

## Context Area Designations



CA-1

**Least dense**, farms or wilderness with little or no development, (Not in Sandpoint City limits)



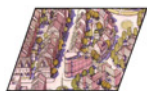
CA-2

**Lightly developed**, includes small farms and orchards, homes on 5-acre lots or larger



CA-3

**Larger city-lot**, single family home development, including civic institutions, buildings include setbacks establishing sizable front, back and side yards. One or two stories typical



CA-4

**Smaller city-lot**, one, two and three-story buildings with little or no front or side yard setbacks, includes back service alleys, frequent mixed-use conditions with ground-floor retail and upper-floor residences



CA-5

Formal **row-homes** and smaller multi-story structures, typically retail or commercial office occupations on first floor, some fully-commercial structures



CA-6

Multi-story **city infrastructure**, zero-setback, full-service alleys, first-floor or entire commercial occupation, condominium-style housing typically occurs on upper floors only. (Not applied in Sandpoint schematics)

## Other Designations

IND

**Industrial** uses, including airports

ED

Indicates "**educational**" area, in this case applied to the proposed University of Idaho campus

SR

Indicates **seasonal residence** area

R1

**Low-density Residential** in standard, non-mixed-use, single-family form

R2

**Medium-density Residential**, in standard, non-mixed-use, single-family form

C

**Conventional commercial** - strip and auto-oriented, non-mixed use retail and service development

## Symbols



Proposed future byway



City limit line



Neighborhood center, typically including small-scale retail, cafe, service and/or civic use



Major arterial (Tier 1)



Mid-level arterial (Tier 2)



Minor/neighborhood arterial (Tier 3)

