



NOTE: The information contained in this handout is direct text taken from the Browne's Addition Design Plan and may contain references to codes or zones that are no longer applicable. This information is provided as a courtesy for reference to general standards and guidelines when developing in these neighborhoods. For interpretation to relevance to current zoning classifications and Spokane Municipal Code references, please contact City Planning Staff.

Four general land use categories are proposed for Browne's Addition: high density residential, neighborhood business, community business and parks and open space (Figure 23, following page). The proposed land uses reinforce existing land use patterns -an objective favored by the Neighborhood. The plan encourages new development to be built at similar scale and bulk as existing development. Each of the general land use designations are described below.

1.) High Density Residential District

Encourage high density residential uses throughout the Neighborhood, compatible with Browne's Addition's historic character. Encourage residential office uses at appropriate locations which complement surrounding properties.

DISCUSSION. Browne's Addition has evolved as a primary source of high density housing close to downtown Spokane. Neighborhood residents and property owners recognize the locational advantages and desire the further development of quality, high density housing. Their desire is supported by the intent of the high density residential designation, which is to provide a large number of housing units close to major focal points such as the downtown area. The Plan promotes residential uses at a density of one unit per 1,000 square feet of lot area. Office and commercial uses are encouraged as a method of preserving historic structures deemed significant to the City by the Landmarks Commission. New residential structures should complement surrounding properties and preserve views through appropriate height, bulk, setback and design.

Certain areas of Browne's Addition are appropriate for low intensity residential office uses. The Plan identifies standards to guide the potential location of such uses in the neighborhood. Specifically, residential office uses are appropriate when: 1) property has frontage on Sunset Boulevard/2nd Avenue, Maple Street and/or Riverside Avenue 2) the use provides a transition between residential and intensive downtown business or industrial uses, and 3) the proposed use is designed to complement the surrounding residential neighborhood. The intent is to encourage office uses which complement surrounding properties through appropriate height, bulk and design. Uses should conform to a daytime office schedule to minimize traffic and use conflicts during evening hours.

Development Regulations: In the High Density Residential District residential uses are permitted outright along with other non-residential uses that may be appropriate to provide economic historic preservation pursuant to Section 210.20, paragraph 3 of the zoning code. Residential office uses are appropriate as specified in the Plan.

There shall be a minimum of 1,000 square feet of site area per dwelling unit. Height of structures shall not exceed 30 feet. Buildings which incorporate a gable, gambrel or hipped roof shall not exceed 35 feet in height as measured to the center height between the eaves and ridges of the roof. Exceptions: a building may be permitted after project compliance review by the Planning Director up to the average height of existing, adjacent buildings or, on sites of one acre minimum, up to 9 stories. To allow such additional height, the Planning Director, after report by the Urban Design Committee, must find the additional height will not be detrimental to surrounding properties nor to the objectives of this Design Plan. Each building lot shall have a front yard of not less than 20 feet. Site development shall meet the parking requirements of the zoning code, except that one space shall be required for each dwelling unit in multi-family residences. Off street parking in existence at the time of adoption of these regulations shall not be reduced below the number of spaces required by section 260.20 of the zoning ordinance. In no case, by variance or otherwise, shall parking be allowed in the front yard. Buildings shall not exceed a width or depth of 80 feet as measured parallel to front or side property lines. All development shall comply with the Site Design regulations of page 34 herein. Otherwise the regulations of the R4 zone shall apply, except that limited zone agreements of record at the time of adoption of this design plan shall remain in effect for properties zoned R4-L, RO-L or RO-1L.

2.) Neighborhood Business District

Encourage neighborhood business uses at the intersection of Pacific and Cannon.

DISCUSSION. The intersection of Pacific and Cannon has been designated for neighborhood business uses. The neighborhood business designation is intended to accommodate commercial uses serving a population within a six-block radius. The intersection of Pacific and Cannon is the present location of Elk's Drug Store and Zat's Cleaners and will remain the focus for future neighborhood-related commercial activity. The demand for additional neighborhood business use should be accommodated on the comers opposite existing business activity. New business should be of a walkup character within existing structures and should include sufficient off-street parking to the rear of the building. Height and bulk of new development should be compatible with surroundings, and generally, height should not exceed two stories.

Development Regulations: Permitted Neighborhood business uses shall be "B1" zone uses except: Drive-in restaurants, manufactured homes, public parking lots, self-service and automatic car washing facilities and service stations. Maximum building height shall not exceed 20 feet. Buildings which incorporate a gable, gambrel or hipped roof shall not exceed 25 feet in height as measured to the center height between the eaves and ridges of the roof. Each building shall have a front yard of not less than 20 feet. All development shall comply with the Site design regulations of page 34 herein. Otherwise, the regulations of the B1 zone shall apply. These development regulations shall apply to any and all expansions of the B1 zone as indicated on the Land Use Plan.

3.) Community Business District

Encourage community business uses along the frontage of Sunset Boulevard.

DISCUSSION. The community business designation is intended for commercial uses which serve several neighborhoods and require direct access to a major arterial. In Browne's Addition, the boundary of the community business area has been adjusted to conform more closely to existing land use. Two changes have been made to the Plan map as a result. First, the community business area has been extended to the half block north of Fourth and west of Elm. Second, community business uses are limited north of Second Avenue to the area now occupied by the bus garage.

The Plan promotes community retail and service uses similar to uses allowed in the "B1" and "B2", Category I zoning categories. Generally, height should not exceed two stories.

Development Regulations: Permitted community business uses shall be those B2-1 zone uses, except: amusement parks and recreation centers, boat sales and clinics for small animals. In the "B2-1" zone, only signs permitted in the "B1" zone are allowed. Maximum building height shall not exceed 30 feet. Buildings which incorporate a gable, gambrel or hipped roof shall not exceed 35 feet in height between the eaves and ridges of the roof. Exceptions: a building may be permitted after project compliance review by the Planning Director up to the average height of existing, adjacent buildings or, on sites of one acre minimum, up to 9 stories. To allow such additional height, the Planning Director, after report by the Urban Design Committee, must find the additional height will not be detrimental to surrounding properties nor to the objectives of this Design Plan. All development shall comply with the Site Design regulations of page 34 herein. Otherwise, the regulations of the B2-1 zone shall apply.

4.) Parks and Open Space

Preserve and enhance the existing parks and open space of Browne's Addition.

DISCUSSION. Parks and open space in Browne's Addition is represented by Coeur d'Alene Park and the vacant land along the north and west edges of the community. Coeur d'Alene Park is an historic site and is vital to Browne's Addition's identity. Along Coeur d'Alene Street, open space further adds to the neighborhood character and provides beautiful views of the Hangman Valley. The neighborhood desires to maintain and improve the existing parks and open space area; consequently, Coeur d'Alene Park and the open space along Coeur d'Alene Street are designated as parks and open space.

5.) Site Design Guidelines

Ensure building development and site improvements which are sensitive to the historic qualities of Browne's Addition.

DISCUSSION. Proper site development, in addition to the rehabilitation and construction of buildings, will provide an important means of preserving the historic quality of Browne's Addition. Tree-lined streets, stately landscaping and identification signs with historic themes will help to ensure that the character of the Browne's Addition Historic District is retained and enhanced.

Development Regulations: The following development regulations are to be applied when application is made for building construction, site improvements or remodeling in the Browne's Addition Design Area.

1. Proposed projects shall submit to the Planning Director a landscape plan drawn to approximate scale, showing the location and design of landscaped areas; plant location and schedule with names, sizes, quantities and conditions for trees and other plant materials to be planted on the site; other landscape features such as pedestrian walks,

benches, fences, walls, etc.; and irrigation systems proposed for maintenance. The plan shall indicate the final grading proposed and the time of completion. The Planning Director, after review and comment from the Park Department, shall judge the adequacy of the landscape plan pursuant to Section 311.90, paragraph 6 of the zoning code.

2. Broadleaf shade trees shall be planted along street frontages (within the required yards or, with permission of the Public Works Department, in parking strips) at a maximum spacing of 40 feet on center. Trees should be set-back a minimum of 15 feet from intersections and driveways.
3. Parking areas shall be developed in rear yards and incorporate a continuous landscape buffer a minimum 5 feet width around the perimeter. Parking lots of 40 cars or more in business areas shall incorporate internal planting islands the area of which shall not be less than 5% of the total parking lot area including driveways.
4. Identification signs shall reflect the design character of historic Browne's Addition architecture. Examples of characteristic designs are illustrated in Figures 15, 17, 18, 21 and 22. Signs should incorporate design elements or materials characteristic of either of two predominate architectural styles, "Queen Anne" or "Arts and Crafts". The following description outlines the design character and materials typical of each style and provides direction for applying the styles to identification signage.
 - a. Application of the "Queen Anne" style would be characterized by ornamentation in wood or metal. The designs should incorporate a harmonious variety of materials, colors and textures.
 - b. Application of the "Arts and Crafts" style would be characterized by the use of native materials such as stone and wood. Designs which incorporate knee bracing, half timbers and stone or masonry foundations would be appropriate.

Application of either style would be most appropriate in the design of the sign's supporting structure.

New signs should not cover or obscure significant architectural detailing. Wall signs should be located on the lintel at the top of the first story, where possible. Signs painted directly on the inside of display windows are an acceptable alternative. Hanging and projecting signs which incorporate logos or characters of the business would also be appropriate. Size and location of signs shall be guided by the regulations of the B1 zone.

Land Use Implementation

OVERVIEW. The Browne's Addition Neighborhood is a special development environment, exhibiting a distinct, historic character lying at the edge of the Central Business District. These factors, detailed in the Design Plan text, support the Neighborhood's designation as a "Design Area" and also require a special approach to regulating development to insure that the goals of the Design Plan are realized.

The Zoning Ordinance is the principal regulatory mechanism, providing the underlying framework for controlling land use, density, intensity and site development. The zone designations applied to Browne's Addition (the "underlying" zoning) reflect the general intent of the Land Use and Design elements of the Design plan as they relate to private development. Concurrent with the Neighborhood's designation as a design area, a special set of development regulations overlays the underlying zoning. These "overlay" regulations are required to address the development conditions that apply uniquely to the Neighborhood. These provisions supplement the "underlying" zoning, applying in lieu of the standard zoning regulations where there is a conflict and adding specificity to zoning where the underlying zone category contains insufficient regulations to meet the Design Plan's objectives. In some cases, the overlay regulations may impose development limitations beyond those stated in the underlying zone designation; while in others, the "overlay" may provide relief from regulations or flexibility in site development to respond to development constraints inherent to the Neighborhood's situation. The "overlay" development regulations are contained in the Land Use and Development Regulations of the Browne's Addition Neighborhood Design Plan presented with discussion paragraphs which elaborate the intent and application of policy on which the regulations are based. This overlay approach establishes the total design area as an "overlay district" where both the underlying zoning and supplemental overlay regulations function to control development.

To ensure the policies and development regulations of the design plan are realized, Project Compliance, as provided for in the Zoning Ordinance, will be utilized. A project proponent may also consider submission of a "Plan-in-lieu" as provided in the Zoning Ordinance as a way to meet the objectives of this design plan while achieving flexibility in development regulations.

For more information contact:
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