

Activate Existing Neighborhood Commercial Structures in Residential Zones

Comprehensive Plan Goals Relating to Proposal

Urban Design & Historic Preservation	
<p>Goal 4: Preserve and protect Spokane’s significant historic structures, neighborhoods, and sites.</p> <p><u>Policy:</u> DP 4.1 Historic Preservation: Establish historic preservation as a high priority in the development of future city programs.</p> <p><u>Policy:</u> DP 4.9 Rehabilitation of Historic Properties: Assist and cooperate with owners of historic and cultural landmarks and sites to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.</p>	<p><u>Policy:</u> DP 4.8 Zoning Provisions and Building Regulations: Utilize the existing and develop new zoning provisions, building regulations, and design standards that are appropriate for historic properties, sites, districts, and neighborhoods.</p> <p><u>Policy:</u> DP 4.10 Neighborhoods, Areas, and Historic Districts: Assist neighborhoods and other potential historic districts to identify, recognize, and highlight their social and economic origins and promote the preservation of their historic heritage and cultural resources.</p>

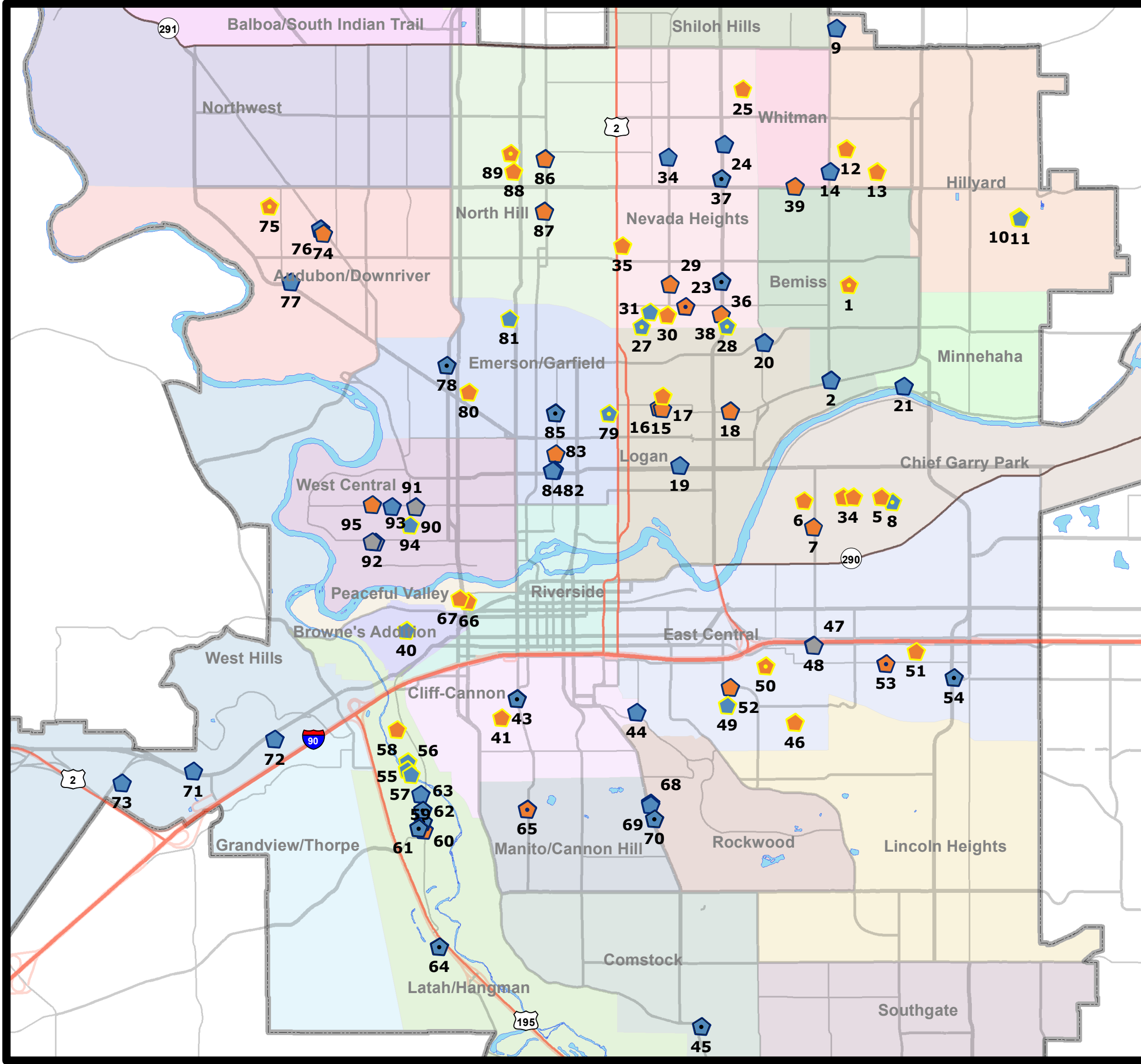


Economic Development	
<p>Goal 2: Ensure that an adequate supply of useable industrial and commercial land is available for economic development activities.</p> <p><u>Policy</u> ED 2.3 Reusable Buildings Inventory: Maintain an inventory of historic and significant older buildings that could be redeveloped for economic activities rather than demolished.</p> <p>Goal 6: Implement infrastructure maintenance and improvement programs that support new and existing business and that reinforce Spokane’s position as a regional center.</p> <p><u>Policy</u> ED 6.1 Infrastructure Utilization: Locate development where infrastructure capacity already exists before extending infrastructure into new areas.</p> <p>Goal 7: Create a regulatory environment and tax structure that encourage investment, nurture economic activity, and promote a good business climate.</p>	<p><u>Policy</u> ED 2.4 Mixed-Use: Support mixed-use development by identifying areas for economic growth that bring employment, shopping, and residential activities into shared locations that, through preservation or redevelopment, stimulate opportunities for economic activity.</p>



Land Use	
<p>Goal 7: Ensure that the goals and policies of the comprehensive plan are implemented.</p> <p><u>Policy</u> LU 7.1 Regulatory Structure: Develop a land use regulatory structure that utilizes creative mechanisms to promote development that provides a public benefit.</p> <p>Goal 1: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane’s role as the urban center</p> <p><u>Policy</u> LU 1.1 Neighborhoods: Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.</p>	<p><u>Policy</u> LU 7.3 Historic Reuse: Allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.</p> <p><u>Policy</u> LU 1.14 Existing Uses: Avoid the creation of large areas of nonconforming uses at the time of adoption of new development regulations.</p>





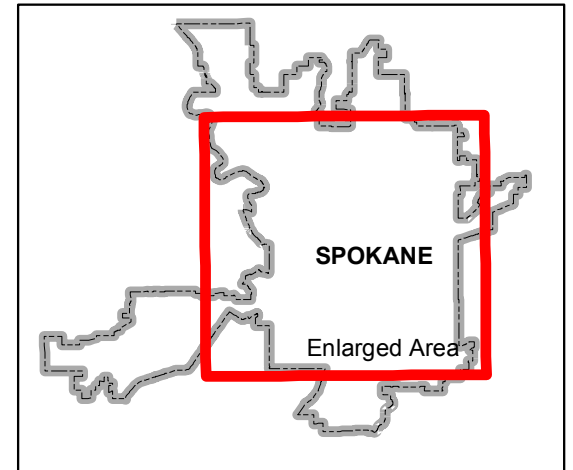
Potentially Eligible Sites and Neighborhood Council Boundaries

Suspected Existing Neighborhood Commercial Structures Spokane, WA

DRAFT

Printed by: ngwinn

Print date: 8/4/2017



Legend

Street Class, Spec. Use Permit Status, Use Categ.

- Local Access, Unknown if Special Use, Non-Residential
- Local Access, Unknown if Special Use, Residential
- Local Access, Special Use Permit, Non-Residential
- Local Access, Special Use Permit, Residential
- Arterial, Unknown if Special Use, Non-Residential
- Arterial, Unknown if Special Use, Residential
- Arterial, Unknown if Special Use, Vacant
- Arterial, Special Use Permit, Non-Residential
- Arterial, Special Use Permit, Residential

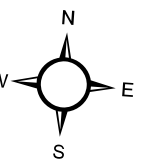
Highway

<all other values>

RouteType1

- Interstate
- Highway
- State Route
- City of Spokane

0 2,000 4,000 6,000 8,000 Feet



*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.*



Known Potentially Qualifying Properties under Proposed Expanded SMC 17C.370 - Including Sites Not on Arterials Existing Neighborhood Commercial Structures within Residential Zones															
ID	Parcel	Full Address	Observed Use/Structure	Use Category	Feet to Arterial	Zoning	Construction Year	Footprint	Neighborhood Council	Historic Registry?	Special Use Permit?	On Trolley Line?	Near Arterial?	On 1952 Land Use Map	Council Dist.
1	35044.0411	2307 E Glass Ave	Converted Fire Station	Residential	660	RSF	1913	1,300	Bemiss	No	Yes	No	No	Yes	1
2	35091.2412	2101 E Illinois Ave	Possible Retail	Non-Res	0	RSF	1923	1,308	Bemiss	No	No	Yes	Yes	No	1
3	35161.2108	2229 E Boone Ave	Former Retail	Residential	1000	RSF	1926	2,874	Chief Garry Park	No	No	Yes	No	No	1
4	35161.2007	2327 E Boone Ave	Former Retail	Residential	1000	RSF	1911	750	Chief Garry Park	No	No	Yes	No	No	1
5	35161.1708	2623 E Boone Ave	Former Retail	Residential	990	RSF	1912	1,568	Chief Garry Park	No	No	Yes	No	No	1
6	35162.2505	1125 N Magnolia St	Former Commercial	Residential	375	RSF	1902	2,064	Chief Garry Park	No	No	Yes	No	No	1
7	35162.4007	1929 E Mallon Ave	Former Commercial	Residential	0	RSF	1906	1,316	Chief Garry Park	No	No	No	Yes	No	1
8	35161.2905	1115 N Nelson St	Wholesale - Garage	Non-Res	1200	RSF	1980	2,240	Chief Garry Park	No	Yes	Yes	No	No	1
9	36284.0606	6509 N Lee St	Retail - Auto (vehicle storage, contracting)	Non-Res	0	RSF	1975	2,000	Hillyard	No	No	Yes	Yes	No	1
10	35031.0618	4121 E Rich Ave	Warehouse	Non-Res	1100	RSF	1979	440	Hillyard	No	No	No	No	No	1
11	35031.0617	4125 E Rich Ave	Warehouse	Non-Res	1060	RSF	1979	3,200	Hillyard	No	No	No	No	No	1
12	36334.1327	5111 N Stone St	Converted Retail	Residential	600	RSF	1916	1,649	Hillyard	No	No	No	No	Yes	1
13	36334.3025	2612 E Wabash Ave	Possible Former Retail	Residential	730	RSF	1923	1,723	Hillyard	No	No	No	No	Yes	1
14	36334.2523	2102 E Wabash. Ave	Storefront	Non-Res	0	RSF	1920	952	Hillyard	No	No	Yes	Yes	Yes	1
15	35083.0607	2114 N Astor St	Former Retail or Commercial	Residential	0	RSF	1908	6,500	Logan	No	No	Yes	Yes	No	1
16	35083.0501	2129 N Astor St	Former Retail or Commercial	Residential	0	RSF	1904	2,454	Logan	No	No	Yes	Yes	No	1
17	35082.3606	2228 N Astor St	Former Retail or Commercial	Residential	251	RSF	1906	6,687	Logan	No	No	Yes	No	No	1
18	35084.1010	1003 E Illinois Ave	Former Retail	Residential	0	RSF	1910	2,412	Logan	No	No	Yes	Yes	No	1
19	35083.4706	525 E Mission Ave	Office - Former Library	Non-Res	0	RSF	1918	8,640	Logan	NRSR	No	No	Yes	No	1
20	35092.1007	2902 N Perry St	Wholesale	Non-Res	0	RMF	1956	5,075	Logan	No	No	No	Yes	No	1
21	35102.3702	2929 E Upriver Dr	Unknown Non-Residential - Possibly Vacant	Non-Res	0	RMF	1919	3,016	Minnehaha	No	No	No	Yes	No	1
23	35053.3201	556 E Bridgeport Ave	Multi-Family - former store	Residential	0	RSF	1909	2,100	Nevada Heights	No	Yes	No	Yes	No	1
24	36324.0729	5202 N Nevada St	Auto Repair and Maintenance	Non-Res	0	RSF	1956	2,396	Nevada Heights	No	No	Yes	Yes	No	1
25	36321.1713	1211 E Columbia Ave	General Purpose Building	Residential	832	RSF	1937	1,320	Nevada Heights	No	No	No	No	Yes	1
27	35053.3828	127 E Euclid Ave	Service - Professional	Non-Res	1170	RSF	1994	1,976	Nevada Heights	No	Yes	No	No	No	1
28	35054.3926	1011 E Euclid Ave	Service - Qwest - Office	Non-Res	100	RTF	1956	11,692	Nevada Heights	No	Yes	No	No	No	1
29	35053.1709	502 E Gordon Ave	Former Retail - Currently Multi-family	Residential	0	RSF	1902	7,504	Nevada Heights	No	No	No	Yes	No	1
30	35053.3401	428 E Liberty Ave	Converted Retail	Residential	278	RSF	1913	1,760	Nevada Heights	No	No			Yes	1
31	35053.3022	3201 N Lidgerwood St	Retail - Gen	Non-Res	145	RSF	1909	3,405	Nevada Heights	No	No	Yes	No	No	1
34	36323.1121	5023 N Addison St	Store (Possibly Vacant)	Non-Res	0	RSF	1914	2,502	Nevada Heights	No	No	No	Yes	Yes	1
35	35052.2920	15 E Walton Ave	Retail Other - Not in Use	Residential	125	RMF	1942	2,905	Nevada Heights	No	No	No	No	No	1
36	35054.1417	3601 N Nevada St	Service - Gen	Non-Res	0	RSF	1931	2,790	Nevada Heights	No	Yes	Yes	Yes	No	1
37	36324.3422	4803 N Nevada St	Restaurant	Non-Res	0	RSF	1905	1,666	Nevada Heights	No	Yes	Yes	Yes	Yes	1
38	35054.3501	928 E Liberty Ave	Office Secondary Use - Possibly Vacant	Residential	0	RSF	1952	1,548	Nevada Heights	No	No	Yes	Yes	No	1
39	36333.4207	1701 E Wellesley Ave	Converted Commercial or Retail	Residential	0	RSF	1907	1,865	Whitman	No	No	No	Yes	Yes	1
40	25242.0101	2105 W Pacific Ave	Service - Professional - Dentistry	Non-Res	920	RHD	1973	3,485	Browne's Addition	No	No	Yes	No	No	2
41	35193.1405	1117 W 10th Ave	Former Office	Residential	800	RSF	1907	3,490	Cliff-Cannon	No	No	Yes	No	No	2
43	35193.0505	804 S Monroe St	Office - Former Fire Station	Non-Res	0	RMF	1932	4,000	Cliff-Cannon	NRSR	Yes	No	Yes	Yes	2
44	35203.1803	922 S Cowley St	Service - Finance	Non-Res	0	RHD	1956	4,038	Cliff-Cannon	No	No	No	Yes	No	2
45	35324.3103	4315 S Scott St	Office	Non-Res	0	RSF	1932	2,742	Comstock	No	Yes	No	Yes	No	2
46	35213.1126	1801 E 11th Ave	Former Retail	Residential	540	RSF	1925	1,976	East Central	No	No	Yes	No	Yes	2
47	35212.3507	1928 E 3rd Ave	Retail (Vacant)	Vacant	0	RTF	1910	1,500	East Central	No	No	No	Yes	Yes	2
48	35212.3506	1930 E 3rd Ave	Retail (Vacant) Attached to 35212.3507	Vacant	0	RTF	1987	2,481	East Central	No	No	No	Yes	No	2
49	35204.1114	1013 E 9th Ave	Service - Repair	Non-Res	850	RSF	1895	8,552	East Central	No	No	No	No	No	2
50	35212.2808	1421 E Celesta Ave	Converted Industrial	Residential	965	RMF	1908	11,093	East Central	NRSR	Yes	No	No	Yes	2
51	35222.2604	328 S Fiske St	Former Commercial	Residential	220	RTF	1915	1,876	East Central	No	No	No	No	Yes	2
52	35204.0906	1026 E Newark Ave	Abandoned Retail	Residential	0	RSF	1926	2,214	East Central	No	No	No	Yes	No	2
53	35211.4701	2702 E 5th Ave	Former Masonic Lodge	Residential	0	RTF	1927	1,600	East Central	No	Yes	Yes	Yes	Yes	2
54	35222.4719	615 S Thor St	Service - Professional	Non-Res	0	RTF	1955	3,833	East Central	No	Yes	No	Yes	No	2
55	25252.1301	1508 S Chestnut St	Wholesale	Non-Res	525	RSF	1954	2,120	Latah/Hangman	No	No	Yes	No	Yes	2
56	25252.0014	1602 S Chestnut St	Service - Finance	Non-Res	620	RSF	1904	2,000	Latah/Hangman	No	Yes	Yes	No	Yes	2
57	25251.1108	1611 S Chestnut St	Wholesale	Non-Res	530	RSF	1955	7,224	Latah/Hangman	No	No	No	No	No	2
58	25243.3901	1126 S Coeur d'Alene St	Possible Former Retail - Auto Court	Residential	300	RSF	1929	1,260	Latah/Hangman	No	No			Yes	2







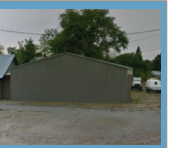




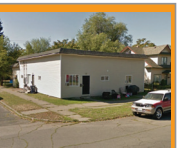











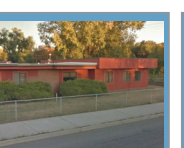
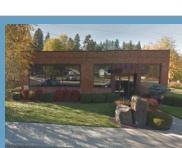



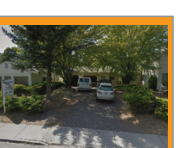

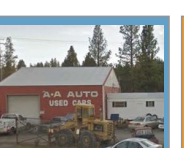
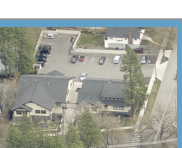
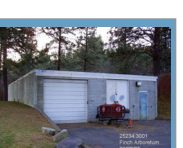
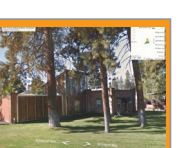
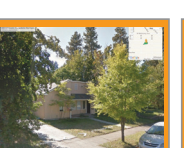
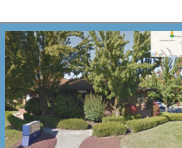


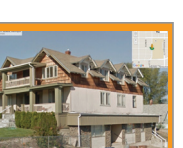

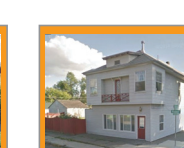

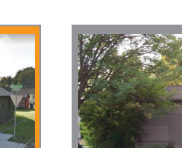
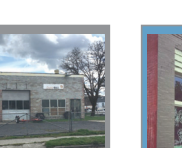
Known Potentially Qualifying Properties under Proposed Expanded SMC 17C.370 - Including Sites Not on Arterials
Existing Neighborhood Commercial Structures within Residential Zones

ID	Parcel	Full Address	Observed Use/Structure	Use Category	Feet to Arterial	Zoning	Construction Year	Footprint	Neighborhood Council	Historic Registry?	Special Use Permit?	On Trolley Line?	Near Arterial?	On 1952 Land Use Map	Council Dist.
59	25251.1805	1732 S Inland Empire Way	Retail - General Mrchds - Nursery	Non-Res	0	RA	1947	8,428	Latah/Hangman	No	No	No	Yes	No	2
60	25251.2103	2100 S Inland Empire Way	Retail - General Mrchds - Nursery	Non-Res	0	RSF	1939	20,126	Latah/Hangman	No	Yes	No	Yes	No	2
61	25254.0110	2134 S Inland Empire Way	Wholesale	Non-Res	0	RSF	1982	13,400	Latah/Hangman	No	Yes	No	Yes	No	2
62	25254.0210	2206 S Inland Empire Way	Commercial Use - Accessory to Dwelling	Residential	0	RSF	1950	2,082	Latah/Hangman	No	Yes	No	Yes	Yes	2
63	25251.2004	1930 S Inland Empire Way	Service Repair	Non-Res	0	RSF	1939	1,250	Latah/Hangman	No	Yes	No	Yes	Yes	2
64	25361.0004	3504 S Inland Empire Way	Retail - Auto	Non-Res	0	RSF	1986	2,000	Latah/Hangman	No	Yes	No	Yes	No	2
65	35302.3612	904 W 20th Ave	Former Retail	Residential	0	RSF	1928	2,492	Manito/Cannon Hill	No	Yes	Yes	Yes	Yes	2
66	25134.4508	1423 W Clarke Ave	Converted Commercial	Residential	260	RMF	1935	1,749	Peaceful Valley	No	No	No	No	Yes	2
67	25134.4124	107 N Maple St	Converted School - Now Residential	Residential	100	RMF	1918	11,250	Peaceful Valley	NRSR	No	No	No	Yes	2
68	35292.1219	1919 S Grand Blvd	Service - Professional	Non-Res	0	RSF	2007	3,878	Rockwood	No	No	Yes	Yes	No	2
69	35292.1220	1923 S Grand Blvd	Service - Professional	Non-Res	0	RSF	2007	3,351	Rockwood	No	No	Yes	Yes	No	2
70	35292.2014	2103 S Grand Blvd	Service - Professional	Non-Res	0	RSF	1959	1,564	Rockwood	No	Yes	Yes	Yes	No	2
71	25271.0504	1606 S Assembly St	Wholesale - Nursery	Non-Res	0	RSF	1949	11,620	West Hills	No	No	No	Yes	No	2
72	25234.3001	3500 W Woodland Blvd	Storage/Shop? - Finch Arboretum - REMOV	Non-Res	0	RSF	1971	1,568	West Hills	No	No	No	Yes	No	2
73	25275.2510	1611 S Geiger Blvd	Wholesale	Non-Res	0	RSF	1982	10,500	West Hills	No	No	No	Yes	No	2
74	25021.3605	3019 W Rockwell Ave	Former Commercial	Residential	0	RSF	1930	1,605	Audubon/Downriver	No	No	Yes	Yes	Yes	3
75	25021.1425	3607 W Princeton Ave	Possible Former Retail	Residential	660	RSF	1971	2,148	Audubon/Downriver	No	Yes	No	No	Yes	3
76	25021.3311	4203 N Driscoll Blvd	Gas station/convenience store	Non-Res	0	RSF	1956	1,049	Audubon/Downriver	No	No	Yes	Yes	Yes	3
77	25024.5311	3404 W Northwest Blvd	Dental Office	Non-Res	0	RSF	1988	1,766	Audubon/Downriver	No	No	Yes	Yes	Yes	3
78	25121.3205	2659 N Ash St	Professional Services - GROUP CARE	Non-Res	0	RSF	1907	6,688	Emerson/Garfield	No	Yes	No	Yes	No	3
79	35074.1710	2124 N Atlantic St	Service - Repair	Non-Res	222	RSF	1914	4,800	Emerson/Garfield	No	Yes	No	No	No	3
80	25121.5909	1434 W Carlisle Ave	Former Retail - Suspected	Residential	410	RSF	1909	819	Emerson/Garfield	No	No	No	No	Yes	3
81	35063.3702	1024 W Dalton Ave	Service - Repair	Non-Res	270	RSF	1958	1,200	Emerson/Garfield	No	No	No	No	No	3
82	35181.2801	1501 N Howard St	Service - Finance	Non-Res	0	RHD	1979	9,758	Emerson/Garfield	No	No	No	Yes	No	3
83	35074.6207	604 W Augusta Ave	Converted Commercial (Now Residential)	Residential	0	RHD	1911	2,404	Emerson/Garfield	No	No	No	Yes	Yes	3
84	35181.2802	546 W Maxwell Ave	Former Commercial	Non-Res	0	RHD	1923	6,350	Emerson/Garfield	No	No	No	Yes	Yes	3
85	35074.2512	601 W Mansfield Ave	Retail (Vacant)	Non-Res	0	RTF	1936	2,686	Emerson/Garfield	No	Yes	No	Yes	Yes	3
86	36313.1104	5007 N Wall St	Accessory Building	Residential	0	RSF	1944	552	North Hill	No	No	No	Yes	Yes	3
87	35062.4101	705 W Heroy Ave	Former Branch Library	Residential	0	RSF	1930	1,680	North Hill	No	No		Yes	Yes	3
88	36313.1724	4828 N Madison St	Former Retail - Now Multifamily	Residential	280	RSF	1909	1,591	North Hill	No	No	Yes	No	Yes	3
89	36313.1501	5029 W Madison St	Former Retail	Residential	320	RSF	1928	1,100	North Hill	No	Yes	Yes	No	Yes	3
90	25131.5401	2001 W Boone Ave	Converted Retail (Possibly Vacant)	Vacant	0	RHD	1957	1,308	West Central	No	No	Yes	Yes	No	3
91	25132.0101	2229 W Boone Ave	Retail - Ice Cream	Non-Res	0	RSF	1928	478	West Central	NR	No	Yes	Yes	No	3
92	25133.0314	2501 W Broadway Ave	Former Store and Attached Duplex	Vacant	0	RSF	1907	1,996	West Central	No	No	Yes	Yes	Yes	3
93	25133.0201	2425 W Broadway Ave	Service Repair	Vacant	0	RSF	1957	1,500	West Central	No	No	Yes	Yes	No	3
94	25131.6115	2023 W Dean Ave	Bakery	Non-Res	451	RHD	1905	1,500	West Central	SR	No	No	No	No	3
95	25132.2216	2502 W Boone Ave	Former Retail	Residential	0	RSF	1928	1,440	West Central	No	No	Yes	Yes	No	3

Note: This list is of known potentially eligible sites only. The sites listed are subject to site review and verification.
Sources: Spokane County Assessor, City of Spokane Visual Survey

Activate Existing Neighborhood Commercial Structures in Residential Zones

Known Potentially Eligible Sites

 <p>1. 2307 E Glass Ave RSF Zone; Special Use Permit Converted to Residential Use</p>	 <p>2. 2101 E Illinois Ave RSF Zone Non-Residential Use</p>	 <p>3. 2229 E Boone Ave RSF Zone Converted to Residential Use</p>	 <p>4. 2327 E Boone Ave RSF Zone Converted to Residential Use</p>	 <p>5. 2623 E Boone Ave RSF Zone Converted to Residential Use</p>	 <p>6. 1125 N Magnolia St RSF Zone Converted to Residential Use</p>	 <p>7. 1929 E Mallon Ave RSF Zone Converted to Residential Use</p>	 <p>8. 1115 N Nelson St RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>9. 6509 N Lee St RSF Zone Non-Residential Use</p>	 <p>10. 4121 E Rich Ave RSF Zone Non-Residential Use</p>
 <p>11. 4125 E Rich Ave RSF Zone Non-Residential Use</p>	 <p>12. 5111 N Stone St RSF Zone Converted to Residential Use</p>	 <p>13. 2612 E Wabash Ave RSF Zone Converted to Residential Use</p>	 <p>14. 2102 E Wabash Ave RSF Zone Non-Residential Use</p>	 <p>15. 2114 N Astor St RSF Zone Converted to Residential Use</p>	 <p>16. 2129 N Astor St RSF Zone Converted to Residential Use</p>	 <p>17. 2228 N Astor St RSF Zone Converted to Residential Use</p>	 <p>18. 1003 E Illinois Ave RSF Zone Converted to Residential Use</p>	 <p>19. 525 E Mission Ave RSF Zone Non-Residential Use</p>	 <p>20. 2902 N Perry St Residential Multifamily (RMF) Zone; Non-Residential Use</p>
 <p>21. 2929 E Upriver Dr RMF Zone Non-Residential Use</p>	 <p>23. 556 E Bridgeport Ave RSF Zone; Special Use Permit Converted to Residential Use</p>	 <p>24. 5202 N Nevada St RSF Zone Non-Residential Use</p>	 <p>25. 1211 E Columbia Ave RSF Zone Residential Use</p>	 <p>27. 127 E Euclid Ave RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>28. 1011 E Euclid Ave RTF Zone; Special Use Permit Non-Residential Use</p>	 <p>29. 502 E Gordon Ave RSF Zone Converted to Residential Use</p>	 <p>30. 428 E Liberty Ave RSF Zone Converted to Residential Use</p>	 <p>31. 3201 N Lidgerwood St RSF Zone Non-Residential Use</p>	 <p>34. 5023 N Addison St RSF Zone Non-Residential Use</p>
 <p>35. 15 E Walton Ave RMF Zone Converted to Residential Use</p>	 <p>36. 3601 N Nevada RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>37. 4803 N Nevada St RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>38. 928 E Liberty Ave RSF Zone Residential Use</p>	 <p>39. 1701 E Wellesley Ave RSF Zone Converted to Residential Use</p>	 <p>40. 2105 W Pacific Ave RHD Zone Non-Residential Use</p>	 <p>41. 1117 W 10th Ave RSF Zone Converted to Residential Use</p>	 <p>43. 804 S Monroe St RMF Zone; Special Use Permit Non-Residential Use</p>	 <p>44. 922 S Cowley St RHD Zone Non-Residential Use</p>	 <p>45. 4315 S Scott St RSF Zone; Special Use Permit Non-Residential Use</p>
 <p>46. 1801 E 11th Ave RSF Zone Converted to Residential Use</p>	 <p>47. 1928 E 3rd Ave RTF Zone Vacant</p>	 <p>48. 1930 E 3rd Ave RTF Zone Vacant</p>	 <p>49. 1013 E 9th Ave RSF Zone Non-Residential Use</p>	 <p>50. 1421 E Celesta Ave RMF Zone; Special Use Permit Converted to Residential Use</p>	 <p>51. 328 S Fiske St RTF Zone Converted to Residential Use</p>	 <p>52. 1026 E Newark Ave RSF Zone Converted to Residential Use</p>	 <p>53. 2702 E 5th Ave RTF Zone; Special Use Permit Converted to Residential Use</p>	 <p>54. 615 S Thor St RTF Zone; Special Use Permit Non-Residential Use</p>	 <p>55. 1508 S Chestnut St RSF Zone; Special Use Permit Non-Residential Use</p>
 <p>56. 1602 S Chestnut St RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>57. 1611 S Chestnut RSF Zone Non-Residential Use</p>	 <p>58. 1126 S Coeur d'Alene St RSF Zone Residential Use</p>	 <p>59. 1732 S Inland Empire Way RA Zone Non-Residential Use</p>	 <p>60. 2100 S Inland Empire Way RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>61. 2134 S Inland Empire Way RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>62. 2206 S Inland Empire Way RSF Zone; Special Use Permit Residential Use</p>	 <p>63. 1930 S Inland Empire Way RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>64. 3504 S Inland Empire Way RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>65. 904 W 20th Ave RSF Zone; Special Use Permit Converted to Residential Use</p>
 <p>66. 1423 W Clarke Ave RMF Zone Converted to Residential Use</p>	 <p>67. 107 N Maple St RMF Zone Converted to Residential Use</p>	 <p>68 & 69. 1919-1923 S Grand RSF Zone Non-Residential Use</p>	 <p>70. 2103 S Grand Blvd RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>71. 1606 S Assembly St RSF Zone Non-Residential Use</p>	 <p>72. 3500 W Woodland Blvd RSF Zone Non-Residential Use</p>	 <p>73. 1611 S Geiger Blvd RSF Zone Non-Residential Use</p>	 <p>74. 3019 W Rockwell Ave RSF Zone; Special Use Permit Converted to Residential Use</p>	 <p>75. 3607 W Princeton Ave RSF Zone; Special Use Permit Converted to Residential Use</p>	 <p>76. 4203 N Driscoll Blvd RSF Zone Non-Residential Use</p>
 <p>77. 3404 W Northwest Blvd RSF Zone Non-Residential Use</p>	 <p>78. 2659 N Ash St RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>79. 2124 N Atlantic St RSF Zone; Special Use Permit Non-Residential Use</p>	 <p>80. 1434 W Carlisle Ave RSF Zone Converted to Residential Use</p>	 <p>81. 1024 W Dalton Ave RSF Zone Non-Residential Use</p>	 <p>82. 1501 N Howard St RHD Zone Non-Residential Use</p>	 <p>83. 604 W Augusta Ave RHD Zone Converted to Residential Use</p>	 <p>84. 546 W Maxwell Ave RHD Zone Non-Residential Use</p>	 <p>85. 601 W Mansfield Ave RTF Zone; Special Use Permit Non-Residential Use</p>	 <p>86. 5007 N Wall St RSF Zone Residential Use</p>
 <p>87. 705 W Heroy Ave RSF Zone Converted to Residential Use</p>	 <p>88. 4828 N Madison St RSF Zone Converted to Residential Use</p>	 <p>89. 5029 N Madison St RSF Zone; Special Use Permit Converted to Residential Use</p>	 <p>90. 2001 W Boone Ave RHD Zone Vacant</p>	 <p>91. 2229 W Boone Ave RSF Zone Non-Residential Use</p>	 <p>92. 2501 W Broadway Ave RSF Zone Vacant</p>	 <p>93. 2425 W Broadway Ave RSF Zone Vacant</p>	 <p>94. 2023 W Dean Ave RHD Zone Non-Residential Use</p>	 <p>95. 2502 W Boone Ave RSF Zone Converted to Residential Use</p>	

Note: This list is of known potentially eligible sites only. The sites listed are subject to site review and verification.
Sources: Spokane County Assessor, City of Spokane Visual Survey

Key to Zoning Designations:
RA=Residential Agricultural
RSF=Residential Single-Family

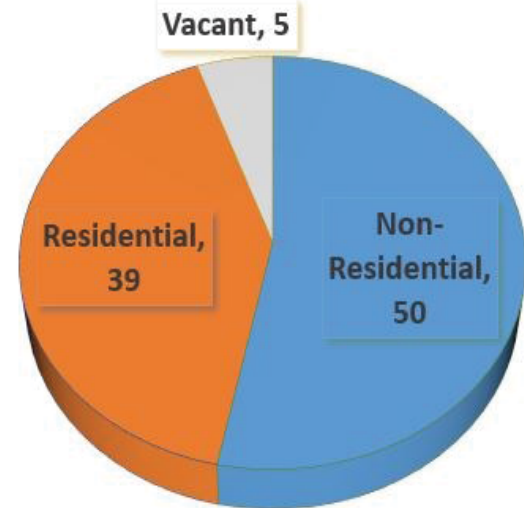
RMF=Residential Multifamily
RHD=Residential High Density

RTF=Residential Two-Family

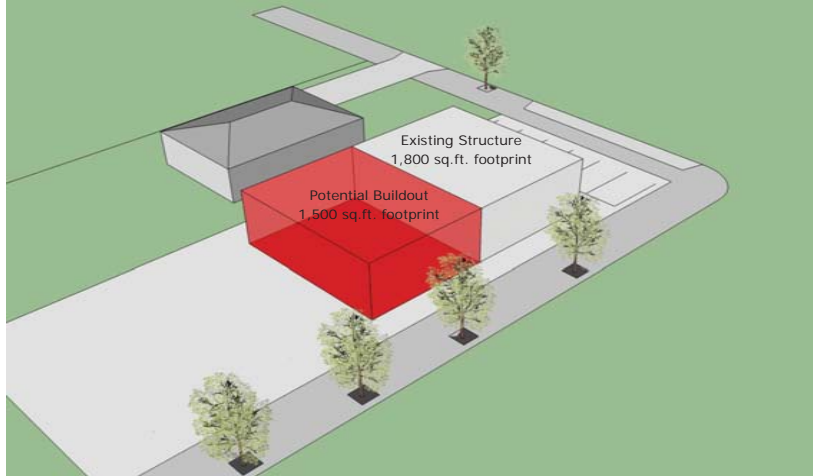
Photo sources: City of Spokane, Spokane County Assessor, Google Street View, Bing Streetside

Activating Existing Neighborhood Commercial Structures in Residential Zones

CURRENT USE CATEGORY

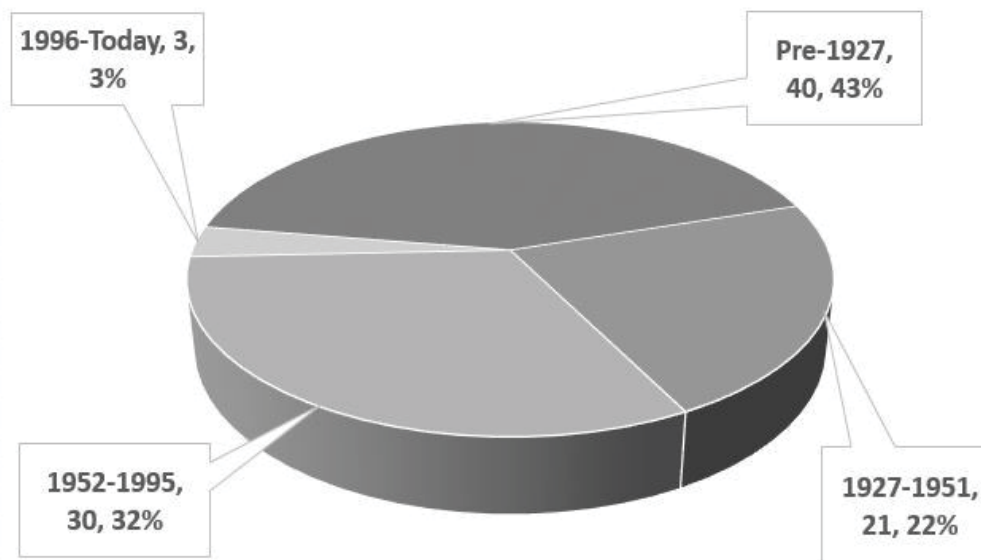


Maximum Expansion to a Building on 8,000 sq. ft. Lot

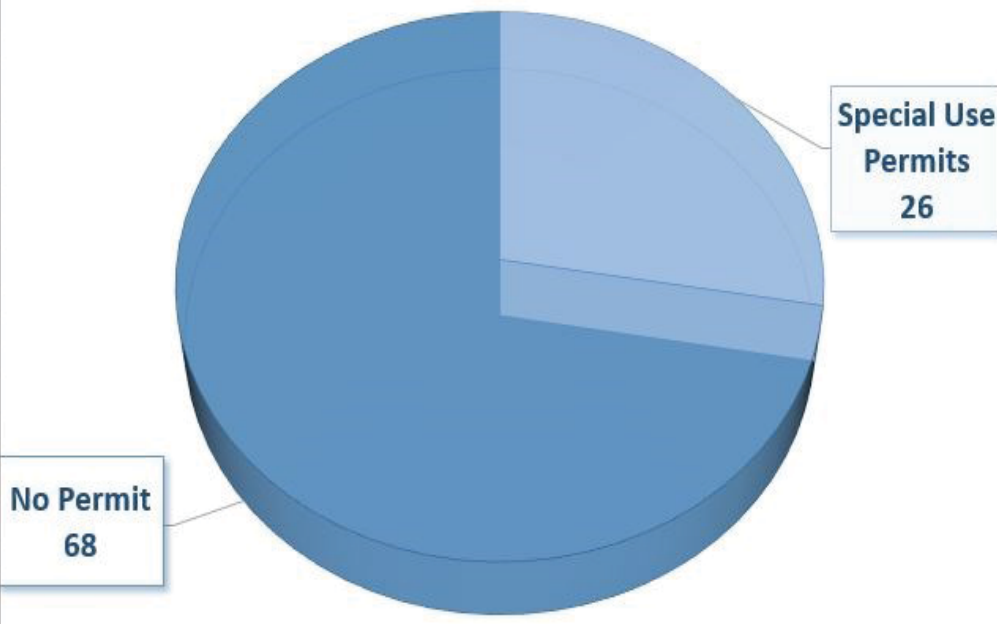


PRIMARY STRUCTURE						
Maximum Building Coverage						
	RA	RSF	RSF-C	RTF	RMF	RHD
Lots 5,000 sq. ft. or larger	40%	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	50%	60%
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.					
Lots less than 3,000 sq. ft.	50%					
Building Height						
Maximum Roof Height [4]	35 ft.	35 ft.	35 ft.	35 ft.	35 ft. [5]	35 ft. [5]
Maximum Wall Height	25 ft.	25 ft.	25 ft.	25 ft.	30 ft. [5]	--
Floor Area Ratio (FAR)						
FAR	0.5	0.5	0.5 [3]	0.5 [3]	--	--
Setbacks						
Front Setback [6, 7]	15 ft.					
Side Lot Line Setback – Lot width more than 40 ft.	5 ft.					
Side Lot Line Setback – Lot width 40 ft. or less	3 ft.					
Street Side Lot Line Setback [6]	5 ft.					
Rear Setback [8, 9]	25 ft.	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.

Construction Year



SPECIAL USE PERMITS



Building Footprint

