

A faint, light blue line-art illustration of the Spokane County Courthouse is visible in the background. It features a prominent central tower with a flag on top, multiple gables, and arched windows. The building is shown from a slightly elevated perspective, casting a soft shadow on the ground below.

Spokane County Annual Code Cleanup Program

Development Code Cleanup

Spokane County Building & Planning

Code Cleanup and Improvements

Zoning and Development Codes are the guiding force for project implementation. Over time, inconsistencies occur, amendments are adopted for specific topics, the market for development exerts new pressures, and changes happen at the legislative level. Building & Planning will take an annual look at Spokane County development regulations and proposed for BoCC consideration amendments—trivial, minor, and some more substantive:

Minor changes and clarifications

- *Create design manual for rural development—update zoning code for better guidance*
- *Update the mechanical ventilation form to have the tables meet codes*
- *Review cost-allocation fees for 2023*
- *Rural caregiver living units and permit renewal*
- *Rural uses: Wineries in STA - Fire-flow/ sprinkler concerns*



Improvements

- *Plat reform: neighborhood design/ context code improvements*
- *Review past administrative determinations for incorporation into SCC*
- *Certificate of Exemption improvements including roles & responsibilities*
- *Augment urban design guidelines, and parking requirements for higher densities in established infill areas*
- *Reassess SEPA Thresholds for minor building permits – consistency with RCW*
- *Examine and assess RVs for affordable housing alternatives; Better definition of what is an “RV Campground”*
- *Review ADU attached vs. detached – size, fees and zoning clarifications. Detached ADU currently require a CUP within the LDR zone*
- *Evaluate Airbnb issues for zoning*



Improvements

- *PUD parameters—moving from an overlay to a base zoning classification with general and specific implementation components*
- *Refinements to Mixed Use Zone to offer guidance for “villages” in a UGA.*
- *Refinements to Airport Overlay zones to protect airports from encroachment*
- *Urban Reserve zoning transition to GMA greenbelt—new UR on outside of Greenbelt allowing utility and access corridors*
- *Local Areas of More Intense Rural Development—LAMIRDS code amendments to SpoCo Rural Activity Center zones*
- *Reassign construction review board responsibilities to the Hearing Examiner*
- *And more...?*





Development Code Cleanup

Spokane County Building & Planning

Questions?