

Chapter 14.606 Urban Residential Zones

14.606.100 Purpose and Intent

The purpose of the Urban Residential Chapter is to implement Comprehensive Plan goals and policies related to urban residential use. Residential zone classifications provide for a range of residential uses within the Urban Growth Area.

The **Low Density Residential (LDR)** zone is primarily for single-family, duplex and row housing residential development that allows a density of 1 to and including 8 dwelling units per acre and up to 10 units per acre for qualifying infill projects. Small scale, multifamily development may be permitted, consistent with standards to provide compatibility with adjacent single-family residences. Zero lot-line housing, bonus density and other incentives are permitted to promote infill, preservation of open space, and a variety of housing types and densities.

The **Low Density Residential Plus (LDR-P)** zone is primarily for single-family residential development that allows a maximum density of 1 unit per acre for single-family dwellings. This zoning classification shall be applied only to areas established prior to the effective date of this provision with an existing development density of approximately 1 unit per acre.

The **Medium Density Residential (MDR)** zone is primarily for a combination of single-family through multi-family uses at a density range of greater than 6 to and including 15 dwelling units per acre. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Business and professional offices are permitted in this zone.

The **High Density Residential (HDR)** zone is primarily for multi-family development at densities of greater than 15 dwelling units per acre. High-density residential zones are usually located near transit services, shopping and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land uses.

14.606.210 Types of Uses

The uses for the residential zones shall be as permitted in table 606-1, Residential Zones Matrix. Accessory uses and structures ordinarily associated with a permitted use shall be allowed. Multiple uses are allowed per lot, except that only one residential use is allowed per lot unless otherwise specified. The uses are categorized as follows:

1. **Permitted Uses:** Permitted uses are designated in table 606-1 with the letter "P". These uses are allowed if they comply with the development standards of the zone.
2. **Limited Uses:** Limited uses are designated in table 606-1 with the letter "L". These uses are allowed if they comply with the development standards of the zone and specific performance standards in section 14.606.230.
3. **Conditional Uses:** Conditional uses are designated in table 606-1 with the letters "CU". These uses require approval of a conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses are also subject to standards and criteria as may be required under section 14.606.240. Conditional use permits require a public hearing before the Hearing Examiner.
4. **Not Permitted:** Uses designated in table 606-1 with the letter "N" are not permitted. All uses not specifically authorized by this Code are prohibited.

5. **Essential Public Facilities (EPF):** Facilities that may have statewide or regional/countywide significance are designated in table 606-1 with the letters “EPF”. These uses shall be evaluated to determine applicability with the “Essential Public Facility Siting Process”, as amended. The Essential Public Facility Siting Process shall not be required for projects that would otherwise be allowed by the development regulations as specified herein in Table 606-1. WAC 365-196-550(1)(e).
6. **Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director may classify uses not specifically addressed in the matrix consistent with section 14.604.300. Classifications shall be consistent with Comprehensive Plan policies.

14.606.220 Residential Lands Matrix

Table 606-1, Residential Zones Matrix

Residential Uses	LDR	LDR-P	MDR	HDR
Accessory dwelling unit, attached	L	L	L	L
Accessory dwelling unit, detached	CU	CU	CU	CU
Animal raising and/or keeping	N	L	N	N
Beekeeping	L	L	L	L
Chicken Keeping and Raising	L	L	N	N
Community residential facility (8 or fewer residents) (EPF)	P	P	N	N
Community residential facility (greater than 8 residents, no more than 25 residents) (EPF, LDR/LDR-P Zones)	N	N	P	P
Community treatment facility (8 or fewer residents) (EPF)	CU	CU	N	N
Community treatment facility (greater than 8 residents, no more than 20 residents) (EPF, LDR/LDR-P Zones)	N	N	CU	CU
Crisis residential center (8 or fewer residents) (EPF, MDR/HDR Zones)	CU	CU	N	N
Crisis residential center (greater than 8 residents, no more than 20 residents) (EPF)	N	N	CU	CU
Dangerous animal keeping	N	N	N	N
Dependent relative manufactured home	L	L	L	L
Dwelling, multi-family, small scale infill development	L	N	N	N
Dwelling, multi-family	N	N	P	L
Dwelling, multi-family, greater than 30 units per acre	N	N	N	CU
Dwelling, single-family	P	P	P	P
Dwelling, row housing	L	N	P	P
Dwelling, two-family duplex	P	N	P	P
Dwelling, two-family duplex – corner lot bonus density	L	N	N	N
Family day-care provider	P	P	P	P
Halfway house (8 or fewer residents) (EPF, MDR/HDR Zones)	CU	CU	N	N
Halfway house (greater than 8 residents, no more than 20 residents) (EPF, LDR/LDR-P Zones)	N	N	CU	CU
Manufactured home park	L	L	L	L
Nursing home, convalescent home	N	N	P	P
Planned unit development	L	L	L	L
Commercial Uses	LDR	LDR-P	MDR	HDR
Adult entertainment establishment	N	N	N	N
Adult retail use establishment	N	N	N	N
Agricultural product sales stand/area	N	N	N	N
Animal health services – small animals	N	N	N	L
Auto wrecking/recycling, junk and salvage yards	N	N	N	N
Billboard/videoboard	N	N	N	N
Child day-care center	CU	CU	P	P
Child day-care center (in a church or school)	L	L	L	L
Garden sales	L	L	L	L
Golf course	P	P	N	N
General commercial uses, not elsewhere classified	N	N	N	N
High impact use	N	N	N	N
Home industry	CU	CU	CU	CU
Home profession	L	L	L	L

Table 606-1, Residential Zones Matrix - continued

Kennel, public/private	N	N	N	N
Office, business/professional/medical	N	N	CU	P
Participant sports and recreation (indoor only)	N	N	N	L
Participant sports and recreation (outdoor only)	CU	CU	CU	CU
Self service storage facility (mini storage)	N	N	N	CU
Top soil removal	CU	CU	CU	CU
Utilities/Facilities	LDR	LDR-P	MDR	HDR
Fire station	P	P	P	P
Incinerator (EPF)	N	N	N	N
Landfill (EPF)	N	N	N	N
Law enforcement facility (EPF, LDR/LDR-P Zones)	N	N	L	L
Power plant (EPF)	N	N	N	N
Public utility local distribution facility	P	P	P	P
Public utility transmission facility	L	L	L	L
Recycle collection center	N	N	N	N
Sewage treatment plant (EPF)	N	N	N	N
Small Cell Facility	L	L	L	L
Solid waste transfer site (EPF)	N	N	N	N
Stormwater treatment/disposal	P	P	P	P
Tower	N	N	N	N
Tower, private	L	L	L	L
Transit facilities (EPF)	CU	CU	P	P
Wireless communication antenna array	L	L	L	L
Wireless communication support tower	CU	CU	CU	CU
Institutional Uses	LDR	LDR-P	MDR	HDR
Church	P	P	P	P
Community hall, club, or lodge	P	P	P	P
Community recreational facility	P	P	P	P
Cultural center/museum	N	N	P	P
Detention facility (EPF)	N	N	N	N
Hospital	N	N	P	P
Library	L	L	P	P
Park, public (including caretaker residence)	P	P	P	P
Post office	N	N	P	P
Secure community transition facility (3 or fewer residents)	CU	CU	CU	CU
Schools, public/private				
Nursery through junior high school	P	P	P	P
High school	CU	CU	CU	CU
College or university	CU	CU	CU	CU

14.606.230 Limited Uses with Specific Standards

Uses that are categorized with an “L” in table 606-1, Residential Zones Matrix, are subject to the corresponding standards of this section. In the case of inconsistencies between section 14.606.220 (Residential Zones Matrix) and section 14.606.230, section 14.606.230 shall govern.

1. *Accessory dwelling unit, attached (LDR, LDR-P, MDR, HDR zones)*
 - a. The accessory unit shall not be considered as a dwelling unit when calculating density.
 - b. One off-street parking space shall be required for the dwelling unit, in addition to the off-street parking required for the main residence.
 - c. The accessory unit shall be a complete, separate housekeeping unit that is within or attached to the principal unit with a common wall(s).
 - d. Only 1 accessory unit shall be created within or attached to the principal unit.
 - e. An attached accessory dwelling unit shall not be allowed on lots containing a detached accessory dwelling unit, duplex or multi-family dwelling.
 - f. The accessory unit shall be designed in a manner so that the appearance of the building remains that of a single-family residence. Separate entrances shall be located on the side or in the rear of the building or in such a manner as to be unobtrusive in appearance when viewed from the front of the building.
 - g. The total livable floor area of the principal and accessory units combined shall not be less than 1,200 square feet.
 - h. The accessory unit shall be clearly a subordinate part of the principal unit. In no case shall it be more than 35% of the building’s total livable floor area, nor more than 900 square feet, whichever is less.
 - i. The accessory dwelling unit shall not have more than 2 bedrooms.

2. *Animal health services – small animal (HDR zone)*
 - a. Treatment rooms, cages, yards, or runs are to be maintained within a completely enclosed building. Compliance with noise standards for a commercial noise source as identified by WAC 173-60-040, shall be demonstrated by the applicant.
 - b. The facility shall be designed with an exterior appearance compatible with adjacent surroundings.
 - c. Boarding of animals not under treatment shall not be permitted, either inside or outside the clinic building. The operation of the clinic shall be conducted in such a way as to produce no objectionable odors or noise outside its walls, or other nuisance or health hazard.

3. *Animal raising and keeping (LDR-P)*
 - a. Any building and/or structure housing large and/or small animals and any yard, runway, pen or manure pile shall be no closer than 50 feet from any occupied structure other than the dwelling unit of the occupant of the premises. Manure piles shall not be located within 100 feet of a water well.
 - b. Structures, pens, yards, and grazing areas of large and small animals shall be kept in a clean and sanitary condition as determined and enforced by the Spokane Regional Health District.
 - c. **Equivalency Units:**
A livestock unit equals one horse, mule, donkey, burro, llama or bovine. A goat or sheep equals ½ of a livestock unit.
 - d. **Density Requirements:**
 - i. Large animals: Three livestock units per gross acre.
 - ii. Small animals: One small animal or fowl per 2,000 square feet.

Note: Swine raising or keeping is not permitted.

4. *Beekeeping (LDR, LDR-P, MDR, HDR zones)*
 - a. Beekeeping is allowed as an accessory use on any lot or parcel occupied by a single-family residence.
 - b. The keeping of bees shall meet the requirements of the Washington State Department of Agriculture RCW 15.60 or as hereafter amended.
 - c. The number of colonies allowed is limited to two (2) for the first 4,356 square feet of lot area, and one (1) for every 4,356 square feet of lot area thereafter. There is no limit on the number of Nucs/Nuclei.
 - d. Beehives shall be setback a minimum of twenty-five (25) feet from any abutting side or rear property line or public right-of-way, except that beehives may be setback up to five (5) feet from any abutting side or rear property line when the beekeeper establishes and maintains a flyway barrier as provided in section (e) below.
 - e. A flyway barrier shall be at least six (6) feet in height consisting of a solid wall, solid fencing material, dense vegetation or combination thereof that is parallel to such side and/or rear property line(s) and extends beyond the beehive(s) in each direction so that bees are forced to fly at an elevation of at least six (6) feet above ground level over the property lines in the vicinity of the colony.

5. *Chicken Keeping and Raising (LDR)*
 - a) Allowed as an accessory use on lots containing dwellings.
 - b) One chicken per 1,000 square feet of lot area.
 - c) Roosters keeping is prohibited.
 - d) Pens, hutches, and enclosures shall be setback a minimum of 25 feet from dwellings on adjacent properties.
 - e) Pens, yards and, grazing areas shall be kept in a clean and sanitary condition, as determined and enforced by the Spokane County Regional Health District.

6. *Chicken Keeping and Raising (LDR-P)*
 - a) See "Animal raising and/or keeping" standards in Table 606-1.

7. *Child day-care center (in or on a church or a public or private school site) (LDR, LDR-P, MDR, HDR zones)*
 - a. Any outdoor play area shall be completely enclosed with a solid wall or fully sight obscuring fence to a minimum height of 6 feet.
 - b. The facility shall meet Washington State childcare licensing requirements.

8. *Dependent relative manufactured home (LDR, LDR-P, MDR and HDR zones)*
 - a. The property owner shall obtain an administrative permit from the Division pursuant to chapter 14.506 of the Zoning Code.
 - b. The manufactured home shall be as defined in chapter 14.300.100.
 - c. The manufactured home shall not be considered as a dwelling unit when calculating density.
 - d. Only 1 dependent relative manufactured home is allowed on the property.
 - e. The manufactured home shall be occupied by either a dependent relative(s) and family, or the person providing care to the dependent relative(s) and family.
 - f. On forms provided by the Division, a statement by both a licensed physician and the care-provider stating that the person(s) in question is physically or mentally incapable of caring for themselves and/or their property is submitted with the application.
 - g. A statement shall be recorded in the County Auditor's office by the Division stating that the manufactured (mobile) home is temporary and is for use by the named dependent relative(s) or that person(s)' care provider for whom the temporary use permit is approved and that it is neither to be considered a permanent residential structure nor to be transferred with the property if it should be sold or leased.

- h. The care provider may be administratively changed upon written application to and approval by the Division. A dependent relative manufactured home shall not be granted nonconforming status and any change in dependent relative(s) requires processing of a new permit, consistent with current standards. This provision does not apply to adding a spouse as a new dependent relative, as provided in this chapter.
- i. A spouse of the dependent relative may administratively become qualified as 'dependent' upon written request and submission of the forms to qualify him/her as dependent. This request must be submitted during the period in which the temporary manufactured (mobile) home is legitimately located on-site.
- j. Upon termination of the need for care of the dependent relative(s), the manufactured home shall be removed within 180 days. The Division may exercise discretion on the removal date depending on whether and/or if the dependent relative is temporarily absent to receive intermediate or skilled nursing care.
- k. The permit shall be granted for a period of 1 year and may be administratively renewed yearly by the Division upon submission of the required renewal fee and the re-certification by a licensed physician and the care-provider that a dependency situation continues which meets the threshold criteria set forth above. The Division may exercise some discretion regarding the continuing dependency, even if circumstances change. There shall be an annual renewal, with the date for renewal being the first day of the month 1 year following the effective date of the original permit. Additional renewals shall be annual, based upon the effective date.

9. *Dwelling, Two-family Duplex with corner lot bonus density (LDR zone)*

- a. A two-family duplex dwelling located on a corner lot shall be considered as a single-family dwelling for the purposes of calculating density provided the front door and driveway for each unit face opposite streets to give the appearance of a single-family residence from the street view, as illustrated below.



10. *Dwelling, Multi-family, small scale infill development (LDR zone)*

- a. Multifamily development shall be limited to triplex or fourplex dwellings located on a single parcel/lot not smaller than 13, 000 sq. ft.
- b. A bonus density of 2 dwelling units per acre is provided allowing a maximum density of 10 units per acre.
- c. Rear or side lot lines abutting an existing single-family development shall require installation of a 6-foot sight obscuring fence along the rear/side property lines.
- d. Landscaping shall be required consistent with Chapter 14.806, Landscaping and Screening Standards. Landscaping type and width of plantings shall be consistent with Section 14.806.130.
- e. Parking shall be required consistent with Chapter 14.802, Off-Street Parking and Loading Standards, and shall comply with the standards for a multi-family dwelling.
- f. Permit applications shall require a technical review meeting following submittal of a detailed site plan, consistent with Chapter 14.410, Building Permit Review.

11. *Garden sales (LDR, LDR-P, MDR, HDR zones)*

- a. Gardening may include incidental neighborhood sales, provided the goods are grown and sold on-site.

12. *Home profession (LDR, LDR-P, MDR, HDR zones)*

- a. The home profession shall be incidental to the use of the residence and not change the residential character of the dwelling or neighborhood, and shall be conducted in such a manner as to not give any outward appearance of a business.
- b. The use, including all storage space, shall not occupy more than 49 percent of the livable floor area of the residence.
- c. A home profession shall not occupy a detached accessory building.
- d. All storage shall be enclosed within the residence.
- e. Only members of the family who reside on the premises may be engaged in the home profession.
- f. One sign identifying a home profession may be allowed. The sign shall be limited in size to a maximum of 5 square feet. The sign shall be unlighted and be placed flat against the residence. Window displays are not permitted.
- g. Sample commodities shall not be displayed outside except for fruit, vegetables or flowers that are grown on the premises.
- h. All material or mechanical equipment shall be used in a manner as to be in compliance with WAC 173-60 regarding noise.
- i. Traffic generated that exceeds any of the following standards shall be *prima facie* evidence that the activity is a primary business and not a home profession.
 - i. The parking of more than 2 customer vehicles at any one time.
 - ii. The use of loading docks or other mechanical loading devices.
 - iii. Deliveries of materials or products at such intervals so as to create a nuisance to the neighborhood.
- j. The hours of operation for a home profession shall occur between 7 a.m. and 10 p.m. The applicant shall specify the hours of operation on the home profession permit.
- k. A home profession permit must be obtained from the Division of Building and Planning.
- l. Adult retail use establishments and adult entertainment establishments are prohibited.

13. *Law enforcement facility (EPF) (MDR, HDR zones)*

- a. The facility shall be limited to a neighborhood policing station.
- b. Detention facilities are prohibited.

14. *Library (LDR LDR-P, zones)*

- a. The facility shall have frontage on a minor or higher classification arterial.

15. *Manufactured home park (LDR, LDR-P, MDR, HDR zones)*

- a. The manufactured home park shall meet the density standards of the underlying zone and the standards of chapter 14.808, Manufactured Home Standards.

16. *Multi-family dwelling (HDR zone)*

- a. Multi-family dwelling densities greater than 30 dwelling units per acre shall require approval of a conditional use permit.

17. *Participant sports and recreation (indoor only) (HDR zone)*

- a. Gun and archery ranges are prohibited.

18. *Planned unit development (LDR, LDR-P, MDR, HDR zones)*

- a. Shall be consistent with Chapter 14.704, Planned Unit Development.

19. *Public utility transmission facility (EPF) (LDR, LDR-P, MDR, HDR zones)*
- a. The utility company shall secure the necessary property or right-of-way to assure for the proper construction, maintenance, and general safety of properties adjoining the public utility transmission facility.
 - b. All support structures for electrical transmission lines shall have their means of access located a minimum of 12 feet above the ground.
 - c. The height of the structure above ground shall not exceed 125 feet.
20. *Row housing (LDR zone)*
- a. Row housing shall comply with the requirements for Zero Lot Line Development under Section 14.606.300(4).
 - b. Preliminary plats in which 25% or more of dwellings are row houses shall be allowed a bonus density of 2 units per acre within the Low Density Residential zone for a maximum density of 10 units per acre. If the preliminary plat is completed in phases, each phase of the development must include at least 25% of the units as row housing units until the total number of row housing units required to receive the bonus density has been reached. This requirement shall be included in the plat dedicatory wording.
 - c. Row housing lots with rear/side lot lines abutting an existing single-family neighborhood shall require installation of a 6-foot sight obscuring fence and 5 feet of Type 1 landscaping along the rear/side property line. Street frontage shall require five feet of Type 3 landscaping which includes installation of street trees. The fencing and landscaping improvements shall be installed prior to final plat approval. In the case of delays caused by weather conditions, appropriate arrangements with the Department shall be made to ensure construction.
21. *Small Cell Facility (LDR, LDR-P, MDR, HDR zones)*
- a. Small Cell Facilities are subject to the permitting and design standards found in 14.822A.
22. *Tower, private (LDR, LDR-P, MDR, HDR zones)*
- a. The applicant shall show that the impact area (that area in all directions equal to the private tower's height above grade) is completely on the subject property or that an easement(s) has been secured for all property in the tower's impact area. Such easement(s) shall be recorded with the County Auditor with a statement that only the Division of Building and Planning or its successor agency can remove the easement.
 - b. The tower must be accessory to a residence on the same site.
23. *Wireless communication antenna array (LDR, LDR-P, MDR, HDR zones)*
- a. The use shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.

14.606.240 Conditional Uses: Standards and Criteria

Conditional uses are illustrated in table 606-1 with the letters "CU". Conditional uses shall require approval of a conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses identified in table 606-1 are subject to the corresponding specific standards as follows. In the case of inconsistencies between section 14.606.220 (Residential Zones Matrix) and section 14.606.240, section 14.606.240 shall govern.

1. *Accessory dwelling unit, detached (LDR, LDR-P, MDR, HDR zones)*
- a. The accessory unit shall not be considered as a dwelling unit when calculating density.
 - b. One off-street parking space shall be required for the dwelling unit, in addition to the off-street parking required for the main residence.

- c. The accessory dwelling unit shall contain no more than 2 bedrooms and shall measure no more than 800 square feet on the main (ground) floor.
 - d. Only 1 accessory dwelling unit shall be allowed per lot with an existing single-family residence. A detached accessory dwelling unit shall not be allowed on lots containing a duplex, multi-family dwelling unit, or an attached accessory dwelling unit.
 - e. Home professions shall be allowed only within the principal dwelling unit.
 - f. The accessory unit shall have a pitched roof with a minimum slope of 4 and 12.
 - g. The ridge of the pitched roof shall not exceed 24 feet.
 - h. Accessory dwelling units shall not be allowed on lots that are less than 10,000 square feet in size.
 - i. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
2. *Child day-care center (LDR LDR-P, zones)*
- a. Any outdoor play area shall be completely enclosed to a minimum height of 6 feet with a solid wall or fence.
 - b. The facility shall meet Washington State childcare licensing requirements.
 - c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
3. *College or University (LDR, LDR-P, MDR, HDR zones)*
- a. The campus shall be at least 150 acres in size.
 - b. All entrances to the campus shall be from a minor arterial classification or higher.
 - c. Facilities normally associated with a college, such as residence halls, administrative buildings, auditoriums, gymnasiums, classrooms and sports facilities shall be permitted as normal accessory uses.
 - d. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
4. *Community treatment facility (EPF) (LDR, LDR-P, MDR, HDR zones)*
- a. In the Low Density Residential zone the facility shall be limited to 8 or fewer residents.
 - b. In the Medium Density Residential and the High Density Residential zones the facility shall be limited to greater than 8 residents but no more than 20 residents.
 - c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
5. *Crisis residential center (EPF) (LDR, LDR-P, MDR, HDR zones)*
- a. In the Low Density Residential zone the facility shall be limited to 8 or fewer residents.
 - b. In the Medium Density Residential and the High Density Residential zones the facility shall be limited to greater than 8 residents but no more than 20 residents.
 - c. The crisis residential center shall meet any applicable state, federal and local licensing for a facility housing children under the age of 18.
 - d. Before issuance of a conditional use permit, the applicant shall have complied with all applicable requirements for the siting of an essential public facility in accordance with state, regional and local mandates.
 - e. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
6. *Halfway house (EPF) (LDR, LDR-P, MDR, HDR zones)*
- a. In the Low Density Residential zone the facility shall be limited to 8 or fewer residents.
 - b. In the Medium Density Residential and the High Density Residential zones the facility shall be limited to greater than 8 residents but no more than 20 residents.
 - c. The applicant shall provide additional public notice to the following uses located within 1/4 of a mile from the proposed halfway house, as measured from the nearest property line between the two uses:

- i. Public library.
 - ii. Public playground or park.
 - iii. Public or private school and its grounds of kindergarten to 12th grade.
 - iv. Child day-care center.
 - v. Place of worship such as a church, mosque, synagogue or temple.
 - vi. Another halfway house.
 - d. The applicant shall demonstrate that the halfway house does not constitute a significant adverse impact to the health, safety and welfare of the uses identified in 5(a) above.
 - e. The halfway house shall meet any applicable state, federal and local licensing requirements for a facility housing inmates in transition from a correctional facility to the community.
 - f. Before issuance of a conditional use permit, the applicant shall have complied with all applicable requirements for the siting of an essential public facility in accordance with state, regional and local mandates.
 - g. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
7. *High School (LDR, LDR-P, MDR, HDR zones)*
 - a. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
8. *Home industry (LDR, LDR-P, MDR, HDR zones)*
 - a. The property shall retain its residential appearance and character.
 - b. The use shall be carried on in a primary residence or may be allowed in accessory detached structures which are not, in total, larger than 2 times the gross floor area of the primary residence.
 - c. Only members of the family residing on the premises, and no more than 2 employees outside of the family, may be engaged in the home industry.
 - d. One attached or detached sign identifying the home industry shall be allowed. The sign shall be unlighted and shall not exceed 16 square feet in size.
 - e. Window or outside displays may be allowed as approved by the Hearing Examiner.
 - f. Storage or sale of items not directly related to the home industry is prohibited.
 - g. All material or mechanical equipment shall be used in such a manner as to be in compliance with WAC-173-60 regarding noise.
 - h. Parking, traffic, and storage requirements shall be as approved by the Hearing Examiner.
 - i. All storage areas shall be enclosed or completely screened from view by a maximum 6-foot-high, sight-obscuring fence.
 - j. A home industry shall not be allowed on a parcel that contains an accessory dwelling unit.
 - k. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
9. *Multi-family dwelling (HDR zone)*
 - a. Multi-family dwelling densities greater than 30 dwelling units per acre shall require approval of a conditional use permit.
 - b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
10. *Office, business/professional/medical (MDR zone)*
 - a. The maximum building floor area shall be 30,000 square feet.
 - b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.
11. *Participant sports and recreation (outdoor only) (LDR, LDR-P, MDR, HDR zones)*
 - a. Racetracks and gun/archery ranges are prohibited.

- b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

12. *Secure community transition facility (EPF) (3 or fewer residents) (LDR, LDR-P, MDR, HDR zones)*

- a. The use shall not be allowed outside the Urban Growth Area boundary except for zones within the Limited Development Area designation of the Comprehensive Plan.
- b. The use is located or maintained at a distance so that it is not across the street from, across the parking lot from, adjacent to, or within the line of sight of the following pre-existing uses, as measured from the nearest property line of the secure community transition facility to the nearest property line of the pre-existing use. For Spokane County, the definition of “within line of sight” means that it is possible to reasonably visually distinguish and recognize individuals. For the purposes of granting a conditional use permit, the Hearing Examiner shall consider an unobstructed visual distance of 600 feet to be “within line of sight.” Through the conditional use process, “line of sight” may be considered to be less than 600 feet if the applicant can demonstrate that visual barriers exist or can be created that would reduce the line of sight to less than 600 feet.
 - i. Public library.
 - ii. Public playground, sports field, recreational center, community center, park, publicly-dedicated trail, as designated in the Spokane County Geographic Information System (GIS) Parks Map Layer, as amended.
 - iii. Public or private school and its grounds of pre-school to 12th grade.
 - iv. School bus stop.
 - v. Child day-care center.
 - vi. Place of worship such as a church, mosque, synagogue, or temple.
 - vii. Another secure community transition facility subject to the provisions of this section.
 - viii. Any other risk potential activity or facility identified in siting criteria by the Department of Social and Health Services, with respect to siting a secure community transition facility.
- c. The secure community transition facility shall meet all applicable state, federal, and local licensing for a facility authorized by state, federal, or local authorities to confine and treat sex offenders through a rehabilitation treatment program for those conditionally released from total confinement under a court-ordered civil commitment.
- d. Before issuance of a conditional use permit, the applicant shall have complied with all applicable requirements for the siting of an essential public facility in accordance with state, regional, and local mandates, including the *Spokane County Regional Siting Process for Essential Public Facilities*.
- e. The applicant shall demonstrate that it has met all the standards required by state law for public safety, staffing, security, and training, and those standards shall be maintained for the duration of the operation of the secure community transition facility.
- f. Properties that fail to meet any of these criteria must be removed from further consideration. The properties that do meet the minimum standards must be further evaluated to determine which one, among the available properties, is the most suitable. When a site is selected, preference must be given to properties that are the farthest removed from risk potential activities or facilities.
- g. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

13. *Self service storage facility (mini storage) (HDR zone)*

- a. The design shall be consistent with neighborhood character.
- b. The size and scale of the facility shall be compatible with the residential zone.
- c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

- 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>
Density:	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>
Max. Building Coverage	55% of lot area	55% of lot area	65% of lot area	70% of lot area
Max. Height	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
Permitted uses:				
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
Single family:				
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
Duplex:				
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

Row Housing:				
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
Minimum Yard Setback:				
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.