

Comparison of the City of Spokane's and Spokane County's Light Industrial Zones
as it applies to the proposed West Plains Annexation Area.
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The City of Spokane and the Spokane County zoning codes differ in format. For each zone the County Zoning code provides an extensive list of land uses and then indicates whether they are permitted, not permitted or permitted with a conditional use permit. The City zoning code classifies land uses into categories on the basis of common functional, product or physical characteristics. The City code indicates whether each use category rather than each individual use is permitted, not permitted or permitted with a conditional use permit in a given zone. Both zoning codes permit some uses or use categories with limitations that are outlined in the code. Both codes also provide development standards that dictate the building envelope for any given lot.

The Spokane County Industrial zoning standards can be found online at:

<http://www.spokanecounty.org/loaddoc.aspx?docid=4419>

The City of Spokane Industrial zoning standards can be found online at:

<http://www.spokanecity.org/services/documents/smc/?Chapter=17C.130>

The following attempts to compare the difference in land use limitations and development standards for the County Light Industrial zone and the City Light Industrial zone. In addition to the requirements of the underlying zoning designations, development in the West Plains area must also comply with the requirements of the Airport Overlay Zones in the County. The City of Spokane is in the process of adopting updated overlay zoning that will become effective at the time of Annexation. Spokane County's Airport Overlay Zoning standards are available online at:

<http://www.spokanecounty.org/loaddoc.aspx?docid=4419>

The City of Spokane's draft Airfield Overlay Zone standards are available online at:

<http://www.spokaneplanning.org/airfields.html>

Residential uses are not permitted in either the City Light Industrial zone or the County Light Industrial Zone within the West Plains UGA.

Warehousing and freight movement, welding and metal shops, wholesaling, mini-storage, boat and vehicle building, service, repair and maintenance, medical equipment supply, research facilities, wood working and cabinet making, commercial laundry, communication service systems, contractors yards, care takers residences, electrical component manufacturing, lumber yards, agriculture, wholesale nurseries/greenhouses, machine shops, mail order houses, truck stops, ambulance services, fire and police stations, impound yards, kennels, animal shelters, day-care centers, offices, parks, printing and publishing, religious institutions, libraries, schools, colleges and universities and public utilities are permitted outright in both the City and the County Light Industrial Zones.

Retail Sales and services including vehicle sales, restaurants, bars, theaters, gyms/athletic clubs, trade schools, indoor participant sports and hotels and motels uses greater than 60,000 square feet in floor area require a conditional use permit in the City Light Industrial zone. Retail uses are permitted outright with no limitation on floor area except for the maximum lot coverage requirement in the County Light Industrial zones.

Animal processing, auto wrecking/recycling, tire/junk salvage yards, battery manufacturing and reprocessing, chemical manufacturing, saw/paper mills, drop hammer or forge, flammable liquid/gas storage, processing of coal, asphalt plants, processing of mineral or animal by-products, rendering plants, tanneries, stockyards, feed lots and manufacturing and storage of explosives are not permitted in the County Light Industrial and are considered a High Impact Use in the City. High impact uses are permitted in the City Light Industrial zone but must be a minimum of 600 feet from the boundary of a residential or commercial zone.

Permitted in both the City and County	Not permitted in either the City or County	Permitted outright in the County but limited to 60,000 sq. ft. in floor area in the City without a CUP	Uses not permitted in the County, but permitted in the City 600 ft. from residential/commercial zones	Permitted in the County and must be 600 ft. from residential/commercial zones in the City	Requires a CUP in both the City and the County	Permitted outright in the County, but requires a CUP in the City	Not permitted in the County and requires a CUP in the City
Warehousing, freight movement, welding, metal shops, wholesaling, mini-storage, boat/vehicle building, service, repair and maintenance, medical equipment supply, research facilities, wood working and cabinet making, commercial laundry, communication service systems, contractors yards, care takers residences, electrical component manufacturing, lumber yards, agriculture, wholesale nursery/greenhouse, machine shops, mail order houses, truck stop, ambulance services, fire and police stations, impound yards, kennels, animal shelters, day-care centers, offices, parks, printing and publishing, religious institutions, libraries, schools, colleges and universities, public utilities	Residential uses except for caretaker's residences.	Retail Sales and services including vehicle sales, restaurants, bars, theaters, gyms/athletic clubs, trade school, indoor participant sports and hotels and motels	Animal processing, auto wrecking/recycling, tire/junk or salvage yards, battery manufacturing and reprocessing, chemical manufacturing, saw/paper mills, drop hammer or forge, flammable liquid/gas storage, processing of coal, asphalt plants, processing of mineral or animal by-products, rendering plants, tanneries, stockyards, feed lots, manufacturing and storage of explosives	Concrete batching and plastic injection molding	Incinerators, sewage treatment plants, detention facilities and secure community transitional facilities	Major event entertainment facilities, solid waste transfer sites and aviation and surface passenger terminals	Commercial composting, rail yards, hazardous waste treatment and storage facilities, landfills, power plants

Concrete batching and plastic injection molding are permitted outright in the County Light Industrial. These uses are considered a High Impact Use in the City and are permitted in the City Light Industrial but must be a minimum of 600 feet from the boundary of a residential or commercial zone.

Adult entertainment and retail uses are not permitted in the County's Light Industrial zone. These uses are allowed in the City's Light Industrial zone when located in an Adult Business Overlay zone, at least 750 feet from a Residential or Office zone or existing school, religious institutions, park, and other specified uses or other adult uses. No Adult Business Overlay zones are proposed in the West Plains annexation area at this time.

Incinerators, sewage treatment plants, detention facilities and secure community transitional facilities require a conditional use permit in both the County and City Light Industrial Zone.

Major event entertainment facilities, solid waste transfer sites and aviation and surface passenger terminals are permitted outright in the County Light Industrial Zone but require a conditional use permit in the City Light Industrial Zone. Wireless communication towers are permitted outright in the County Light Industrial zones but require an administrative conditional use permit in the City Light Industrial zone.

Commercial composting, rail yards, hazardous waste treatment and storage facilities, landfills and power plants are not permitted in the County Light Industrial zone but are allowed with a conditional use permit in City Light Industrial zone.

In general the dimensional development standards are more restrictive in the County Light Industrial zone than in the City Light Industrial zone. The minimum lot frontage for lots in the County Light Industrial is 90 feet. There is no minimum lot frontage in the City Light Industrial zone. The maximum lot coverage for buildings in the County Light Industrial zone is 50%. There is no maximum lot coverage requirement in the City Light Industrial Zone.

The maximum height in the County Light Industrial zone is 40 feet. The maximum height in the City Light Industrial Zone is 150 feet. Exceptions to the maximum height within the City may be designated on the official zoning map. Special height limits are indicated by the zone label with a dash followed by the maximum allowed height. For example the zone, "LI-45" would have a maximum height of 45 feet. Changes to the height limit in the City require a rezone. No exception to the maximum height limit is proposed for the West Plains annexation area at this time so the maximum height limit of 150 feet would apply. For all development within 150 feet of any single-family or two-family residential zone in the City Light Industrial zone the maximum building height is as follows: Starting at a height of 30 feet at the residential zone boundary, additional building height may be added at a ratio of 1 to 2 (1 foot of additional building height for every 2 feet of additional horizontal distance from the closest single-family or two-family residential zone). The building height transition requirement ends 150 feet from the single-family or two-family residential zone and then full building height allowed in the zone applies. In addition to the maximum height restrictions dictated by zoning, in some areas of the West Plains development height is also limited by Federal Aviation Administration (FAA) protected air space.

The minimum required street lot line setback in the County Light Industrial zone is 25 feet. There is no street lot line setback requirement in the City Light Industrial zone except when the

property is abutting a single-family or two-family zone. In that case the street lot line setback would be the same as is required for the adjoining residential zone for the first 60 feet from the adjoining boundary.

There is 15 foot setback from abutting residential and agriculturally zoned property in the County Light Industrial zone. There is 10 foot setback from abutting residentially zoned property in the City Light Industrial zone.

	Min. lot Frontage	Max. lot coverage	Max. height	Street lot line setback	Setback residential zone boundary
County Light Industrial	90 feet	50%	40 feet	25 feet	15 feet
City Light Industrial	No requirement	No requirement	150 feet (with exceptions, see above)	No requirement	10 feet

Please see the Chapter 17C. 110 of the Spokane Municipal Code available at www.spokanecity.org and Chapter 14.600 of the Spokane County Zoning Code available at www.spokanecounty.org for the full Development Standards.

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