

## **5th Avenue Area Zoning**

### **Residential Two-family (RTF).**

The RTF zone is a low-density residential zone. It allows a minimum of ten and a maximum of twenty dwelling units per acre. Allowed housing is characterized by one and two story buildings but at a slightly larger amount of building coverage than the RSF zone. The major type of new development will be duplexes, townhouses, row houses and attached and detached single-family residences. Cottage-style and pocket residential development are allowed. The RTF zone is applied to areas that are designated residential 10-20 on the land use plan map of the comprehensive plan. Generally, the RTF zone is applied to areas in which the predominant form of development is trending toward duplexes rather than single-family residences.

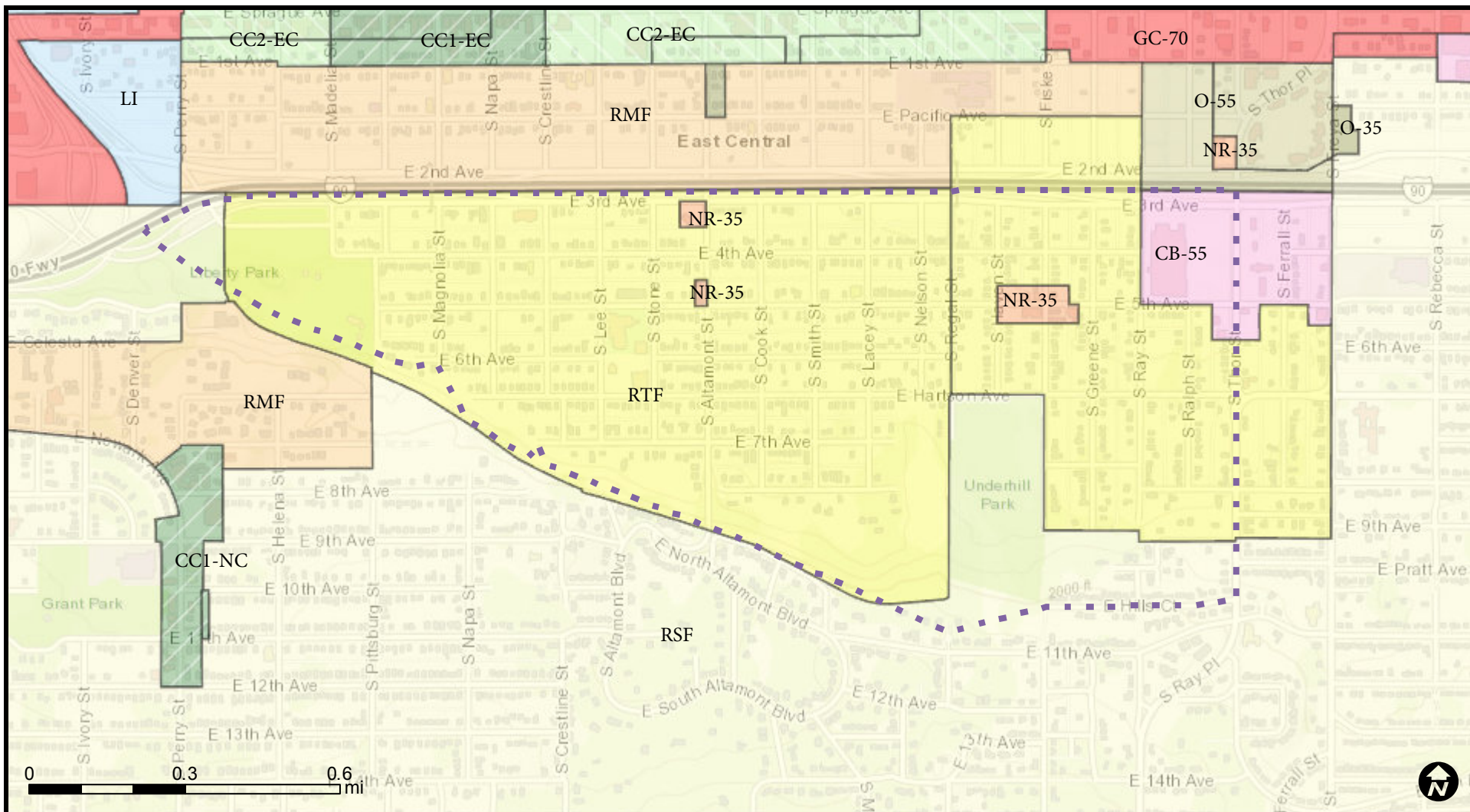
### **Neighborhood Retail (NR).**

The neighborhood retail zoning category is located in areas designated neighborhood retail or neighborhood mini-center on the land use plan map of the comprehensive plan. Businesses that are neighborhood serving and pedestrian-oriented are encouraged in neighborhood retail locations. Drive-through facilities, including gas stations and similar auto-oriented uses are subject to limitations to reduce the impact of these activities on nearby residential uses.

### **Community Business (CB).**

The community business zoning category is located in areas designated general commercial on the land use plan map of the comprehensive plan. These areas are already predominantly developed with auto-accommodating commercial uses. A full range of retail and service businesses with a local or regional market are allowed. Because this zoning category is usually located near residential neighborhoods, the size of some allowed uses is more limited than the general commercial zoning category.

# 5th Avenue Zoning



## Legend

<b>Lines</b>	Center and Corridor Type 2	Downtown University	Context Area 3	Neighborhood Retail	Residential Multifamily
Census Tract 30	Mixed Use Transition-CC4	Downtown General	Context Area 4	Office	Residential Single-Family
City of Spokane Boundary	Community Business	Downtown South	General Commercial	Office Retail	Residential Two-Family
<b>City Zoning</b>	Downtown Core	Context Area 1	Heavy Industrial	Residential Agricultural	
Center and Corridor Type 1	Downtown Core	Context Area 2	Light Industrial	Residential High Density	

## City of Spokane GIS



**THIS IS NOT A LEGAL DOCUMENT:**  
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.