

# Existing Commercial Structures in Residential Zones



**LAND USE COMMITTEE**  
**APRIL 20, 2017**

# Outline

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- **Why?**
  - City Comprehensive Plan Policy
- **What/Where?**
  - Explore Applying Existing Overlay to Other Areas
- **How/Who?**
  - Public Outreach and Engagement
- **When?**
  - Draft Timeline

# City Comprehensive Plan Policy



- **Land Use Chapter 3**
  - **LU 1.14 Existing Uses**
  - **LU 7.3 Historic Reuse**
- **Economic Development Chapter 7**
  - **ED 2.3 Reusable Buildings Inventory**
  - **ED 7.6 Development Standards and Permitting Process**
- **Chapter 8, Urban Design & Historic Preservation:**
  - **DP 4.8 Zoning Provisions and Building Regulations**
  - **DP 4.9 Rehabilitation of Historic Properties**



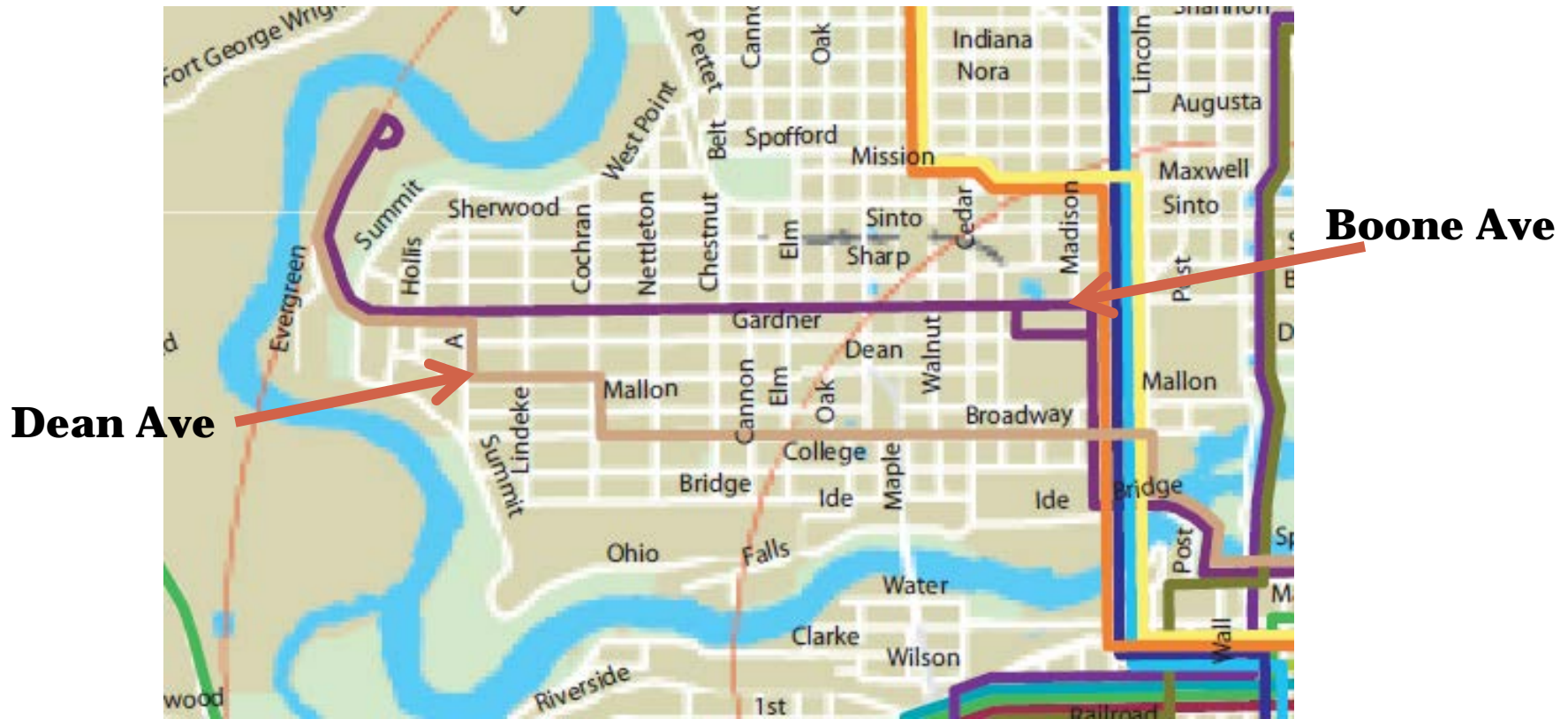
**1003 E. Illinois Ave.  
Logan**

# Existing Neighborhood Commercial Structures

- Current Regulations
  - Neighborhood scale commercial use
  - Residentially zoned area (RSF, RTF, RMF, RHD)
  - Non-residential structure must have been in existence at the time of adoption of this section.
  - Must be on arterial street or listed on Spokane Historic Register



**“Howard’s Service Station”  
2425 W Broadway Ave**



**Historic Streetcar Routes in West Central**  
*(From Metro Spokane website)*









- 2425 W Broadway Ave
- Zoned Residential Single Family (RSF)



- 2501 W Broadway Ave
- Built 1907 - Zoned RSF



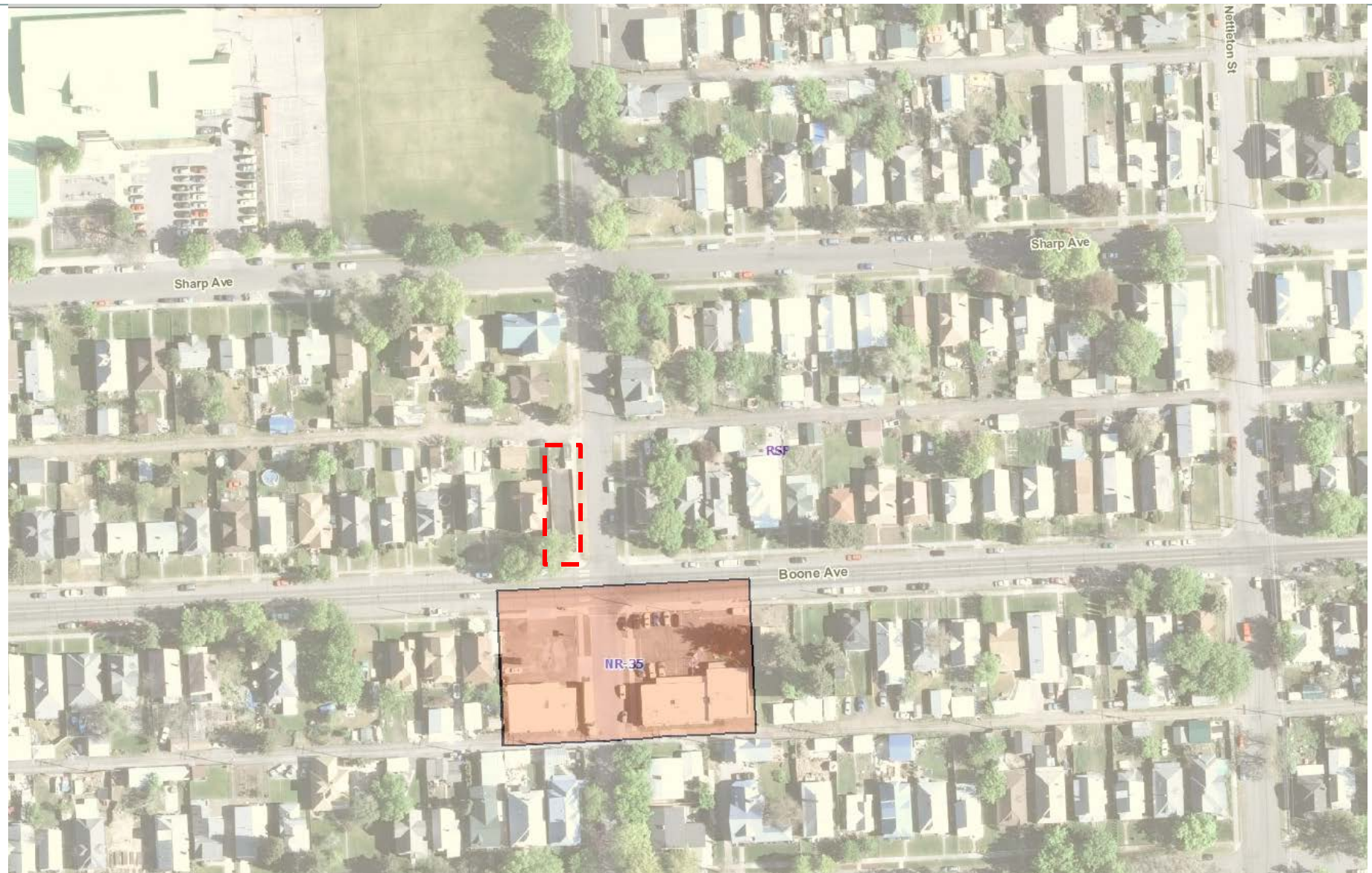






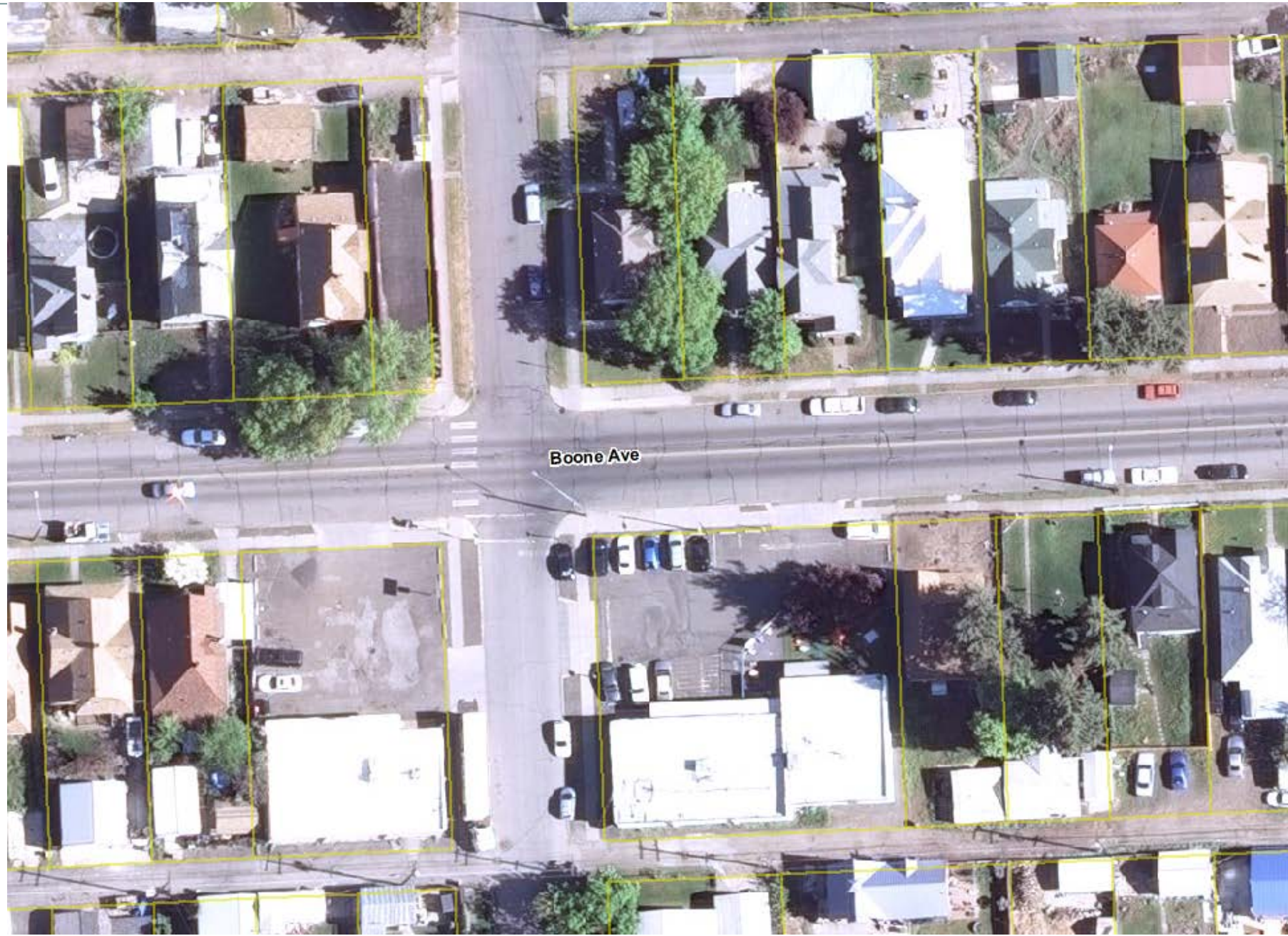
**“Piggly Wiggly” located on Northwest corner of  
Boone & Cochran  
2502 W. Boone Avenue**





**“Piggy Wiggly” located on Northwest corner of Boone & Cochran  
2502 W. Boone Avenue**







# Allowed & Prohibited Uses

12

- **Allowed Uses:**
  - **As Described in Office Category**
  - **As Described in Retail Sales & Service Category**
  - **As Allowed within Residential Multifamily (RMF) Zone**
- **Uses **Not** Allowed:**
  - **Sale or Leasing of Motorized Consumer Vehicles**
  - **Fire Arms**
  - **Weapons**
  - **Medical Marijuana Sales**

# Development and Operation Standards

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- Legally Built to Accommodate a Non-Residential Use
- No Expansion onto Neighboring Sites
- Parking and Loading - Minus the First 5 Spaces as Required in SMC 17C.230
- Hours of Operation – Determined by Director or Not Permitted 10pm to 5AM
- Drive through Prohibited
- Outdoor Storage Limited, Screening, Lighting Limitations
- CC-4 Signage Standards Apply

# Application Process



- **Planning Director Administrative Determination**
- **Public Notice Consistent with a Type II**
- **Fees Consistent with a Type I Fee**
- **Appeal Consistent with a Type II, Appealable to Hearing Examiner.**





- **1026 E Newark Ave**
- **Zoned RSF; Adjacent to Residential Multifamily (RMF)**
- **Near South Perry Neighborhood Center**





28  
Rouse's  
325-4894









**FOR LEASE  
OR SALE**  
990-4424

**FOR LEASE  
OR SALE**

2101

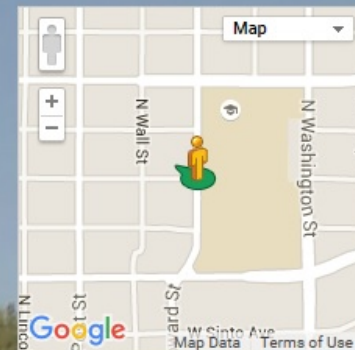
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**FOR SALE  
OR LEASE**  
990-4424





1699 N Howard St, Spokane, Washington  
Address is approximate

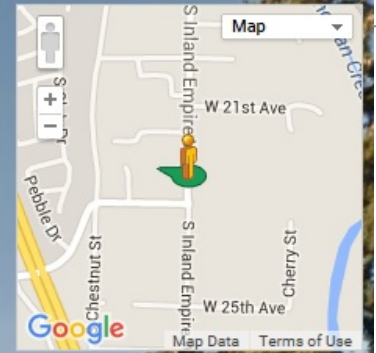


- **604 W Augusta Ave**
- **Zoned Residential High Density (RHD-55)**
- **Emerson Garfield Neighborhood Council**





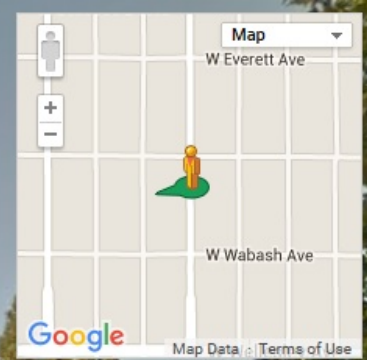
2217 S Inland Empire Way, Spokane, Washington  
Address is approximate







5009 N Wall St, Spokane, Washington  
Address is approximate



N Wall St



N Wall St



- 
- **928 E Liberty Ave**
  - **Zoned RSF**
  - **Nevada Heights Neighborhood Council**

# Options for Expansion/Limitation



- **Location**
  - **Residential Zones in East Central**
  - **Expand to Residential Zones Citywide**
  - **Location Directly on an Arterial**
- **Time Period/Quantity/Rate**
  - **Example: 2 Years, then Revisit**
- **Size**
  - **Limitation 5,000 sq.ft. Building Footprint**
  - **Threshold 3,000 – 5,000 sq.ft. for Higher Level Process**





# Activate Existing Neighborhood Commercial Structures Open Houses



Photo: Google Street View

Come share your thoughts about a proposed revision to the Spokane City Zoning Code that might permit more former neighborhood commercial structures to re-establish a commercial use, or change into a small multi-family building or office.

The purpose of this revision is to consider new activities at historically commercial sites, now zoned residential, that may increase maintenance and attract investment to older buildings and their surroundings. While currently allowed only on sites in a defined area in West Central Spokane, the proposal would extend the option to other residential areas of the city. The changes include new specifications for limited expansions in West Central and other areas.

## Existing Neighborhood Commercial Structures Open Houses

**Thursday, May 4, 4:30 – 6 p.m.**

West Central Community Center  
1603 North Belt Street, Spokane

**Tuesday, May 9, 5 p.m. – 7 p.m.**

East Central Community Center  
500 South Stone Street, Spokane

You are receiving this notice because you either reside or own property or a business near an identified potentially eligible structure and may have an interest in these recommendations. If you are interested in receiving further notice about this project, please sign up for the project email list by sending your email to [ngwinn@SpokaneCity.org](mailto:ngwinn@SpokaneCity.org).

For additional information, go to [my.SpokaneCity.org/projects](http://my.SpokaneCity.org/projects) or contact Nathan Gwinn at [ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org) or 509-625-6893

# Next Steps



- Outreach to Stakeholders *January*
- GIS Inventory, Initial Analysis, Resources, Project Webpage
- Plan Commission Workshop to Report Initial Results
- Public Open Houses
  - **West Central Community Center** *May 4*
  - **East Central Community Center** *May 9*
- Plan Commission Workshop *May 10?*
- Plan Commission Hearing *June?*