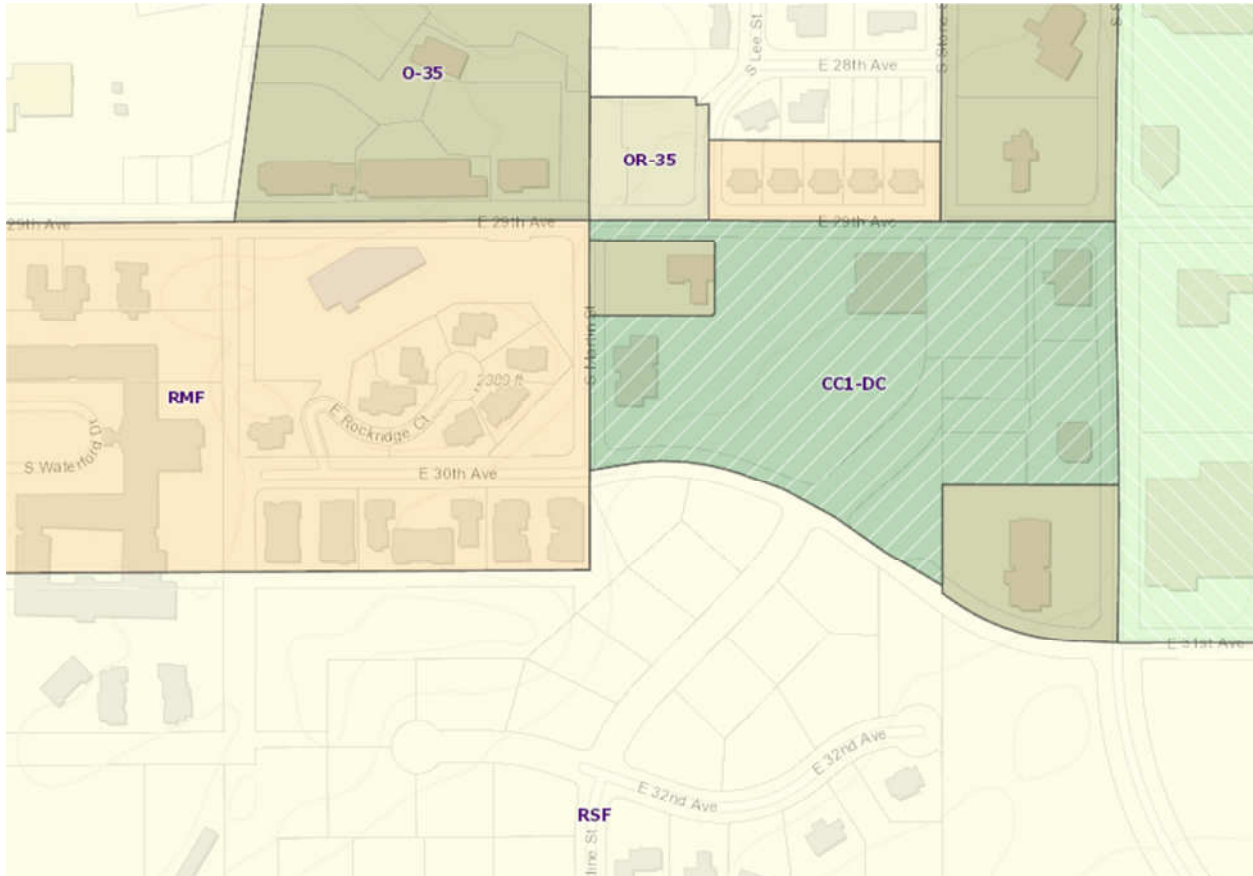




Current Zoning Map



The map for the area under discussion for a PUD shows the current zoning categories. The area above that is shaded in a dark green color is Centers and Corridors, Type 1, District Center (CC1-DC). The lighter tan area to the south is Residential Single Family (RSF). Nearby there is Office with a 35 foot height limit (O-35), Residential Multi-family (RMF), and Centers and Corridors Type 2, District Center (CC2-DC) zoning.

Type 1 and Type 2 Centers and Corridors refer to different uses, design standards, and circulation emphasis (pedestrian, auto, etc). The Center Types are found in SMC 17C.122.020 [Types of Centers/Corridors](#). The designations of District Center, Neighborhood Center, or Employment Center are described in the Comprehensive Plan and likewise refer to the type, scale, and intensity of uses. Refer to the use tables in the Spokane Municipal Code, as in the examples below.

A planned unit development may be used to establish an overlay zone. This overlay may modify the minimum lots size, building setbacks, site coverage maximums, and



City of Spokane, Office of Neighborhood Services

parking requirements. Streets and utilities can be public or private but must be built to public standards. In the RMF and RHD zoning districts only additional limited retail sales or service and office uses that are not otherwise permitted in the underlying zone may be allowed.

The full charts of permitted and not permitted uses for these zonings are available and detailed in the Spokane Municipal Code.

(CC1 zoning - [Centers & Corridors 1](#))

(RSF zoning - [Residential Single Family](#))

Here is a snapshot of the permitted and not permitted uses in a **CC1** zoning:

TABLE 17C.122-1 CENTER AND CORRIDOR ZONE ALLOWED USES <small>(Click here to view PDF)</small>			
Use is: P – Permitted N – Not Permitted L – Allowed, but special limitations CU – Conditional use review required	CC Zone Type		
	Core Zones		Transition Zone
	CC1	CC2	CC4
Residential*	P	P	P
Hotels, including Bed and Breakfast Inns	P	P	N
Commercial, Financial, Retail, Personal Services (for neighborhood centers (NC) – See Note 1 below)	P[1]	P[1]	L[4]
Eating and Drinking Establishments (for neighborhood centers (NC) – See Note 2 below)	P[2]	P[2]	N
Restaurants without Cocktail Lounges	P	P	L[4]
Professional and Medical Offices	P	P	L[4]
Entertainment, Museum and Cultural	P	P	N
Government, Public Service or Utility Structures, Social Services and Education	P	P	P
Religious Institutions	P	P	P
Parks and Open Space	P	P	P
Structured Parking*	P	P	P
Public Parking Lot	P	P	N
Limited Industrial (if entirely within a building) (for neighborhood centers (NC) – See Note 3 below)	P[3]	P[3]	N
Heavy Industrial	N	N	N
Drive-through Businesses on Pedestrian Streets	N	N	N
Motor Vehicles Sales, Rental, Repair or Washing	N	P	N
Automotive Parts and Tires (with exterior storage or display)	N	P	N
Gasoline Sales (serving more than six vehicles)	N	P	N
Gasoline Sale (serving six vehicles or less)	P	P	P
Self-storage or Warehouse	N	P	N
Adult Business (subject to chapter 17C.305 SMC special provisions)	N	N	N
Winery and Microbreweries	P	P	N



Here is a snapshot of the permitted and not permitted uses in **RSF** zoning:

TABLE 17C.110-1 RESIDENTIAL ZONE PRIMARY USES (Click here to view PDF)			
Use is: P - Permitted N - Not Permitted L - Allowed, but special limitations CU - Conditional Use review required	RA	RSF & RSF-C	
RESIDENTIAL CATEGORIES			
Group Living [1]	L/CU	L/CU	
Residential Household Living	P	P	
COMMERCIAL CATEGORIES			
Adult Business	N	N	
Commercial Outdoor Recreation	N	CU	
Commercial Parking	N	N	
Drive-through Facility	N	N	
Major Event Entertainment	N	N	
Office	N	N	
Quick Vehicle Servicing	N	N	
Retail Sales and Service	N	N	
Mini-storage Facilities	N	N	
Vehicle Repair	N	N	