## SPOKANE MUNICIPAL CODE

Section 17C.120.210 Floor Area Ratio

## A. Purpose

Floor area ratios (FARs) regulate the amount of use (the intensity) allowed on a site. FARs provide a means to match the potential amount of uses with the desired character of the area and the provision of public services. FARs also work with the height and setback standards to control the overall bulk of development.

## B. FAR Standard

The floor area ratios are stated in Table 17C.120-2 and apply to all nonresidential development. To determine the allowed gross floor area of all structures allowed on a site, the FAR in the Table 17C.120-2 below is multiplied by the area of the lot. The following are excluded from FAR calculations:

- 1. Floor area dedicated to parking.
- 2. Elevators, staircases, escalators and mechanical spaces.
- 3. Exterior decks, porches and arcades open to the air.
- 4. Floor area dedicated to public amenities.

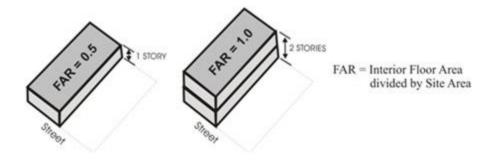


Table 17C.120-2 Development Standards [1]									
Standard	O (Office)	OR (Office Retail)	NR (Neighborhood Retail)	NMU (Neighborhood Mixed Use)	CB (Community Business)	GC (General Commercial)			
Maximum FAR [2]	0.8	6	0.8	1 [3]	1.5	2.5			
Maximum Height [4]	35 ft.	35 ft.	35 ft.	40 ft.	55 ft.	70 ft.			
Minimum Setback from Street Lot Line [5]	O ft.	0 ft.	0 ft.	0 ft.	O ft.	O ft.			

Minimum Setback from R-zoned Lots [6]	10 ft.					
Setback from Lot Line abutting an O, OR, NR, NMU, CB, GC, Downtown, CC or I-zoned Lot [6]	0 ft.	O ft.	O ft.	O ft.	0 ft.	0 ft.
Minimum Front Lot Line	10 ft.					
Landscaping Required [7]	Yes	Yes	Yes	Yes	Yes	Yes
Parking Required [8]	Yes	Yes	Yes	Yes	Yes	Yes

## Notes:

- [1] Plan district or overlay zone standards may supersede these standards.
- [2] The FAR limits apply to nonresidential development. There is no FAR limit for residential development.
- [3] See SMC 17C.120.280 for requirements for the provision of residential uses along with new commercial development.
- [4] See SMC 17C.120.220.
- [5] When abutting single-family and two-family residential zoning, the minimum structure setback from the street lot line is the same as the abutting residential zoning district for the first sixty feet from the boundary of the abutting residential zoning district. See SMC 17C.120.230 for additional standards and exceptions. This does not apply when a zone boundary is within the public right-of-way.
- [6] Structure setbacks are measured from the lot line.
- [7] This part of the table is for general information purposes only; see chapter 17C.200 SMC, Landscaping and Screening, for the specific standards.
- [8] This part of the table is for general information purposes only; see chapter 17C.230 SMC, Parking and Loading, for the specific standards.

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