https://www.mccall.id.us/1-maps>

If your property is located within a residential zone (R4, R8, R16, R1, RE or RR), then read on – the following information will help you plan your single-family residential project. If you would like to build a single-family residence within a commercial or industrial zone or a multi-family project (including accessory or local housing dwelling units), please contact the City of McCall Planning Department to discuss.

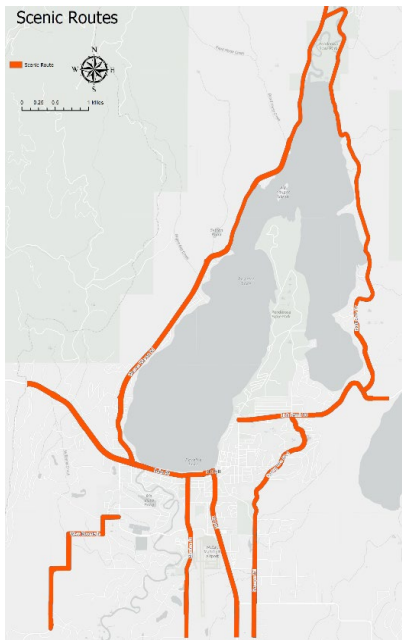
3. Design Review

Design Review is required for certain single-family developments. Review is made by either the McCall Area Planning and Zoning Commission or the City Planning Staff (MCC 3.16.02) Decisions are based on review criteria set forth in the code. (MCC 3.16.07)

Applications subject to Planning and Zoning Commission review:

- Single-family residences in excess of 5,000 total square feet. The total square footage includes all conditioned and unconditioned space on each floor as well as any spaces under a roof (i.e., a covered deck or attached garage) (MCC 3.2.02).
- Any development, construction, or landscaping within the Shoreline and River Environs Zone, which includes lots or any portion of lots that are within 150 feet from the high-water mark and/or water pool shore contour of Payette Lake, North Fork of the Payette River, Little Payette Lake and its

tributaries, or Lake Fork Creek below Little Payette Lake (MCC 3.7.021).



- Any development, construction, or landscaping along a Scenic Route which is visible within 150' of the designated scenic route. (MCC3.7.031)

Review by the Planning and Zoning Commission requires a public notice of your application and a public hearing before the Commission. The process includes a pre-application conference and a review period of a minimum of 45 days once an application is submitted and determined to be complete. The Commission meets once a month and the city website (see below) lists the application deadline for each monthly meeting.



Applications subject to Administrative design review:

- Accessory Dwelling Units (ADU)
- Additions under five hundred (500) square feet located in an overlay zone
- Facade and exterior finish changes
- Changes to the color and type of roofing materials on structures located in an overlay zone
- Single family residential structures between 3,500 and 5,000 square feet and not located in an overlay zone.
- Landscape plans involving no structures.

If the structure is eligible for administrative design review based on the information above, but is greater than 30' in height, Design Review with the McCall Area Planning & Zoning Commission is required.

The applications for administrative review are not subject to a public notice or hearing, although applicants are encouraged to share their plans with their adjoining neighbors.

If your project is in excess of 3500 square feet and/or is within the Shoreline and River Environs Zone or along a Scenic Route, then browse the Design Review application materials and submission deadlines available at <https://www.mccall.id.us/planning-zoning> and contact the City of McCall Planning Department to discuss.

All applications for new residential dwellings with structure sizes greater than 3,500 square feet within McCall City Limits must include plans prepared by an Idaho licensed architect or a licensed architect from another state with an agreement with the State of Idaho. If the proposed residence is outside of City Limits but within the McCall Impact Area, plans stamped by an Idaho licensed architect or a licensed architect from another state with an agreement with the State of Idaho are required if the living area (conditioned space) is greater than 3,500 square feet.

4. Setbacks

All setbacks are measured from the outermost portion of the building element, including eaves, covered decks, balconies or other exterior parts of a building.

Front property line setbacks (MCC 3.3.03)

Setback (in feet) from:	Zone					
	RR	RE	R1	R4	R8	R16
Any property line on an arterial or collector street	30	30	30	25	20	20
Front property line on a minor or private street	25	25	25	20	20	15
Front property line on a minor or private street where alley provides access to garage or where the garage is side loaded	25	20	20	15	15	10

Rear property line setbacks (MCC 3.3.05)

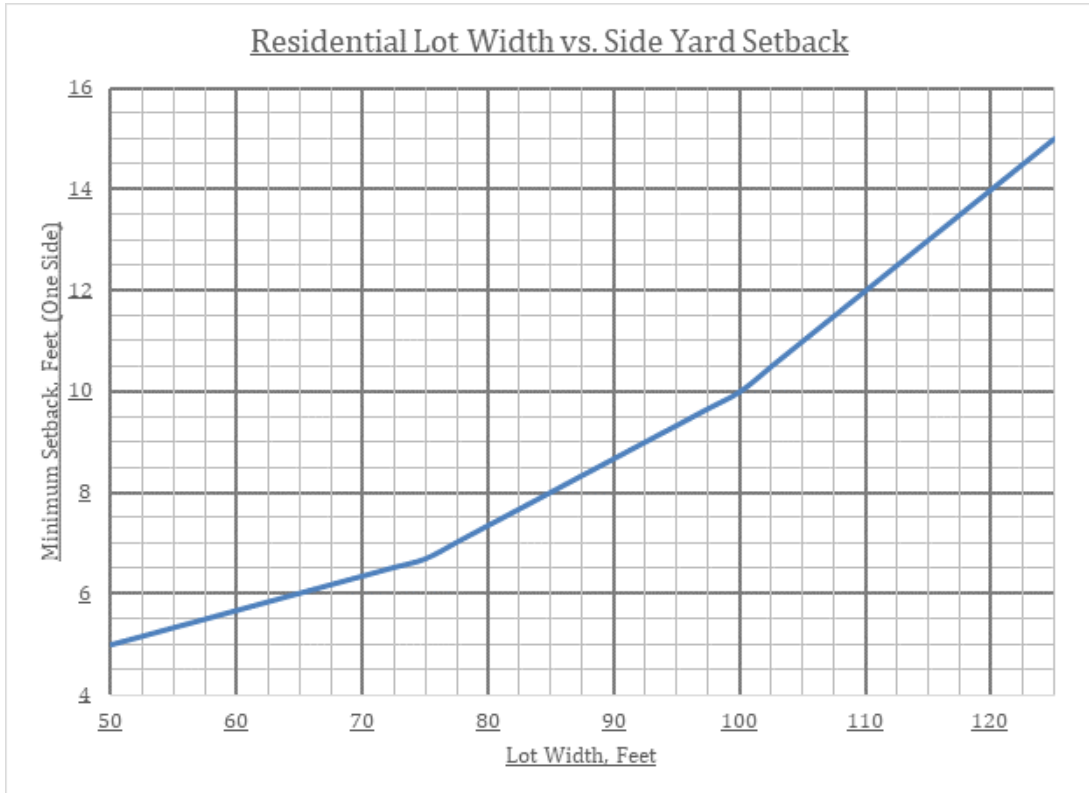
For single family residential development in the Rural, Residential (RR), the rear property line setback is 50'. For the Rural, Estate (RE) zone, it is 30'. For all other zones, the rear property line setback is determined as follows:

Rear setback standard:	Minimum (in feet)
Lots less than 100 feet deep	5'
Lots 100 - 200 feet deep	10'
Lots over 200 feet deep	20'
Lots adjacent to an alley	3'

Side property line setbacks

For single family residential development in the Rural, Residential (RR), the side interior property line setback is 50'. For the Residential Estate (RE) zone, it is 30'. Side interior property line setbacks in all other zones are determined by the width of the property. So, the first step is to figure out the width of your property. The width is calculated by measuring the distance between side lot lines, parallel to the front lot line and at the narrowest point of the lot within the building envelope (MCC 3.2.02).

Once you know the width of your property, use the graph or formulas below to determine the minimum building setback from the side property lines (MCC 3.3.04). For example, lots less than 50 feet wide require a minimum side setback of 5 feet either side, and lots that are 100 feet wide require a minimum side setback of 10 feet either side. (MCC3.3.04).



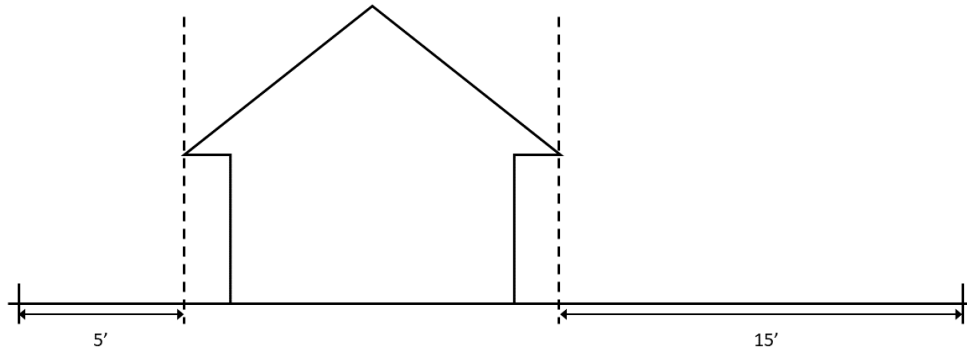
Minimum Lot Width (feet)	Maximum Lot Width (feet)	Formula
0	50	$s = 5$
50	75	$s = 0.068w + 1.6$
75	100	$s = 0.132w - 3.2$
100	125	$s = 0.2w - 10$
Over 125		$s = 15$

where s is the side yard setback in feet for one side and w is the lot width, in feet.

In addition to the minimum requirements above, there are four other rules to keep in mind when determining the required side property line setback.

The Percentage Rule

McCall City Code states that lots up to 100 feet wide, the sum of both side yard setbacks must equal a minimum of 20 percent of the lot width, and lots over 100 feet wide, the sum of the side setbacks must equal at least 30 percent (MCC 3.3.04).

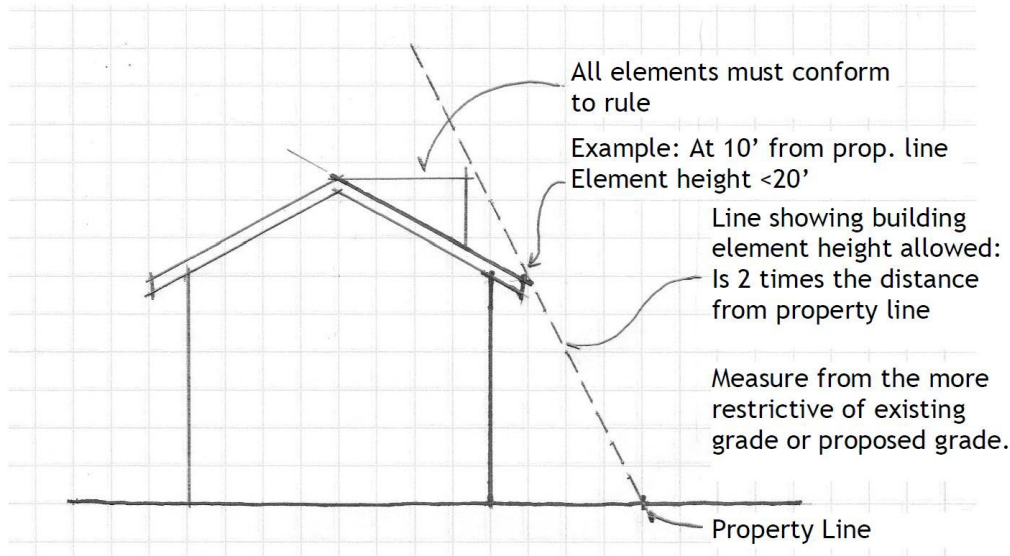


½ Building Height Rule

At no point can the building height be more than twice the side setback width at any point of the building (MCC 3.3.03). For example, at a point that is setback five feet (5') from a property line, the height of the building element (including roof eaves, covered decks, balconies or other exterior parts of a building) cannot exceed ten feet (10') in height.



Building height vs. sideyard setback



Snow shedding roof setback

If the side or rear property line setback is less than ten feet (10 ft.) and the roof slopes toward the property line, then the roof must be designed to hold snow to prevent snow accumulation on adjacent properties (MCC 3.3.041 and MCC 3.3.05).

Side property line on minor or private streets

If the side property line is on a minor or private street, the required side setback is as follows:

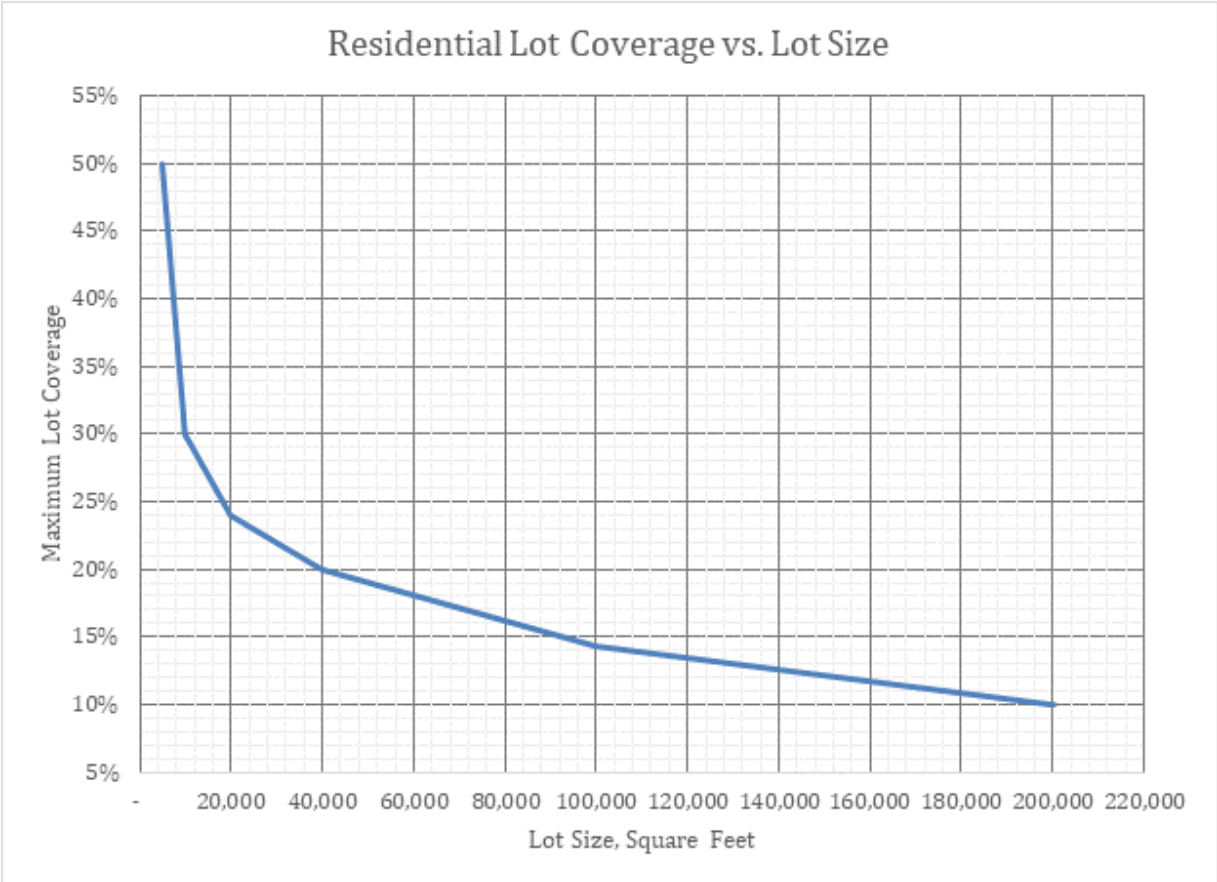
RR	RE	R1	R4	R8	R16
25	25	20	15	15	15

5. Allowable Lot Coverage

Lot coverage refers to the percentage of a lot that is built upon and includes such things as the building footprint plus other surfaces such as driveways, patios, and walkways (MCC 3.2.02). Lot coverage is expressed as a percentage of the total lot area and is calculated using the following formula (MCC 3.3.06):

Building/house/garage footprint/covered decks)	100 percent of footprint area = A
Decks (uncovered), patios, walkways, plazas, etc.	50 percent of covered area = B
Driveways, surface parking, etc. (includes graveled areas)	35 percent of covered area = C
	Total = A+B+C

The allowable lot coverage percentage varies with property size. Smaller lots are allowed a higher



percentage of lot coverage than larger lots. To determine the allowable lot coverage percentage for your lot, you first need to identify the total square footage of the lot (hint: there are 43,560 square feet in an acre), and then use the graph or formulas on the next page to identify the maximum lot coverage percentage.

Minimum Lot Size	Maximum Lot Size	Formula
Less than 5,000		$c = 50\%$
5,000	10,000	$c = \left(-\frac{4}{100,000}s + 0.7\right) * 100$
10,000	20,000	$c = \left(-\frac{6}{1,000,000}s + 0.36\right) * 100$
20,000	40,000	$c = \left(-\frac{2}{1,000,000}s + 0.28\right) * 100$
40,000	100,000	$c = \left(-\frac{9.45}{10,000,000}s + 0.2378\right) * 100$
100,000	200,000	$c = \left(-\frac{4.33}{10,000,000}s + 0.1866\right) * 100$
Over 200,000		$c = 10\%$

where c is the maximum allowable lot coverage, in percent, and s is the lot size, in square feet.

Some allowable lot coverage **examples**:

Example #1: 7,000 square foot lot. 42% or 2,940 square feet maximum lot coverage allowed (see chart above)

Building/house/garage footprint	100% of footprint area = A	1,800 square feet x 1.00	=1800 square feet
Decks, patios, walkways	50% of covered area = B	200 square feet x 0.50	=100 square feet
Driveways	35% of covered area = C	300 square feet x 0.35	=105 square feet
		Total = A+B+C	2005 square feet (29%) lot coverage

Example # 1 meets the lot coverage requirement.

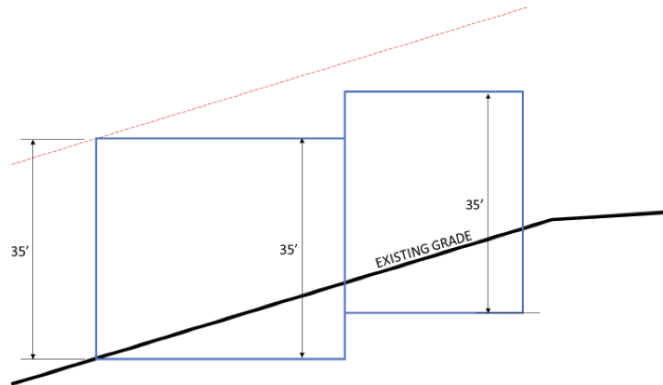
Example #2: 15,000 square foot lot. 27% or 4,050 square feet maximum lot coverage allowed (see chart above).

Building/house/garage footprint	100% of footprint area = A	3500 square feet x 1.00	=3500 square feet
Decks, patios, walkways	50% of covered area = B	800 square feet x 0.50	=400 square feet
Driveways	35% of covered area = C	600 square feet x 0.35	=210 square feet
		Total = A+B+C	4110 square feet (27%) lot coverage

Example #2 does not meet the lot coverage requirement. So, in this example, something will have to be reduced to bring the total to 4,050.

6. Maximum Building Height

The maximum building height within the majority of McCall’s residential zones (RR, RE, R1, R4, R8) is thirty-five feet (35’) (MCC 3.3.03). 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).



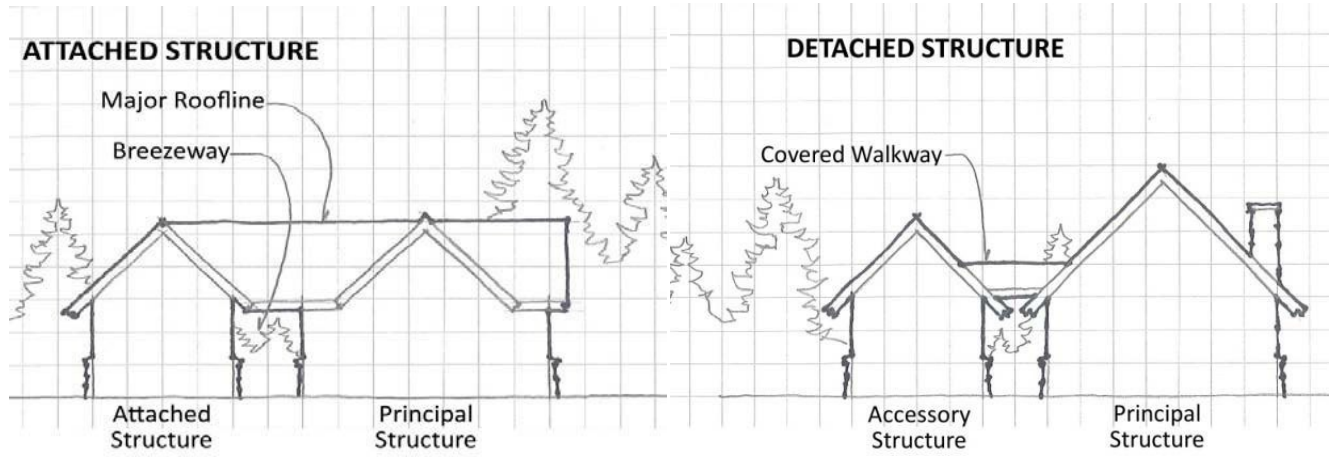
7. Maximum Building Size

The maximum size allowed for a single-family residential unit is 10,000 square feet. Building size is determined by the square footage of all floors, conditioned and unconditioned, and habitable attics, and including covered porches, decks, and other useable areas under roofs as measured to the outside of the exterior walls; excluding eaves unless intended to cover useable space.

8. Garages and Accessory Structures

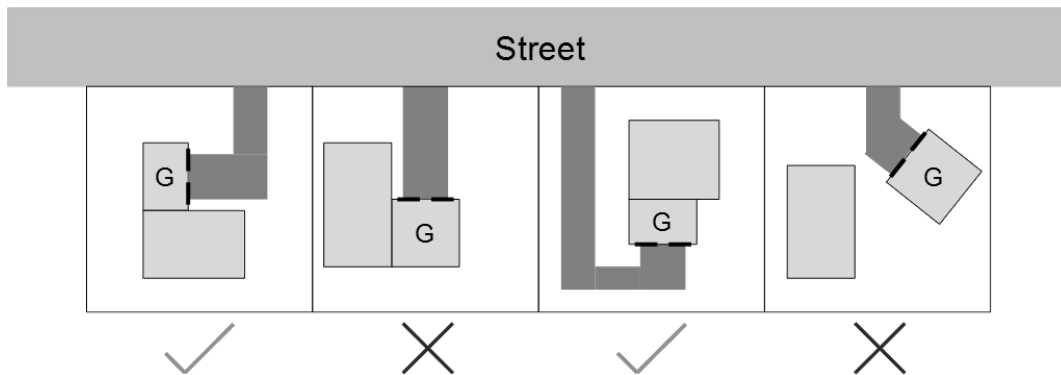
When a garage is attached to the residence, then its square footage is included when determining whether or not Planning and Zoning approval is required (see “Does my project need planning approval?” on pg. 2). When a garage is detached from the residence, then it is considered an accessory structure. **Accessory structures are limited in size to no more than 1,500 square feet unless they include a deed restricted local housing unit.** Also, keep in mind that any development (regardless of building size) within the Shoreline and River Environs Zone or along a Scenic Route requires Design Review approval from the McCall Area Planning and Zoning Commission.

Accessory structures (i.e., garages) are considered to be attached to the primary structure when they are connected in such a way that they share common walls and/or the same structural roof as the primary residence (see illustration below regarding sharing of the same structural roof).



Side loaded garages

A reduction in the front property line setback may be granted (from 20’ to 15’ in R4 and R8 zones or from 15’ to 10’ in the R16 zone) if the garage is side loaded. “Side loaded” means not facing the street. A subtle rotation of a garage away from a street is not considered to be side loaded. The following are examples of what are and what are not considered to be “side loaded” garages.



9. Design Considerations

To ensure that the McCall Area’s built environment complements McCall’s natural environment, scenic mountain setting, and historic, small town character, the code includes the following design standards. (MCC3.3.09) (These standards apply to those projects listed on page 2.)

- Building in scale with the site conditions and surrounding structures.
- Building designs that are found in the McCall Area with allowance for new interpretations of historic details.
- Use of local natural building materials, roof overhangs, covered porches and entrances, simplicity of design, and segmented windows are elements of the McCall style.

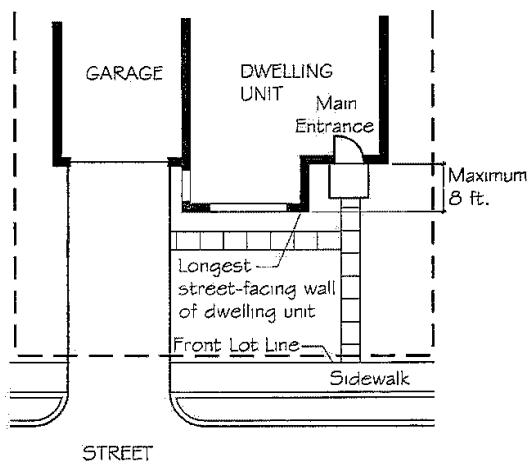
10. Main Entrances in R4 Through R16 Zones

Together with the garage standards (see below) the McCall City Code regarding main entrance design is intended to ensure a physical and visual connection between the living area of the residence and the street

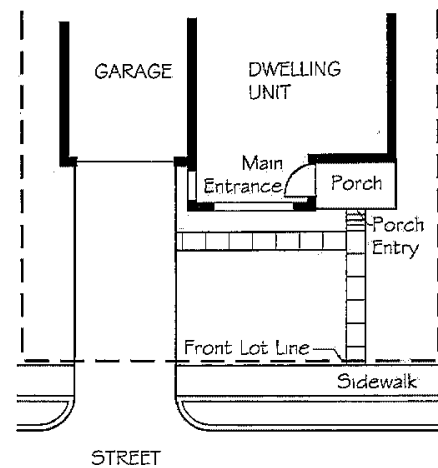
and that the pedestrian entrance is visible and clearly identifiable from the street for emergency responders.

McCall City Code (MCC 3.8.19) requires that main entrances be within eight feet (8') of the longest street facing wall of the residence (see illustration below); and one of the following:

- (a) Face the street; or
- (b) Be at an angle of up to forty-five degrees (45°) from the street; or
- (c) Open onto a porch. The porch must be at least twenty-five (25) square feet in area, have at least one entrance facing the street (see illustration below), and have a roof that is no more than twelve feet (12') above the floor of the porch and be at least thirtypercent (30%) solid. This standard may be met by having thirty percent (30%) of the porch area covered with a solid roof, or by having the entire area covered with a trellis or other open material if no more than seventy percent (70%) of the area of the material is open.



Main Entrance Facing Street



Main Entrance Opening onto Porch

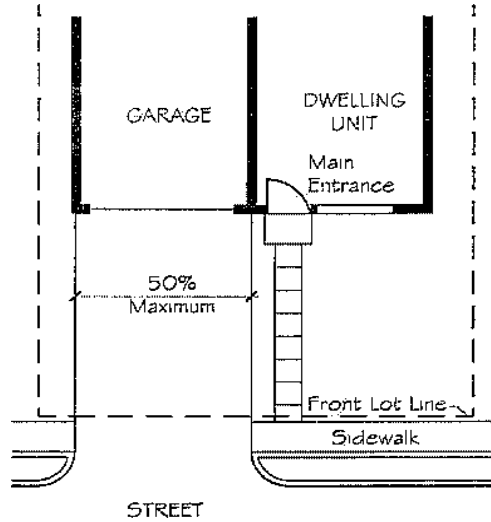
11. Garage Standards (MCC 3.8.20)

Generally, the following design standards apply to garages in the R4 through R16 zones, *except*:

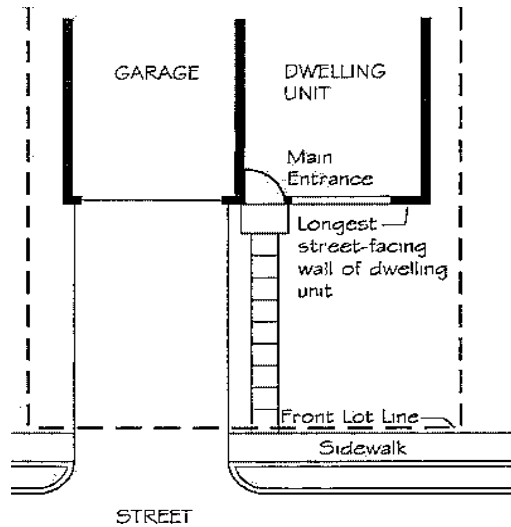
- Garages on flag lots
- Garages completely to the rear of the residence and access from the street or rear alley
- Garages on lots greater than ten thousand (10,000) square feet *and* with a street frontage of at least seventy-five feet (75')
- Garages for houses built before 2006.

General Rule

Unless on a property exempted above, the length of the garage wall facing the street cannot exceed fifty percent (50%) of the length of the total street facing façade.

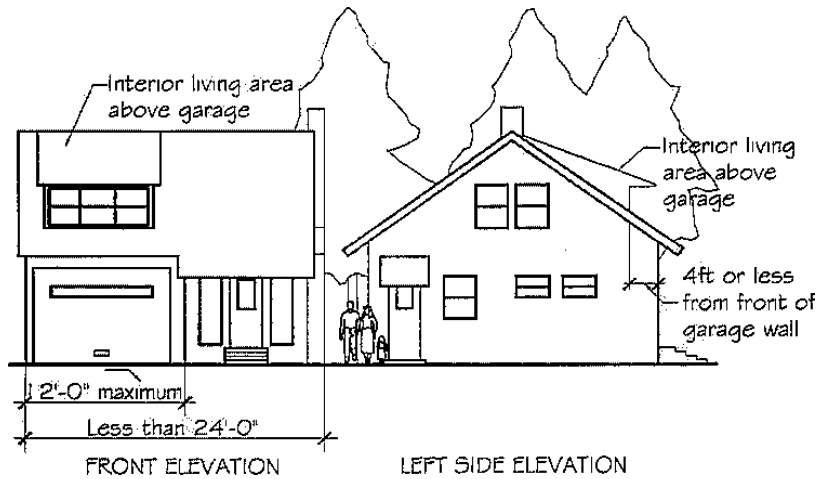


Also, a garage wall that faces a street may not be closer to the street than the longest street facing wall of the dwelling.



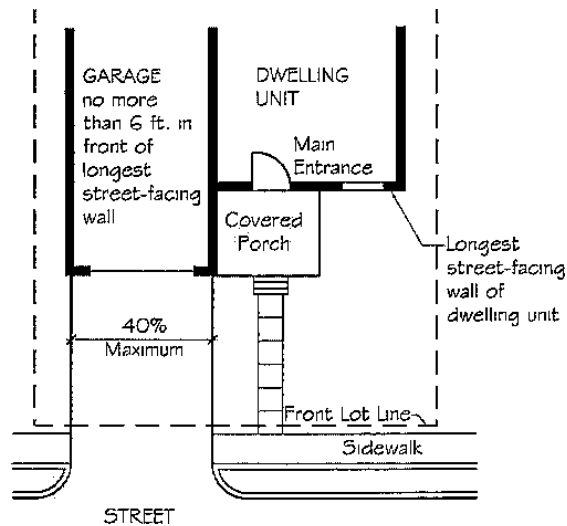
Narrow Building Exception

If the total street facing façade is less than twenty-four feet (24'), then the garage can be up to twelve feet (12') long if there is living area or a covered balcony at least six feet (6') deep above the garage.



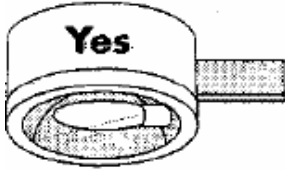
Porch Exception

The street facing garage wall can be up to six feet (6') in front of the dwelling, if the street facing garage wall is forty percent (40%) or less of the length of the total building façade and there is a porch at the main entrance. The garage cannot be closer to the street than the front porch.



12. 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 luminaries with the light source downcast and fully shielded (see illustration below).

Other Considerations

The following are a few other items to consider as you plan your residential 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.

13. Site Design

Landscaping and Open Space

Open space is required for single family residential development. One hundred square feet of open space is required for each bedroom in excess of one bedroom per dwelling unit. (MCC 3.3.08) In addition, in the RR, RE, R1, R4, and R8 zones, 30% of the site area must be preserve in natural vegetation or landscaped with species native to the McCall Area. A handy guide, “Native and Suitable Plants”, is available on the Planning Department website, <https://www.mccall.id.us/planning-zoning>. (MCC3.8.13)

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.. Removal of trees larger than twelve inches (12 in.) in diameter at breast height 54” requires 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.

Patios: In-ground patios (i.e., pavers) are allowed anywhere on your property and are not required to be set back from property lines. However, patios do count toward the allowable lot coverage (see page 6).

Fire Mitigation

All of the residential districts are in a high-risk area for wildland fire. In designing your site, attention should be made to the location of buildings, use of fire wise landscaping, site access and defenses spaces that can be designed to protect life and property. The Code includes standards for fire hazard mitigation (MCC3.8.04) as well as a publication, “Fire wise Landscaping and Construction Checklist” available at City Hall provides some useful information.

Fences and Walls

The code includes standards for the design and construction of fences and walls (MCC 3.8.10). Fences are limited to a height of six feet (6') and should be constructed of natural materials. Retaining walls in excess of thirty inches (30") in height are structures and must adhere to the property setbacks for structures (MCC 3.2.02). and should be no higher than four feet (4') or terraced with a three-foot (3') separation of walls. There are additional requirements for retaining walls.

Landform modification

Site grading should follow the natural site conditions and protect surface drainage. There are restrictions on cut and fill and requirements for mitigation of slope modifications. (MCC 3.8.23)

14. 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 driveways 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 3.8.15).

15. 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. Depending on project size, characteristics and location (i.e., Shoreline and River Environs Zone), you may be required to submit a drainage/stormwater report that shows how erosion and sediment resulting from stormwater from snow melt and rainstorms is controlled on your site.

16. Utilities

Location of utilities such as water, sewer, power and telecommunication lines should be shown 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.

17. Driveways

A driveway permit from the McCall Public Works Department will be necessary for any driveway accessed off a city street. Driveways accessing one residential unit should be constructed of an all- weather surface such as asphalt, concrete or other material such as crushed gravel that provide a stable driving surface. The width of driveways must be a minimum of twelve feet (12') and maximum width of twenty feet (20') in width and cannot be steeper than a ten percent (10%) grade and include a five foot (5') wide landing with a maximum grade of six percent (6%). Only one driveway access is allowed for a residential property. (MCC 3.8.064)

18. Nontypical Building Types

Tiny Homes

- Definition of **Tiny House**: A dwelling that is four hundred (400) square feet or less in floor area excluding lofts.
- A *Tiny House* is a very specific type of construction. A really small house is not necessarily a *Tiny House*. You can find a link to the **Tiny Homes** code here: <https://www.mccall.id.us/media/CED/Building/Building%20Page%20Info/IRC%20Appendix%20R%20Tiny%20Homes%202019.pdf>
- *Tiny Houses* are allowed and must be on a permanent foundation and connected to water and sewer.
- Small houses that are not *Tiny Houses* are allowed and must meet all the building code requirements for a regular house. The smallest possible house is 120 sf. If you are looking for relaxations to certain code requirements, then using the *Tiny Home* code might be the direction you want to go.
- *Tiny Houses* and small houses must meet all of the requirements of the IRC (Idaho Residential Code), including insulation and structural. Link to the IRC is found on this page: <https://www.mccall.id.us/construction-information>
- Buildings may not be built off-site unless they are considered “manufactured homes” or “modular homes” and are inspected by the State of Idaho.

Yurts

- Yurts are allowed and are considered Single-family Dwellings. They must be on a permanent foundation, contain all necessary elements for habitation (kitchen, bathroom, etc.) and connected to water and sewer.
- Yurts must be insulated for our climate, and engineered for our snow loads.
- Engineered foundation plans and yurt specifications are required. Contact the building department for yurt design-specific discussion.
- The use of yurts without a building permit is considered camping and is illegal and code enforcement action may be taken.

RVs/Camping

- Overnight camping, including the use of recreational vehicles is prohibited on undeveloped parcels within the City of McCall.
- Camping is allowed on developed properties for a maximum of 10 out of every 30 days
- While your home is under construction and the building permit for the property is active, you may park an RV on the property.
- The use of RVs as employee housing for McCall businesses is allowable between May 1st and October 31st. Contact Planning & Zoning Staff for more details.

19. 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

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