

CITY OF SPOKANE LAND USE PLAN MAP AND ZONING MAP DESIGNATIONS

Land use plan map designations are *general descriptions* of the different types of land uses in the city. They are defined in the City’s Comprehensive Plan (Chapter 3, “Land Use,” Section 3.5) and are mapped in the Comprehensive Plan’s Map LU 1, “Land Use Plan Map.”

Zoning map designations state what *specific uses* are allowed. They implement the land use plan map designations of the Comprehensive Plan and its goals and policies. They are defined in the City’s Unified Development Code (Division 17C, “Part 1: Zoning Categories and Overlays”) and are mapped in the City’s “Current Zoning” map.

A summary of the City of Spokane’s land use plan map and zoning map designations follows. Please see the Comprehensive Plan and Unified Development Code for further information, including their full content and how they are applied to specific locations in the city (or go to www.spokaneplanning.org).

RESIDENTIAL CLASSIFICATIONS

Land Use Plan Map Designations	Zoning Map Designations	Characteristics/Typical Uses
<i>Residential 4-10 (units per acre)</i>	<i>RSF – Residential Single-Family</i>	Attached and detached single-family housing
<i>Residential 10-20 (units per acre)</i>	<i>RTF – Residential Two-Family</i>	Attached and detached single-family housing, duplexes, townhouses and row houses
<i>Residential 15-30 (units per acre)</i>	<i>RMF – Residential Multi-Family</i>	Single-family housing, apartments, duplexes, townhouses, row houses and condominiums
<i>Residential 15+ (units per acre)</i>	<i>RHD – Residential High Density</i>	Single-family housing, duplexes, apartments and condominiums
<i>Agriculture</i>	<i>RA – Residential Agriculture</i>	Single family housing, farming, green houses and sale of ag. products produced on site

COMMERCIAL AND OFFICE CLASSIFICATIONS

Land Use Plan Map Designations	Zoning Designations	Characteristics/Typical Uses
<i>Neighborhood Retail</i>	<i>NR-Neighborhood Retail</i>	Businesses that are neighborhood-serving and pedestrian-oriented, drive-through facilities limited
<i>Neighborhood Mini-Center</i>	<i>NR-Neighborhood Retail</i>	
		<i>NMU – Neighborhood Mixed Use</i>
<i>General Commercial</i>	<i>CB – Community Business</i>	A range of retail and service businesses; some uses are limited in size compared to General Commercial
	<i>GC – General Commercial</i>	A range of retail and service businesses; minimal limit on building size
<i>Office</i>	<i>O- Office</i>	Small-scale offices in or adjacent to residential neighborhoods
	<i>OR- Office Retail</i>	Larger scale offices and supporting retail and service uses

CENTER AND CORRIDOR CLASSIFICATIONS

Land Use Designations	Zoning Designations	Characteristics/Typical Uses
<i>Center and Corridor Core</i>	<i>CC1 – Pedestrian Emphasis/Auto Accommodating</i>	Center of new development and redevelopment with an emphasis on pedestrians
	<i>CC2 – Pedestrian Enhanced/Auto Accommodating</i>	Similar development opportunities as CC1, as well as automotive uses
	<i>CC3 – Center and Corridor Overlay Zone</i>	Allows underlying zones to take advantage of CC1 / CC2
<i>Center and Corridor Transition</i>	<i>CC4 – Mixed Use Transition Zone</i>	Residential uses required to be mixed on the same parcel as proposed office and retail

DOWNTOWN CLASSIFICATIONS

Land Use Designations	Zoning Designations	Characteristics/Typical Uses
<i>Regional Center (Downtown/Central Business District)</i>	<i>CBD-1 - Core</i>	Pedestrian-oriented high-intensity mixed use
	<i>CBD-2 – West</i>	Medium-to-high-density mixed use
	<i>CBD-3 – East</i>	High-density mixed use
	<i>CBD-4 – South</i>	Mixed use; light industrial and warehousing
	<i>CBD-5 – Freeway</i>	Auto-oriented commercial area
	<i>CBD-6 – North</i>	Mixed use residential, commercial, hotels, recreation and entertainment

INDUSTRIAL CLASSIFICATIONS

Land Use Designations	Zoning Designations	Characteristics/Typical Uses
<i>Light Industrial</i>	<i>LI – Light Industrial</i>	Industrial uses which produce little noise, smoke or odor, limited commercial, office and residential
<i>Light or Heavy Industrial</i>	<i>PI - Planned Industrial</i>	Encourage employment-supporting uses
<i>Heavy Industrial</i>	<i>HI – Heavy Industrial</i>	High impact industrial uses, office, limited commercial, minimal residential

INSTITUTIONAL CLASSIFICATION

Land Use Designations	Zoning Designations	Characteristics/Typical Uses
<i>Institutional</i>	<i>Institutional uses are allowed in most zones with special conditions</i>	Middle and high schools, colleges, universities and government facilities

“Mixed Uses” in Spokane

The fundamental growth strategy of Spokane’s Comprehensive Plan is called “Centers and Corridors.” This strategy directs growth to specific centers where a mix of land uses and activities are encouraged. One goal of this strategy is to provide Spokane citizens convenient access to goods and services. Thus, in general, all of the City’s commercial, office, and center zoning categories allow a mixture of uses on site. In only two cases are mixed uses *required*:

1. In the CC4 zone, after a certain amount of residential use is on a site, small and limited “local serving” businesses of up to 3,000 sq. ft. in size are allowed per site. In other words, in those cases residential uses are required if office and commercial uses are desired.
2. In the NMU zone, office/commercial sites above a certain size are required to include residential uses on the site. After 10,000 sq. ft. of non-residential use, there must be 1 sq. ft. of residential use for every 1 sq. ft. of non-residential use. The uses can be provided either within a building or in separate buildings located on the same site.