

What is a Land Use Violation?

Any use made of a property or structure other than the permitted uses for that zone found in the Spokane Municipal Code Title 17C.

Filing A Complaint

Complaint Forms Available At:

- City Hall, 808 W. Spokane Falls Blvd.
- www.beautifyspokane.org
- www.spokaneneighborhoods.org
- Neighborhood COPS Shops

Submitting the Form

- Email: CodeEnforcement@SpokaneCity.org
- At your local COPS Shop
- By Mail: Code Enforcement
6th floor Municipal Building
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3333
- By fax: (509) 625.6802
- Remember: **FORMS MUST BE SIGNED** – anonymous complaints not accepted, non-disclosure option available.

Questions?

Feel free to call or contact us at:

CITY OF SPOKANE
OFFICE OF NEIGHBORHOOD SERVICES
& CODE ENFORCEMENT
808 W. Spokane Falls Blvd.
Spokane, WA 99201



www.BeautifySpokane.org
Phone: 509-625-6083
Fax: 509-625-6802

Email: CodeEnforcement@SpokaneCity.org

Printed on recycled paper.

Zoning Violations

Common Violations & What To Do About Them

CITY OF SPOKANE

OFFICE OF
NEIGHBORHOOD SERVICES
& CODE ENFORCEMENT

Common Zoning Violations

PARKING IN FRONT YARD:

Parking in the front yard outside of the driveway is prohibited. SMC 17C.230



SIGNS:

Typical sign complaints are: signs placed in the public right of ways, illegal billboards and too much signage. SMC 17C.240



YARD SALES:

Citizens are allowed to have two yard sales per year lasting a maximum of three days per sale. SMC 10.45.030



RECREATIONAL CAMPING:

A recreational vehicle, tent, hut, or other temporary shelter may not be occupied on private property for more than 14 days in a consecutive 12-month period. SMC 17C.319



HOME BUSINESS REGULATIONS:

A business of such scale and method of operation as to be incidental and accessory to the residential use of the property. The following are **not**:

- Auto repair,
- Contractor storage area,
- Repair of large appliances and or furniture,
- Tea room or reception spaces for rent, SMC 17C.340



RESIDENTIAL FENCING/ CLEARVIEW TRIANGLE

The negative effects of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder emergency access and the safe movement of pedestrians and vehicles, and create an unattractive appearance.

- Front yard fence height: 42 in.
- Side & Rear Yard Maximum of 72 in
- Clear view triangle: 36 in. SMC 17C.110.230

SETBACK AREA:

Development is prohibited on lots that are not of sufficient area, dimension, and frontage to meet minimum zoning requirements in the base zone.

ANIMALS:

The Municipal Code emphasizes the significance and responsibility of pet owners, and keepers are expected to meet the requirements in SMC 17C.310. Some areas regulated include:

- Too many animals
- Animals improperly kept
- 4 dogs & 4 cats per dwelling unit.
- Small domestic animals
- Large domestic animals
- Bee keeping



LIVING IN AN ILLEGAL STRUCTURE:

A recreational vehicle, tent, hut, or other temporary shelter may not be occupied on private property, except for a manufactured home park or a mobile home park, for more than 14 days in a consecutive 12-month period. SMC 17C.319



For More Information:

This is partial list of some common zoning violations. For more information, please visit our website at:

www.BeautifySpokane.org

www.SpokaneCity.org