

4.1 - River District Zoning District Matrix

Comprehensive Plan Category	Implementation - Zoning District
Mixed Residential	RD-R (Mixed Residential)
Community Center Mixed Use	RD-M (Community Center)
Freeway Commercial	RD-C (Freeway Commercial)

Types of Uses

Permitted Uses (P): Permitted uses are designated in the following matrix with the letter “P”. These uses may occur without special action by the Hearing Body, subject to development standards of the zone in which it is located, and other applicable portions of this Code.

Limited Uses (L): Limited uses are designated in the following matrix with the letter “L”. These uses are allowed if they comply with the development standards of the zone in which it is located, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc.

Conditional Uses (CU): Conditional uses are designated in the following matrix with the letters “CU”. Conditional uses are permitted to locate only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner.

Not Applicable (N/A): Neighborhood Retail Clusters include uses that are Permitted in RD-M, and RD-C Zones, however as defined, Neighborhood Retail Clusters are specific to the RD-R Zone.

Not Permitted (N): Uses designated in the following matrix with the letter “N” are not permitted. All uses not specifically authorized by this Code are prohibited.

Use Determinations: It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director or Designee may classify uses not specifically addressed in the matrix consistent with similar uses. Classifications shall also be consistent with Comprehensive Plan policies. Accessory Uses (as defined by this Code and determined by the Director or Designee) are allowed in conjunction with a permitted, limited, or conditional use only.

Essential Public Facilities (EPF's): Facilities that may have statewide or regional/countywide significance are listed in the Facilities and Uses column as EPF and shall additionally be evaluated to determine applicability with the “Spokane County Regional Siting Process for Essential Public Facilities”, as amended.

River District SAP Zoning Districts Matrix

Facilities and Uses	RD-R	RD-M	RD-C
Agriculture (actively farmed)	L	L	L
Agricultural product / craft sales stand (Farmer's market)	N	P	P
Church / religious institution	P	P	P
Funeral home / mortuary	N	N	N
Home occupation	L	L	N
Hospital - EPF	N	P	P
Large-scale retail establishments	N	N	L
Marijuana Producer	N	N	N
Mobile sales / concessions	L	L	L
Parking structure	N	P	P
Planned unit development (PUD)	P	P	P
Temporary construction / sales office	L	L	L
Tower	N	N	N
Tower, private	N	N	L
Animal related			
Animal health services / veterinarian - domestic animals	N	P	P
Animal shelter / kennel	N	N	N
Animal, wildlife rehabilitation facility	N	N	N
Dangerous animal / livestock keeping	N	N	N
Automobile, etc. oriented			
Automobile, manufactured home, recreational vehicle, trailer, and boat -sales	N	N	P
Automobile parts sales (retail)	N	L	P
Automobile parts sales (wholesale)	N	N	P
Automobile, recreational vehicle, trailer, truck, & taxi - rentals	N	N	P
Automobile / truck repair or maintenance (service station)	N	N	L
Automobile impound yard	N	N	N
Automobile wrecking / recycling, junk, and salvage yards	N	N	N
Boat, recreational vehicle, and trailer - construction, repair, parts sales, and maintenance	N	N	L
Car wash (automatic or self-service)	N	N	P
Gas station / convenience store	N	N	L
Fueling stations as an accessory use	N	N	L

Facilities and Uses	RD-R	RD-M	RD-C
Child day-care			
Family child day-care home (5 or fewer children)	P	P	N
Family child day-care home (6 to 12 children)	P	P	N
Child day-care center	L	P	P
Child day-care center (in a church or a school)	P	P	P
Community recreation and facilities			
Athletic club / exercise facility / gym	L	P	P
Community center / hall / club	P	P	P
Golf course	N	N	N
Parks & recreation	P	P	P
Participant & spectator sports facilities	N	L	P
Recreational vehicle park / campground	N	N	N
Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)			
Adult entertainment establishment	N	N	N
Adult retail use establishment	N	N	N
Banks / financial institutions (with drive-thru)	N	L	P
Bed and breakfast inn	CU	P	N
Building supply / hardware - sales (inside sales and storage)	N	P	P
Building supply / hardware - sales (outside sales and storage)	N	N	P
Commercial laundromat and dry-cleaning facility (without drive-thru)	N	P	P
Commercial laundromat and dry-cleaning facility (with drive-thru)	N	L	P
Cultural center, library, museum	P	P	P
Espresso stand	N	N	P
Neighborhood Retail Cluster	L	NA	NA
General Retail	L	P	P
Grocery store	L	P	P
Hotel, motel, inn	N	P	P
Landscape supply, greenhouse, or commercial nursery	N	N	P
Marijuana Retailer	N	N	N
Personal care services such as barber shops, hair and nail salons, tanning salons, etc.	N	P	P
Pharmacy (without drive-thru)	L	P	P
Pharmacy (with drive-thru)	N	L	P

Facilities and Uses	RD-R	RD-M	RD-C
Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented), <i>continued</i>			
Printing, reprographics, bookbinding, and graphic services	N	P	P
Restaurant, cafe, deli, or ice cream parlor (without drive-thru)	L	P	P
Restaurant, cafe, deli, or ice cream parlor (with drive-thru)	N	L	P
Sports Bar	N	L	P
Tavern / pub / liquor store	N	L	P
Theater (motion picture or performing arts)	N	P	P
Winery / Microbrew	L	P	P
Government / civic offices and facilities			
Ambulance / emergency services facility	N	N	P
Detention facility - EPF	N	N	N
Fire station	N	N	N
Maintenance / public works facility	N	N	N
Offices / City Hall	N	P	P
Police station	N	P	P
Post office (without drive-thru)	N	P	P
Post office (with drive-thru)	N	L	P
Prison / correctional facility - EPF	N	N	N
Public transit facilities - EPF	P	P	P
Schools - public / private			
Nursery / pre-school	P	P	P
Elementary school	P	P	P
Middle school / Junior High	P	N	P
High school	N	N	P
College or university - EPF	N	P	P
Specialized / vocational / trade school	N	P	P
Housing			
Accessory caretaker's residence	N	N	L
Accessory dwelling unit (ADU), attached or detached	L	L	N
Adult family home	P	P	P
Dwelling, multi-family	P	L	P
Dwelling, single family	P	P	N
Dwelling, single family attached townhome	P	P	N
Dwelling, two-family duplex	P	P	N

Facilities and Uses	RD-R	RD-M	RD-C
Housing, <i>continued</i>			
Emergency Housing & shelters	N	L	L
Manufactured homes (on individual lots)	N	N	N
Manufactured home park	N	N	N
Transitional & supportive housing, 8 beds or less	L	L	L
Transitional & supportive housing, more than 8 beds	L	L	L
Zero lot line (single family courtyard home)	P	P	N
Manufacturing, equipment, and industrial production			
Construction / industrial equipment sales or rental	N	N	P
Light manufacturing and assembly	N	L	P
Light manufacturing and assembly w/ retail sales showroom	N	L	P
Marijuana Processor	N	N	N
Artisan / Craftsman Live Work	L	P	P
General office and professional facilities			
Communications service systems	N	P	P
Office	L	P	P
Medical equipment supply	N	P	P
Research facility / laboratory	N	P	P
Telemarketing centers / catalog & mail order houses	N	P	P
Social services			
Secure Community Transition Facility (SCTF, 3 or fewer residents) - EPF	N	N	N
Solid waste management and recycling			
Commercial composting storage / processing facility - EPF	N	N	N
Incinerator - EPF	N	N	N
Landfill - EPF	N	N	N
Recycling collection center	N	N	N
Solid waste transfer site - EPF	N	N	N
Tire salvage yard	N	N	N
Storage, freight, and wholesale facilities			
Outdoor vehicle storage	N	N	N
Self-service storage facility (mini storage)	N	N	N
Warehouse and freight movement	N	N	P
Wholesaling / distribution facility	N	N	P

Facilities and Uses	RD-R	RD-M	RD-C
Utilities and facilities			
Macro cell wireless communication antenna array	N	L	L
Macro cell wireless communication support tower	N	L	L
Power plant - EPF	N	P	P
Public utility local distribution facility	L	L	L
Public utility transmission facility - EPF	N	N	L
Sewage treatment plant - EPF	N	N	N
Small wireless communication antenna array	L	L	L