



# Residential Zoning: Overview

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Spokane Municipal Code (SMC) § 17C.110.030

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The residential zones—[RA](#), [RSF](#), [RSF-C](#), [RTF](#), [RMF](#), and [RHD](#)—allow a wide-range of residential building types. Below is a general summary of some of the basic regulatory parameters governing the intensity and scale of development allowed in each residential zone. [Characteristics of Residential Zones SMC § 17C.110.030]

The images are examples of projects in each zone—the upper images highlighting development at the upper limit of allowed building scale and the lower images showing projects at the lower end of intended development intensity.



RA   Residential Agricultural		RSF / RSF-C   Residential Single Family RSF-Compact		RTF   Residential Two-Family		RMF   Residential Multi-Family		RHD   Residential High Density	
Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)	
Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 2,100 sf. or 20 units per are	Max:	1 unit per 1,450 sf. or 30 units per acre	Max:	No Maximum
Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 4,350 sf. or 10 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre
Min. Lot Size:	7,200 sf.	Min. Lot Size:	4,350 sf./RSF-C 3,000 sf.	Min. Lot Size:	Varies	Min. Lot Size:	Varies	Min. Lot Size:	Varies
Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft. Typ.	Max. Building Height:	35 ft. Typ.
Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.
Rear:	25 ft.	Rear:	25 ft. (15 ft. in places)	Rear:	15 ft.	Rear:	10 ft.	Rear:	10 ft.
Building Coverage (3): 40%		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 50%		Building Coverage (3): 60%	
Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 10 ft. x 10 ft.		Outdoor Area Per Unit: 48 sf. Min. dimension: 7 ft. x 7 ft.	

(1) [Accessory Dwelling Units (ADUs)] and [Transitional Sites] can exceed the maximum allowed density.

(2) Minimum required side setback for sites with less with than a 40 ft. lot width: 3 ft. Minimum | Garage setback: 20 ft.

(3) Maximum building coverage for small lots: Lots 3,000 - 4,999 sf. = 1,500 sf. + 37.5% for portion of lot over 3,000 sf. | Lots less than 3,000 sf. = 50%

[Development Standards Table SMC § 17C.110-3]

General standards are shown. Refer to the Land Use Code for exceptions and specific regulations.