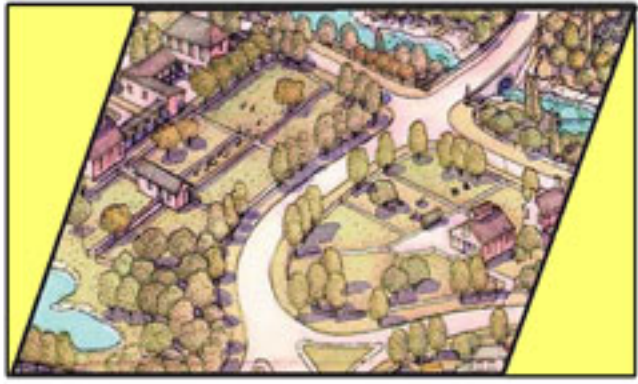
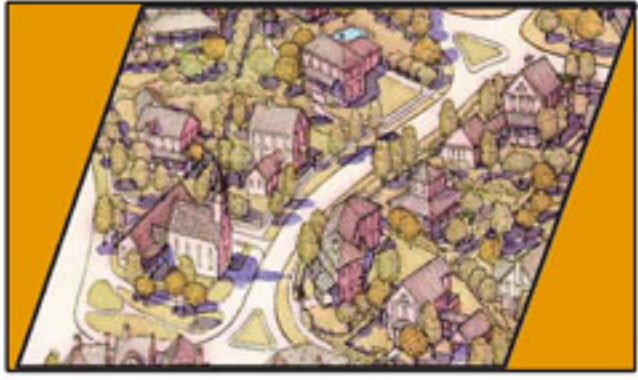


Comprehensive Plan

Land use category definitions (map legend)



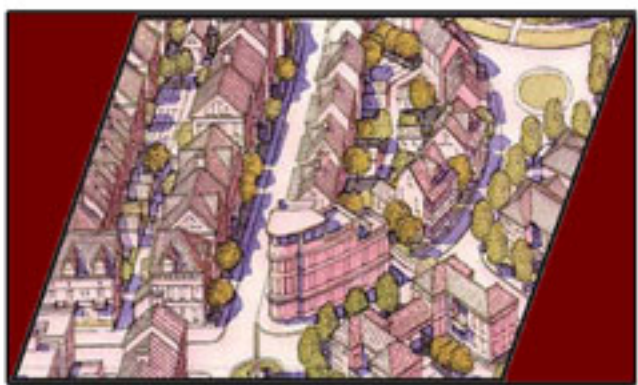
CA-2: Lowest density development characterized by Sandpoint's historic single-family neighborhoods built upon traditional street grid patterns with active alleys, an urban forest, variety of housing, and walkable streets.



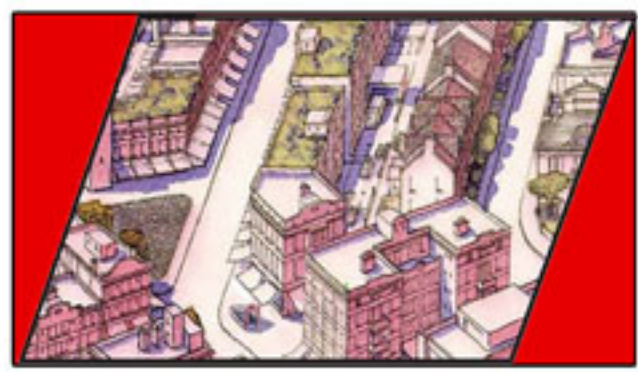
CA-3: Higher density development through the use of smaller lot sizes, smaller setbacks, and more units per lot – residential uses only.



CA-3B: Identical to CA-3 development patterns but incorporates mixed-use, neighborhood-compatible retail (salons, coffee shops, etc.).



CA-4: Similar to CA-3B with increased density by emphasizing two and three story mixed-use and attached townhome-style residences. Vibrant secondary centers of commercial, office, and residential development.



CA-5: Primary commercial centers of the city. Similar to CA-4 but with additional density in form of scaled multi-story buildings with stores on the ground floor and residential above.



Industrial: Ranging primarily from light to medium manufacturing, industrial areas may also contain general commercial services. Heavy industrial uses are not allowed within Sandpoint City limits.



Parks: Public-access areas such as youth-oriented features, neighborhood or “pocket” parks, public boat slips, ice-skating, municipal golf, indoor sports facilities, multi-use trails and additional shoreline greenbelt areas.