

Initial Land Use Code for Centers & Corridors

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11.19.1930 - Intent:

The intent of Center and Corridor regulations is to implement the goals and policies of the Comprehensive Plan for Centers and Corridors. These areas are intended to bring employment, shopping, and residential activities into shared locations and encourage, through new development and rehabilitation, new areas for economic activity.

New development and redevelopment is encouraged in these areas that promotes a relatively cohesive development pattern with a mix of uses, higher density housing, buildings oriented to the street, screened parking areas behind buildings, alternative modes of transportation with a safe pedestrian environment, quality design, smaller blocks, and relatively narrow streets with on-street parking.

Type 1, 2 and 3 Center and Corridor Zones are designated in the core commercial areas of the Centers and Corridors shown on the Land Use Plan map of the Comprehensive Plan.

The following Centers and Corridors regulations apply to all land use and development permits for projects in Type 1 (CC1), Type 2 (CC2), and Type 3 (CC3) center and corridor zones identified on the official zoning map.

11.19.1931 - Types of Centers/Corridors:

A. Type 1 (CC1): Pedestrian Emphasis / Auto Accommodating

The Type 1 Center and Corridor Zone promotes the greatest pedestrian orientation of the center and corridor zones. To accomplish this, some limitations are placed on auto-oriented activities and some types and the allowable size of some uses are controlled.

B. Type 2 (CC2): Pedestrian Enhanced / Auto Accommodating

The Type 2 Center and Corridor Zone promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile. Incentives allowing a higher floor area ratio in exchange for the provision of greater public amenities as land is developed and redeveloped are encouraged in these areas.

C. Type 3 (CC3): Center and Corridor Overlay Zone

The Type 3 Centers and Corridors Zone is applied in areas that have pre-existing zoning designations that allow different uses and have different development standards than those prescribed for the Type 1 and 2 Centers and Corridors. This overlay zone is intended to allow development within these areas to take advantage of the opportunities allowed in the Type 1 and 2 Centers and Corridors. Development within Type 3 Centers is either allowed to use the existing zoning regulations or may develop according to the standards for Type 1 or Type 2 Centers and Corridors.

11.19.1932 - Centers/Corridors – Official Zoning Map:

As shown on the Official Zoning Map, center and corridor zoning classifications are only applied to the core commercial areas of the centers and corridors designated on the Comprehensive Plan Land Use Plan map. Center and corridor zones are not intended to be applied to property outside of these zones. Type 1 (CC1), Type 2 (CC2), and Type 3 (CC3) center and corridor zones are identified on the official zoning map. The Comprehensive Plan center type is also designated on the official zoning map as follows: neighborhood center (NC), district center or corridor (DC) and employment center (EC).

Pedestrian streets are designated on the Official Zoning Map. The Initial Land Use Code and Design Standards & Guidelines contain specific design standards to promote the pedestrian friendly environment along these streets.

11.19.1933 - Historic Special Valuation Tax Incentive:

SMC 6.05.100 allows a ten-year reduction on property tax tied to improvements on the tax parcel on which substantial rehabilitation is performed. Eligible properties must be listed on the Spokane Register of Historic Places.

11.19.1934 - Administrative Rules:

Administrative rules may be established by the Planning Director for the interpretation and administration of these regulations not inconsistent with the Land Use Code and Design Standards and Guidelines for Centers and Corridors.

11.19.1935 - Initial Design Standards and Guidelines for Centers and Corridors:

The document titled “**Initial Design Standards and Guidelines for Centers and Corridors**” is adopted by reference as a part of the Initial Land Use Code for Centers and Corridors and incorporated as Attachment “A” to the Initial Land Use Code for Centers and Corridors. All projects must address these standards and guidelines. The applicant assumes the burden of proof to demonstrate how a proposed design addresses these standards and guidelines. A determination of consistency with the standards and guidelines will be made by the Planning Director following an administrative design review process.

11.19.1936 - Center and Corridor Zone Allowed Uses:

The uses allowed in the Center and Corridor zones are shown in Table 11.19.1936 below.

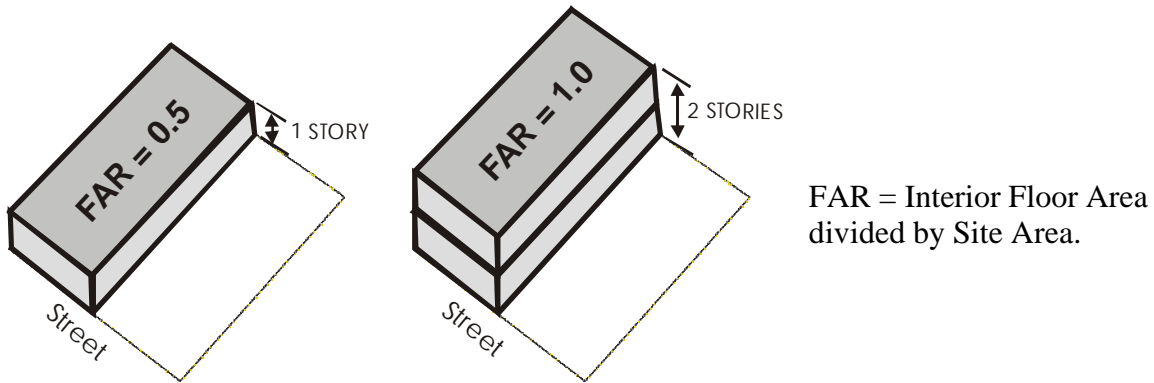
Table 11.19.1936

Use is: P-permitted, N-not permitted	Type 1	Type 2
Residential*	P	P
Hotels, including bed and breakfast inns	P	P
Commercial, financial, retail, personal services (for neighborhood centers (NC) see note 1 below.)	P	P
Eating and drinking establishments (for neighborhood centers (NC) see note 2 below.)	P	P
Professional and medical offices	P	P
Entertainment, museum, and cultural	P	P
Government, public service or utility structures, social services, and education	P	P
Religious institutions	P	P
Parks and open space	P	P
Structured Parking*	P	P
Public Parking Lot	P	P
Limited industrial (if entirely within a building) (for neighborhood centers (NC) see note 3 below.)	P	P
Heavy Industrial	N	N
Drive-Through Businesses on Pedestrian Streets	N	N
Motor Vehicles Sales, Rental, Repair, or Washing	N	P
Automotive Parts and Tires (w/ exterior storage or display)	N	P
Gasoline Sales (serving more than 4 vehicles)	N	P
Self Storage or Warehouse	N	P
Adult Business (subject to 11.19.143 special provisions)	N	N
Winery and microbreweries	P	P
*Uses especially encouraged through greater FAR and Bonuses		

Notes:

1. Retail Uses having more than 40,000gsf are not permitted in Neighborhood Centers designated by the Comprehensive Plan.
2. Eating and drinking establishments larger than 5,000gsf are not permitted in Neighborhood Centers designated by the Comprehensive Plan
3. Limited industrial uses having more than 20,000gsf are not permitted in Neighborhood Centers designated by the Comprehensive Plan.

11.19.1937 - Floor Area Ratios (FAR):



To determine the allowed gross floor area of all buildings or structures allowed on a site, the FAR in the Table 11.19.1937 below is multiplied by the area of the lot.

Table 11.19.1937

Center Type	Basic Allowable FAR By Use		Basic Allowable Combined FAR	Maximum FAR by Use With Public Amenities		Maximum Combined FAR With Public Amenities
	Non-Residential	Residential		Non-Residential	Residential	
1	.5	1.0	1.5	1.0	2.0	3.0*
2	.2	.5	.7	.8	1.5	2.3*

* Note: Except as allowed by SUPERBONUS!

Exceptions:

Hotels and motels (including bed and breakfast inns) are considered residential uses for the purpose of FAR.

Exclusions from Floor Area Calculations:

- Floor area dedicated to parking
- Elevators, staircases, escalators and mechanical spaces
- Exterior decks, porches and arcades open to the air
- Floor area dedicated to Public Amenities

The Basic Allowable FAR is permitted by complying with basic development guidelines and standards through a ministerial process. If development projects incorporate specified and described Public Amenities Allowing Bonus FAR, the FAR may be increased up to the Maximum through a ministerial process intended to ensure that the each amenity both satisfies its design criteria and serves a public purpose in the proposed location. In issuing permits for projects requesting bonus FAR, the Planning Director may request a recommendation from the Design Review Committee before a building permit is issued. Amenities provided must be associated with the use for which the FAR increase is sought. Proposed public amenities shall have a public benefit that is appropriate considering the FAR increase being achieved.

11.19.1938 - Public Amenities Allowing Bonus FAR:

A. Minor Amenities

Each Public Amenity from the following list may allow an increase of .2 FAR from the Basic Allowable FAR to the Maximum FAR.

1. Additional Streetscape Features

Seating, trees, pedestrian-scaled lighting, and special paving in addition to any that are required by the design standards and guidelines.

2. Canopy over the Public Sidewalk

A virtually continuous canopy structure. A canopy is a permanent architectural element projecting out from a building façade over a sidewalk or walkway. A canopy shall be at least 5 feet in horizontal width and be no less than 8 feet and no more than 12 feet above grade.

3. Alley Enhancements

Decorative paving, pedestrian-scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.

4. Preferred Materials on Building

Use of brick and stone on the building façades that face streets.

5. An amenity specifically identified and described in an adopted Neighborhood Plan.

6. Building to the Street

Buildings complying with the “Buildings Along the Street” design guidelines (page 4 of the center and corridor design guidelines) so that at least 15% of the frontage of the site consists of building facades.

B. Major Amenities

Each Public Amenity from the following list may allow an increase of .5 FAR from the Basic Allowable FAR to the Maximum FAR.

1. Exterior Public Space(s)

A Plaza or Courtyard, with a minimum area of 400 square feet or 2% of the total interior floor space of the development, whichever is greater. A Plaza or a Courtyard is a level space accessible to the public, at least 10 feet in width, with a building façade on at least one side. The elevation of the Courtyard or Plaza shall be within 30” of the grade of the sidewalk providing access to it. For Courtyards, at least 60% of the green shall be planted with trees, ground cover, and other vegetation. For Plazas, at least 15%, but no more than 60% of the space shall be planted with trees, ground cover, and other vegetation. Courtyards and Plazas shall also include seating, pedestrian-scale lighting, decorative paving, and other pedestrian furnishings. The use of artists to create fixtures and furnishings is strongly encouraged.

2. Public Art

Public Art includes sculptures, murals, inlays, mosaics, and other two-dimensional or three-dimensional works, as well as elements integrated into the design of a project (eg. fountain) that are designed and crafted by one or more artists. Such artists must be listed on a registry of either the Washington State Arts Commission or the Spokane Arts Commission. To receive the FAR bonus, public art must be documented at a value that is at least 1% of the value of construction.

3. Through-Block Pedestrian Connection providing a continuous walkway accessible to the public, at least 10 feet in width, paved with decorative paving, and lighted for nighttime use. It may be covered or open to the sky.

4. Residential Units

Comprising at least 25% of the total floor area.

5. Structured Parking

6. If all of the Standards and Guidelines for Type 1 Centers and Pedestrian Streets are incorporated into a project that is within a Type 2 Center.

C. “Super Bonuses”

Any development that receives super bonuses shall also provide at least two of the major or minor amenities listed above. In return for providing either of the following, the maximum FAR’s may be increased by 50%.

1. Underground Parking

All of the parking is provided within a structure that is entirely below grade.

2. Affordable Housing

At least 20% of the units are set-aside for households making less than 80% of the median income for the City as defined by HUD.

11.19.1939 - Maximum Building Height:

A. Maximum Building Height

35 feet for Neighborhood Centers (NC)

55 feet for District Centers and Corridors (DC)

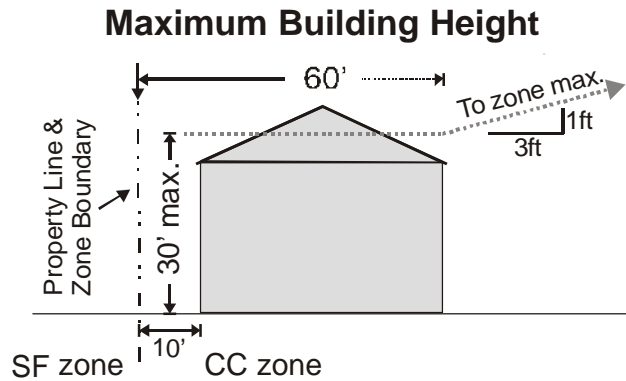
70 feet for Employment Centers (EC)

Pitched roof forms and accessible decks may extend above the height limit; however, if the space within the pitched roof is habitable, it shall only be used for residential purposes.

The following exceptions to the maximum building height standards are to provide a gradual transition and enhance the compatibility between the more intensive center zones and adjacent single-family residential zones.

A. Within 60 feet of any single-family residential zone the maximum building height is 30 feet. (As determined by the Uniform Building Code)

B. Beyond the limit described in subsection A above, additional building height may be added at a ratio of 1 to 3 (1 foot of additional building height for every 3 feet of additional horizontal distance from the closest single-family residential zone) until the maximum building height for the zone is reached.



11.19.19310 - Setbacks and Required Sidewalk Width:

A. Buildings shall be no closer than 12 feet from the back of the curb except as provided in subsection C below.

B. Sidewalks shall consist of a clear walking path at least 8 feet wide (in addition to a minimum 4 foot wide planting zone for street trees) except as provided in subsection C below.

C. This width may be reduced, by approval of the Planning Director, if the existing sidewalk is less than 12 ft wide between the back of curb and the existing building setback line of adjacent building(s). In no case shall the setback be reduced below 9 feet from the back of the curb unless on-street parking exists between the building and the street.

The setback from single-family residential zones shall be at least 10 feet from the shared property line.

No other setbacks are required unless specified by the Uniform Building Code.

11.19.19311 Parking:

A. Minimum/Maximum Ratio:

Minimum Ratio: 1 stall / 1000 gsf of floor area

Maximum Ratio: 4 stalls / 1000 gsf of floor area

B. Exceptions:

1. Any new building or building addition with a floor area less than 3000 sf shall have no parking requirement.
2. Parking requirement may be satisfied on off-site lots, so long as the parking is located within 600 feet of the development.
3. If different developments share parking, the Planning Director may allow the total number of required spaces to be reduced by 20%. Sufficient factual data must be provided to substantiate that such an efficiency of use is possible and the applicant assumes the burden of proof. The Planning Director may require a shared parking agreement for the sharing of a parking area.
4. If uses with opposite operating hours share parking (e.g., a church and an office building), the total number of required stalls is calculated based on the use requiring the greatest amount of parking.
5. The Planning Director may approve ratios that are higher than the maximum or lower than the minimum if sufficient factual data is provided to indicate that a different amount is appropriate. The applicant assumes the burden of proof. Approval of parking above the maximum shall be conditioned upon increasing the amount of required landscaping by 30%.
6. If property owners and businesses within a center or corridor establish a parking management program with shared parking agreements, the Planning Director may reduce or waive parking requirements.
7. Existing legal nonconforming buildings that do not have adequate parking to meet the standards of this section are not required to provide off-street parking when remodeling which increases the amount of required parking occurs within the existing structure.
8. Parking provided within a building or parking structure is not counted when calculating the maximum parking allowed.

11.19.19312 - Landscaping and Screening of Parking Lots:

A. A 5 ft wide planting area of Type II See-through Buffer Landscaping (SMC 11.19.2910.B.) shall be provided between any parking lot and street right-of-way. Living ground cover shall be used, with non-living materials (gravel, river rock, etc.) as accent only. In addition, earthen berms, trellises, low decorative masonry walls or raised masonry planters (overall height including any plantings shall not exceed 3 ft), may be used to screen parking lots from adjacent streets and walkways. Trees required as a part of the Type II landscape strip shall be located according to the standards for street trees and sidewalks found in the Street Trees section below.

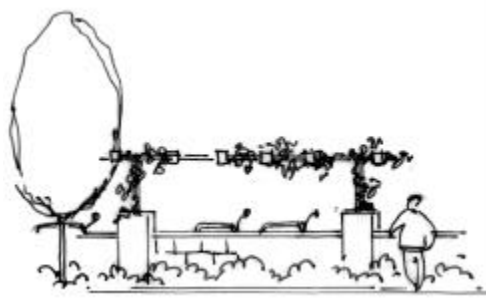


low, decorative masonry wall to screen parking lot that abuts a sidewalk

B. The following landscaping standards of the SMC also apply: 11.19.2904; 11.19.2906; 11.19.2908.(A).2; 11.19.2912; 11.19.2914; 11.19.2916; and 11.19.2924.

C. In addition to any required perimeter planting, all parking stalls shall be within sixty feet of a planted area. All parking areas with more than fifty spaces shall have landscaping that satisfies one of the following two landscaping requirements. **Option 1:** Interior landscaping consisting of Type III Open Area Landscaping including trees (SMC 11.19.2910.

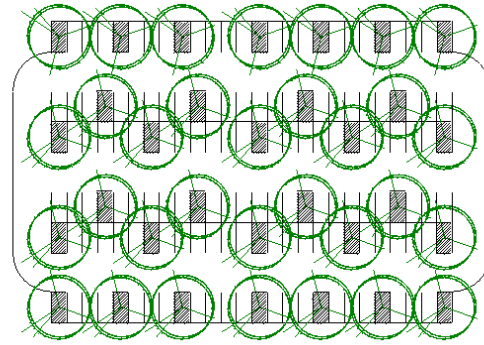
C.) amounting to at least 10% of the area of the parking lot. **Option 2:** Trees planted so that a minimum of 70% of the paved area of the parking lot, as measured in plan view based on projected mature tree size of the selected tree species, shall be shaded within 10 years of project completion (this may include the shade provided by trees in the perimeter planting.) All individual planting areas within parking lots shall be at least 150 square feet in size.



Low walls and raised planters make the parking lot less visible from the street.



D. Where parking lots are located between the building and a street, the amount of required interior landscaped area shall be increased by 50% (the minimum amount of tree shade cover increases to 80%). Where parking lots are behind buildings the amount of interior landscaping may be decreased by 50% of what the code requires (the minimum amount of tree shade cover decreases to 50%).



Example of 70% shade cover option.
(8.4% interior space used)

E. A planting strip of five feet in depth with Type I Visual Screen Landscaping (SMC 11.19.2910.A.) or decorative fences or walls at least 6 ft in height shall be installed along property lines where any adjacent single family residential zone would have views of parking or service areas. In Type 2 Center and Corridor zoning, trees shall be planted on the residential side of the fence or wall (trees 2-1/2 inch caliper, spaced no less than 30 ft apart).

F. A minimum of 2 ft setback shall be provided for all trees and shrubs where vehicle overhang extends into landscape areas.

11.19.19313 - Street Trees:

A. Street trees shall be planted between the curb and the walking path of the sidewalk.

B. Large trees with overhanging canopies or branches are desirable. However, species of street trees shall be of a type approved by the City (See Appendix A).

C. Street trees should be located in planting areas or in tree wells with a minimum width of 4 ft.

D. Street trees shall be a minimum of 2-1/2” caliper at time of planting and shall be spaced no further apart than 25 ft. (30 feet for sidewalks 12 foot wide or greater)



Tree grates are required for street trees along arterial streets.

E. Street tree planting shall consider the location of existing utilities, lighting and proposed signs.

F. Along arterial streets, tree-grates shall be used. On other streets, either tree-grates or a continuous planting strip along the curb are acceptable.

11.19.19314 – Signs:

Signs shall comply with the requirements of SMC 11.17.390 and 11.19.2922.

Sandwich board ‘A’ frame signs as allowed in SMC 11.17.410 are allowed in Type 1 and 2 Center and Corridor zones.

Signs shall also comply with the Design Guidelines and Standards for Centers and Corridors.

Pole signs are not permitted in Type 1 Center and Corridor zones.

11.19.19315 – Definitions:

A. Limited Industrial: Establishments primarily engaged in on-site production or assembly of goods by hand manufacturing involving the use of hand tools and small-scale equipment and may have the incidental direct sale to consumers of those goods produced on-site. Typical uses include: on-site production of goods by hand or artistic endeavor; placement of digital or analog information on a physical or electronic medium; manufacture, predominantly from previously prepared materials, of finished products or parts, provided the noise, light, smell, or vibration do not extend beyond the site; and, research of an industrial, or biotechnical nature. All activity must be conducted totally within the structure with no outdoor storage.

B. Pedestrian Street: A street designated on the Official Zoning Map as a pedestrian street where development standards are required to promote a pedestrian friendly street. Pedestrian streets offer a pleasant and safe walking environment. Design features include minimal interruptions of the sidewalk by driveways, publicly usable site furnishing such as benches, tables and bike racks, and visually interesting buildings close to the sidewalk.