

- 14. *Top soil removal and land leveling* (LDR, LDR-P, MDR, HDR zones)
  - a. The use shall comply with the requirements of chapter 14.824, Top Soil Removal and Land Leveling.
  - b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
  
- 15. *Wireless communication support tower* (LDR, LDR-P, MDR, HDR zones)
  - a. The use shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.
  - b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

**14.606.300 Development Standards**

Permitted uses in the Urban Residential zones shall comply with the following development standards. Prior to the issuance of a building permit, evidence of compliance with provisions of this section shall be provided.

**1. Density Standards:**

**Table 606-2, Density Standards for Residential Zones**

	<i>Low Density Residential</i>	<i>Low Density Residential Plus</i>	<i>Medium Density Residential</i>	<i>High Density Residential</i>
<b>Density:</b>	1 to 8 units/acre *	1 unit/acre	Over 6 to 15 units/acre	Over 15 units/acre
*Bonus densities may be allowed for planned unit developments and other infill developments as identified herein.				

**2. Lot Standards:**

**Table 606-3, Lot Standards for Residential Zones**

	<i>Low Density Residential</i>	<i>Low Density Residential Plus</i>	<i>Medium Density Residential</i>	<i>High Density Residential</i>
<b>Max. Building Coverage</b>	55% of lot area	55% of lot area	65% of lot area	70% of lot area
<b>Max. Height</b>	35 feet 65 feet for a college/university	35 feet 65 feet for a college/university	40 feet 65 feet for a college/university	50 feet 65 feet for a college/university
<b>Permitted uses:</b>				
Minimum lot area	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Minimum frontage	50 feet	60 feet	60 feet	60 feet
<b>Single family:</b>				
Minimum lot area	4,000 sq. ft.	43,560 sq. ft.	2,500 sq. ft.	1,600 sq. ft.
Minimum frontage	40 feet	90 feet	36 feet	20 feet
<b>Duplex:</b>				
Minimum lot area	4,000 sq. ft.	Not applicable.	2,500 sq. ft.	1,300 sq. ft.
Minimum frontage	40 feet	Not applicable	40 feet	30 feet

<b>Row Housing:</b>				
Minimum lot area	2,500 sq. ft.	Not applicable	1,300 sq. ft.	1300 sq. ft.
Minimum frontage	36 feet	Not applicable	36 feet	36 feet
Minimum frontage with vehicle access from alley	20 feet	Not applicable	16 feet	16 feet
<b>Minimum Yard Setback:</b>				
Front/flanking street	15 feet – residence 20 feet – garage	15 feet – residence 20 feet – garage	15 feet – residence 20 feet – garage	15 feet – residence 20 feet – garage
Side	5 feet	5 feet	Five feet plus 1 additional foot for each additional foot of structure height over 25 feet to a maximum of 15 feet.	
Rear (all residential zones)	Five feet plus 1 additional foot for each additional foot of structure height over 25 feet to a maximum of 15 feet.			
Notes:				
1. Setbacks are measured from the property line unless there is a border easement, in which case, the setback shall be measured from the back of the sidewalk.				
2. Zero foot setbacks for side lot lines may be allowed consistent with number 4 below.				
3. Front/flanking street setbacks for garages include both attached and detached structures				

**3. Accessory Structure Standards:**

**Table 606-4, Size Standards for Accessory Structures**

<i>Lot Size</i>	<i>Total Combined Square Footage of Accessory Structure(s) Allowed</i>
Less than 30,000 sq. ft.	1,000 sq. ft. or 10% of lot size, whichever is greater
30,000 sq. ft. to 1 acre	3,000 sq.ft.
Greater than 1 acre to 2 acres	4,000 sq.ft.
Greater than 2 acres	10% of lot size
One accessory structure shall be permitted prior to the construction of a primary use. This structure is not for residential occupancy, business use, or outside vehicle repair.	

- 4. Zero Lot-Line Development:** Zero-foot setbacks for side lot lines may be allowed for row housing or duplex divisions in which single-family dwellings share a common wall, consistent with the following standards:
- a. Each dwelling shall have individual utility systems as would be required of any single-family dwelling.
  - b. Prior to issuance of a building permit, a perpetual construction/maintenance easement shall be recorded in the Spokane County Auditor’s office. The easement shall allow, at a minimum, a 5-foot easement measuring horizontally and perpendicularly from all zero setback walls and extending 5 feet additionally beyond both ends of the dwelling.

- c. A record of survey or surveyor's certified site plan, that lot corners are existing and marked, shall be required for zero lot-line configuration prior to issuance of a building permit.
  - d. The development shall comply with the Spokane County Subdivision Ordinance, if applicable.
- 5. Parking, Signage, and Landscaping Standards:** Parking, signage and landscaping standards shall be as provided in chapter 14.802, Off-Street Parking and Loading Standards; chapter 14.804, Signage Standards; and chapter 14.806, Landscaping and Screening Standards.
- 6. Storage:**
- a. All storage, except as provided below, shall be entirely within a building and shall be accessory to the permitted use on the site.
  - b. On lots where the primary use is a duplex or multi-family dwelling use, the private, noncommercial storage of junked vehicles or remnants thereof shall only be allowed within a completely enclosed building.
  - c. On lots where the primary use is a single-family dwelling, the private, noncommercial storage of up to 2 junked vehicles or remnants thereof shall be completely sight-screened year-round with a fence, maintained Type I landscaped area or maintained landscaped berm. There is no number limit within a completely enclosed building. Vehicle remnants or parts must be stored inside a vehicle or completely enclosed building. Tarps shall not be used to store or screen junked vehicles. Fences over 6 feet in height require a building permit and/or a zoning variance.
- 7. Lighting:** All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.
- 8. Refuse Storage:** All outdoor trash, garbage and refuse containers serving multifamily dwelling projects and/or offices shall be screened on all sides from public view and at a minimum be enclosed on 3 sides with a 5-1/2 foot-high concrete block, masonry wall or sight-obscuring fence with a sight-obscuring gate for access.
- 9. Utilities:** All utility hardware for multi-family and office uses shall be placed underground or screened from view with a decorative block wall or landscaping. Said screening shall be as high as the highest portion of the equipment and shall be permanently maintained.