

Single Family Residential Development Guide

City of McCall and 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 single family residential developments, but is not an exhaustive list of requirements. A full copy 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 any 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. 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 zones, single family residences require Conditional Use Permit approval from the McCall Area Planning and Zoning Commission and City Council or the County Commission. Also, single family residential use is not allowed within the Central Business District or Industrial zones, unless part of a mixed use development (MCC 3.4.02 and MCC 3.5.02).

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>.

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 dwelling units), please contact the City of McCall Planning Department to discuss.

Does my project need planning approval?

Design Review approval by the McCall Area Planning and Zoning Commission is required for single family residential projects that meet one or more of the following (MCC 3.16.02):

- Projects that are in excess of 3500 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 covered porch) (Admin. Determination, January 2009).
- Any development, construction, or landscaping within the Shoreline and River Environs Zone. The Shoreline and River Environs Zone 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. Scenic Route zones include lots or any portion of lots that are within one hundred fifty feet (150') of the nearest right of way line of the following streets (MCC 3.7.031):

- State Highway 55 (a.k.a. Third Street and Lake Street) from the southern boundary to the northern boundary of the McCall Impact Area; or
- Warren Wagon Road to the northern boundary of the McCall Impact Area; or
- East Side Road and East Side Drive from Lick Creek Road to Warren Wagon Road; or
- Lick Creek Road from the intersection of Spring Mountain Boulevard east to the eastern boundary of the impact area; or
- Spring Mountain Boulevard from Deinhard Lane to Lick Creek Road; or
- Deinhard Lane from Third Street (Highway 55) to Spring Mountain Boulevard and from Third Street (Highway 55) to Boydston Street; or
- Boydston Street from Deinhard Lane to West Lake Street (Highway 55); or
- Mission Street and Norwood Road to the impact area boundary; or
- West Mountain Road to the impact area boundary.

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 <http://www.mccall.id.us/departments/community-development/planning-and-zoning-2.html> and contact the City of McCall Planning Department to discuss.

What are the minimum lot line setbacks for my property?

Front property line setbacks (MCC 3.3.03)

Setback (in feet) from:	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 where alley provides access to garage or where the garage is side loaded (see pg. 9)	25	20	20	15	15	10

Rear property line setbacks (MCC 3.3.041)

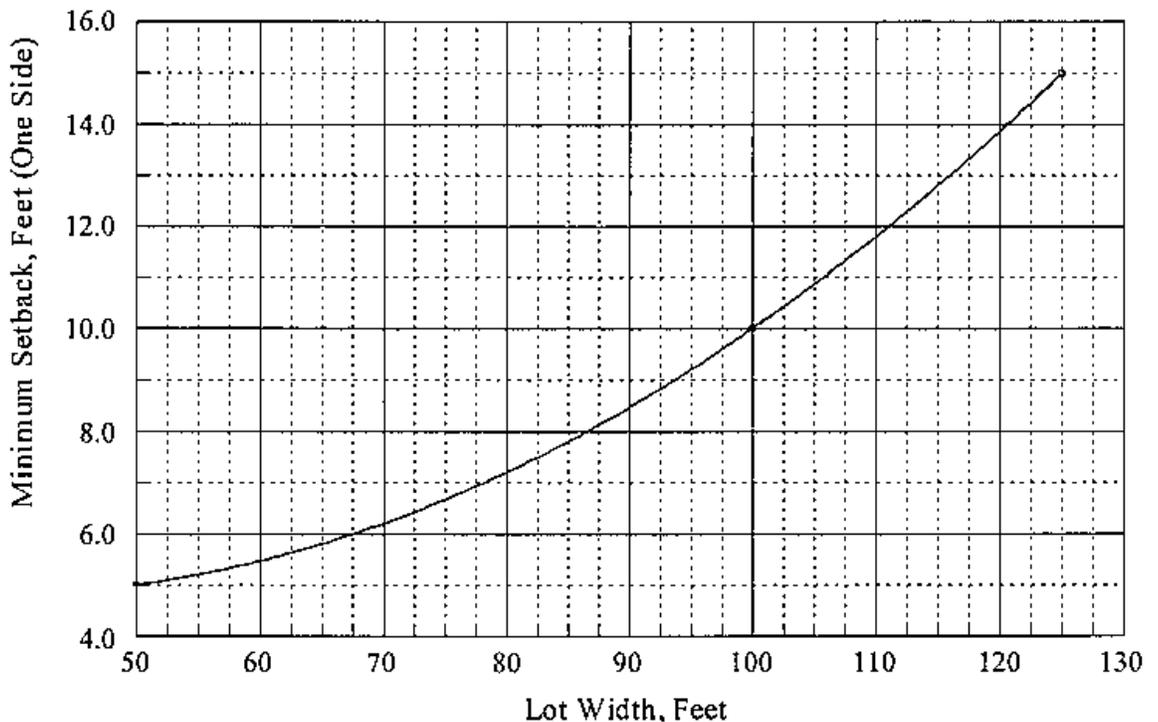
Rear setback standard:	
Lots less than 100 feet deep	5 foot minimum
Lots 100 - 200 feet deep	10 foot minimum
Lots over 200 feet deep	20 foot minimum

Side property line setbacks

Side property line setbacks are determined by the width of the property. So, the first step is to figure out the width of your property. For regular square or rectangular lots, the width is calculated by measuring the distance between side lot lines, parallel to the front lot line and at the narrowest point within the buildable area (usually that area between the front and rear setbacks) (MCC 3.2.02).

Once you know the width of your property, use the graph 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.

Residential Lot Width vs. Side Yard Setback



The percentage rule

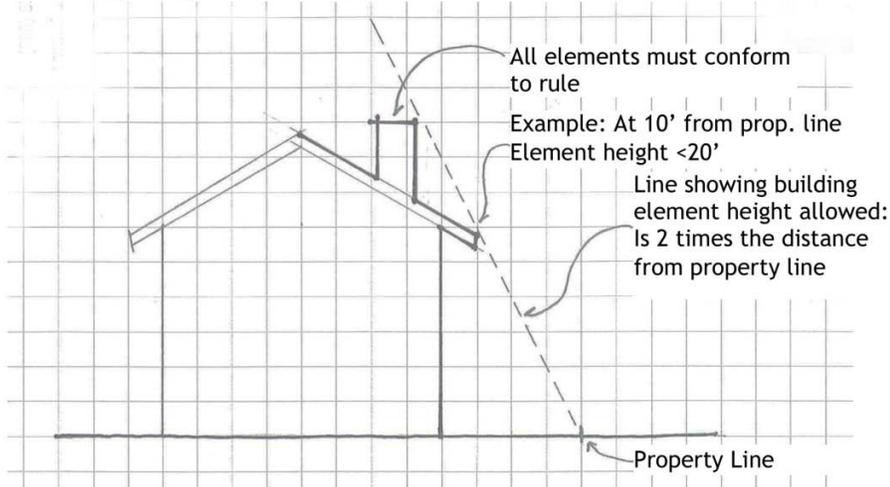
McCall City Code states that lots up to 100 feet wide, the sum of both side yard setbacks must equal a minimum of 20 percent of the lot width, and lots over 100 feet wide, the sum of the side setbacks must equal at least 30 percent (MCC 3.3.04).

½ the building height

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).

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).

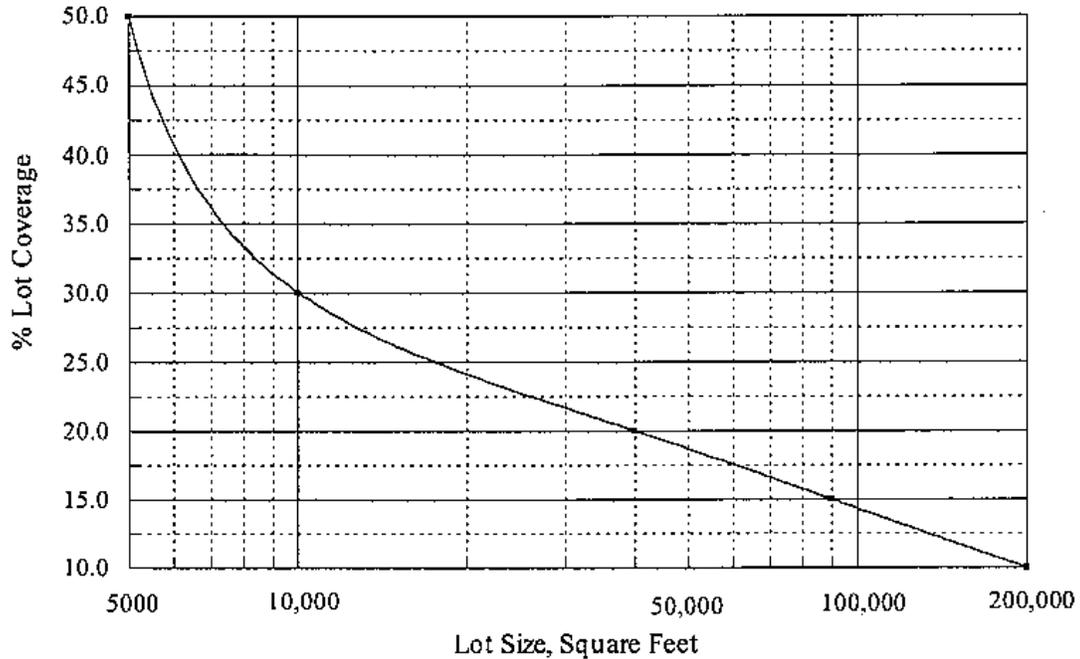
Lot coverage is expressed as a percentage of the total lot area and is calculated using the following formula (MCC 3.3.06).

Building/house footprint (including 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 on the next page to identify the maximum lot coverage percentage.

Residential Lot Coverage vs. Lot Size



Some examples:

Example #1:

Lot Size = 7,000 square feet.

House plus garage footprint = 1,800 square feet x 1.00 = 1,800 (A).

Patio = 200 square feet x 0.50 = 100 (B).

Driveway and walk = 300 square feet x 0.35 = 105 (C).

$A + B + C = 1,800 + 100 + 105 = 2,005$.

Lot size = 7,000; from graph above, maximum value for $A + B + C = 36\%$, or 2,520.

So this example meets the lot coverage requirement.

Example #2:

Lot Size = 15,000 square feet.

House plus garage footprint = 3,500 square feet x 1.00 = 3,500 (A).

Patio and deck = 800 square feet x 0.50 = 400 (B).

Driveway and walk = 600 square feet x 0.35 = 210 (C).

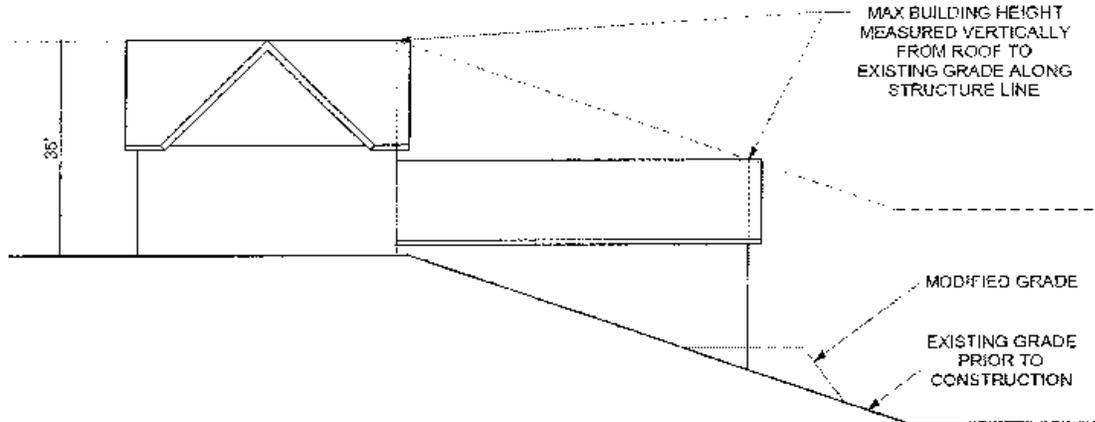
$A + B + C = 3,500 + 400 + 210 = 4,110$.

Lot size = 15,000; from graph above, maximum value for $A + B + C = 26\%$, or 3,900.

So in this example, something will have to be reduced to bring the total to 3,900.

Maximum building height

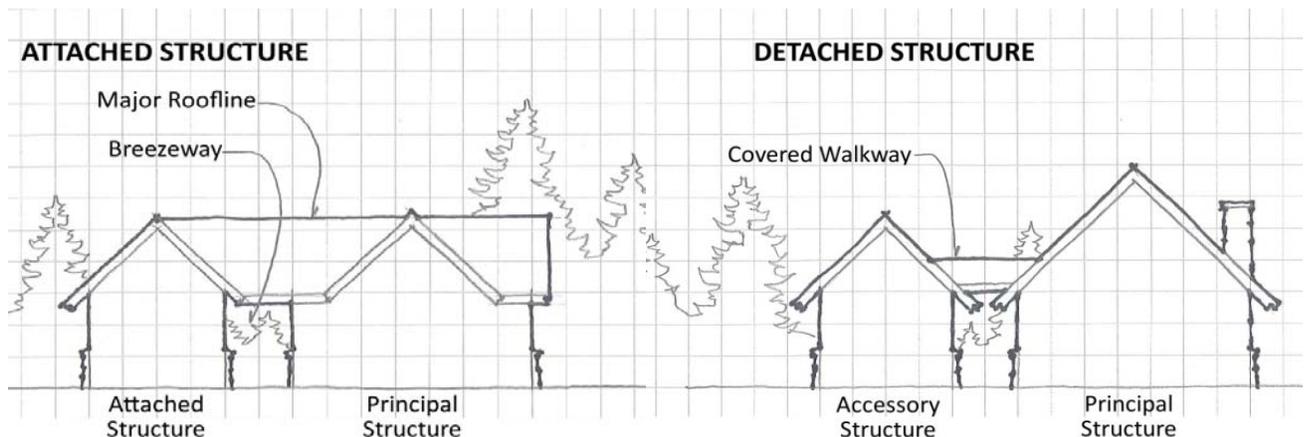
The maximum building height within the majority of McCall's residential zones (RR, RE, R1, R4, R8) is thirty five feet (35') (MCC 3.3.03). Building height is measured vertically from the existing grade of the site prior to construction to any point on the proposed or existing building as illustrated below (MCC 3.2.02).



Garages and accessory structures

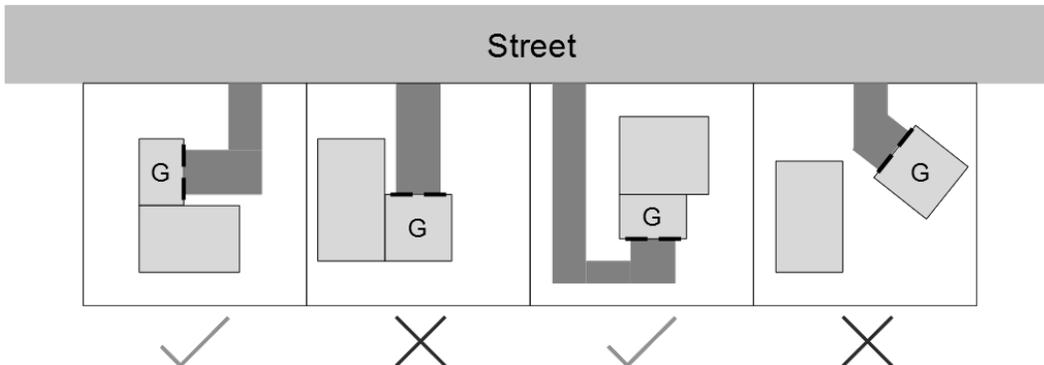
When a garage is attached to the residence, then its square footage is included when determining whether or not Planning and Zoning approval is required (see "Does my project need planning approval?" on pg. 2). When a garage is detached from the residence, then it is considered an accessory structure. Accessory structures that are in excess of 1500 total square feet require Conditional Use Permit approval from the McCall Area Planning and Zoning Commission and City Council or the County Commission (MCC 3.3.02). 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.



Design considerations

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 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:

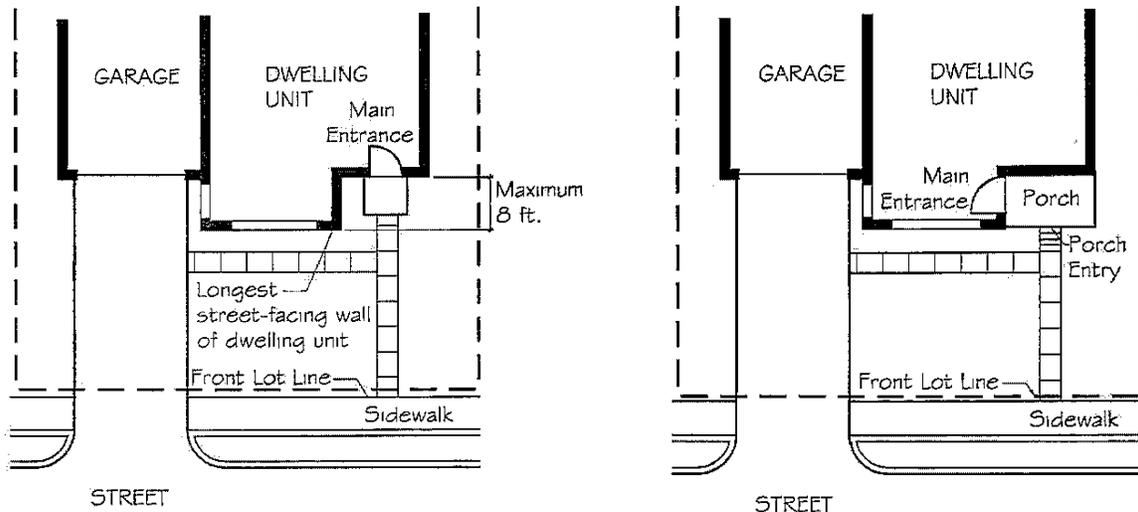
- Building height and footprint should be harmonious with nearby buildings and natural features (MDG 4.1.A).
- Avoid blank walls on street facing facades. Garage doors are included as blank walls (MDG 4.1.C).
- Buildings should be sited in a manner that preserves existing land forms (MDG 5.1.1) and significant 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).

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 thirty percent (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

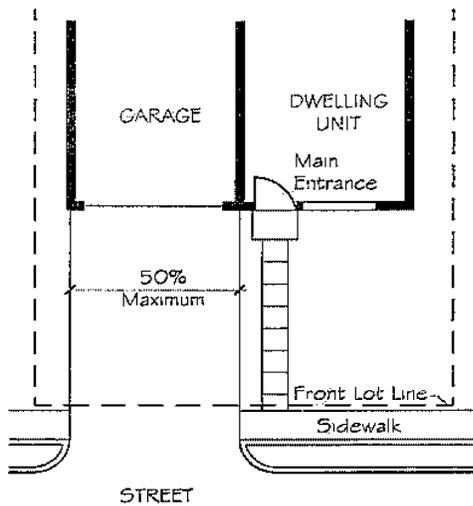
Garage design standards (MCC 3.8.20)

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

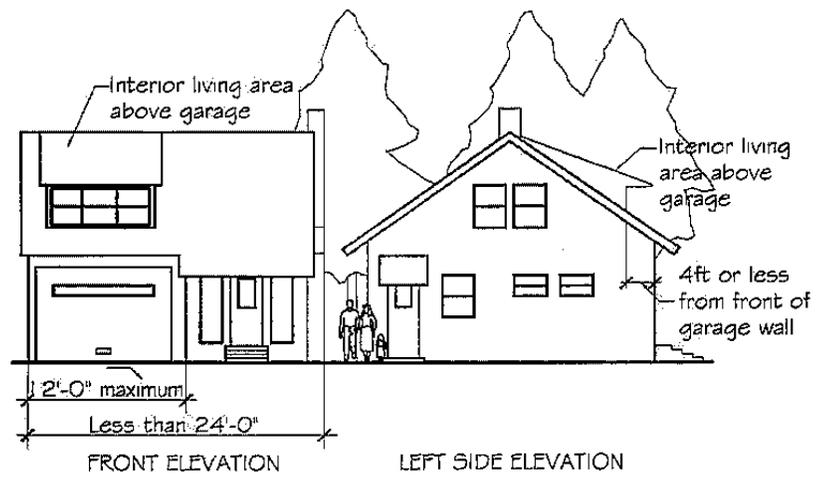
- Garages on flag lots
- Garages completely to the rear of the residence and access from the street or rear alley
- Garages on lots greater than ten thousand (10,000) square feet *and* with a street frontage of at least ninety feet (75')
- Garages for houses built before 2006

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 (see illustration below). However, 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.

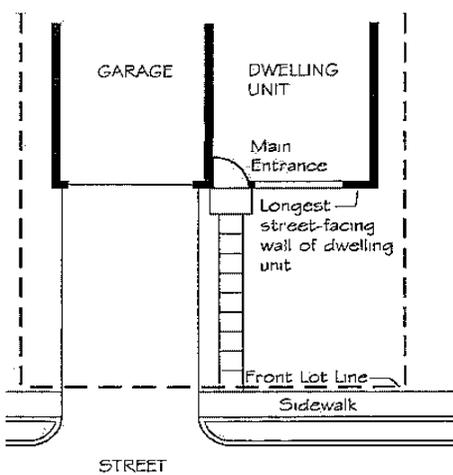
Also, a garage wall that faces a street may not be closer to the street than the longest street facing wall of the dwelling. However the street facing garage wall can be up to six feet (6') in front of the dwelling, if the street facing garage wall is forty percent (40%) or less of the length of the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



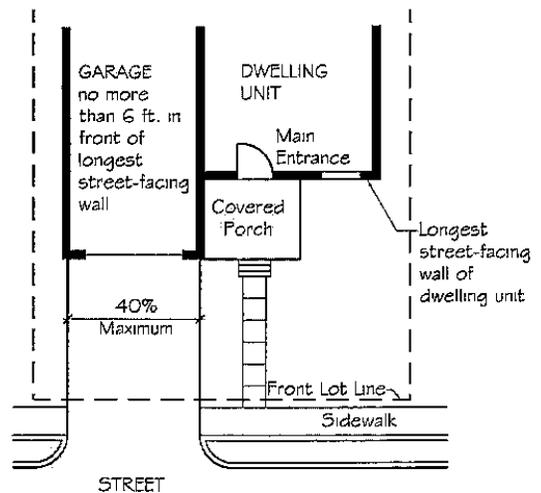
Length of Street Facing Garage Wall



Length of Street Facing Garage Wall Exception



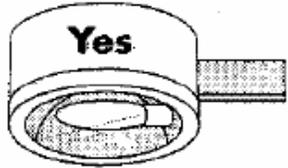
Garage Front Setback from Dwelling



Garage Front Setback Exception

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).



Other things to think about

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.

Landscaping

Retaining walls: Retaining walls in excess of thirty inches (30 in.) in height 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. Retaining walls should be constructed of natural (i.e. boulders) or decorative materials (MDG 5.1.9).

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).

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 5).

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 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. 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 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. Driveways accessing one residential unit should be constructed of an all-weather surface such as asphalt, concrete or crushed gravel, must be a minimum of twelve feet (12') in width, and cannot be steeper than a fifteen percent (15%) grade (MCC 9.6.03).

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 Morgan Bessaw, City Planner, at 208.634.4256 or mbessaw@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 Rachel Santiago-Govier, Permit Technician, at 208.634.7042 or rsantiago-govier@mccall.id.us.

For questions about stormwater management, city utilities, driveway standards or access from public streets, contact Phillip Bowman, McCall City Engineer, at 208.634.8943 or pbowman@mccall.id.us.