

Chapter 19.60

PERMITTED USES

Sections:

19.60.010 General.

19.60.020 Use categories.

19.60.030 Uses not listed.

19.60.040 Explanation of table abbreviations.

19.60.050 Permitted uses matrix.

19.60.010 General.

A. Uses allowed in each zoning district are shown in SVMC [19.60.050](#), Permitted uses matrix.

B. Uses within shoreline jurisdiction are also subject to additional use restrictions pursuant to Chapter [21.50](#) SVMC, Shoreline Regulations. (Ord. 16-018 § 6 (Att. B), 2016).

19.60.020 Use categories.

Uses are assigned to the category that describes most closely the nature of the use. Uses have been classified into general use categories and subcategories. Definitions and examples are provided in Appendix A, Definitions. (Ord. 16-018 § 6 (Att. B), 2016).

19.60.030 Uses not listed.

A. If a use is not listed, the city manager or designee shall have the authority to allow uses that are similar to a use category or use listed in SVMC [19.60.050](#), subject to the same review procedures as the similar use.

B. Accessory Uses. The city manager or designee shall have the authority to allow accessory uses when they are subordinate to, or incidental to, the primary use on the same lot and permitted within the zoning district.

C. Temporary Uses. Temporary uses are permitted for a limited period of time or pending the occurrence of an event pursuant to Chapter [19.160](#) SVMC, Temporary Use Permits. (Ord. 17-004 § 3, 2017; Ord. 16-018 § 6 (Att. B), 2016).

19.60.040 Explanation of table abbreviations.

The following describe the abbreviations used in SVMC [19.60.050](#), Permitted uses matrix:

A. Permitted uses are designated with a “P.” Permitted uses are allowable uses within a zoning district.

B. Conditional uses are designated with a “C.” Conditional uses are authorized pursuant to Chapter [19.150](#) SVMC, Conditional Use Permits.

C. Essential public facility (EPF) uses are designated with an “E.” Essential public facility uses are of statewide, regional/countywide or local significance. EPFs shall be subject to Chapter [19.90](#) SVMC, Essential Public Facilities (EPFs).

D. Uses subject to supplemental use regulations are designated with an “S.” The supplemental regulations are set forth in Chapter [19.65](#) SVMC and shall apply to the corresponding supplemental uses listed in SVMC [19.60.050](#), Permitted uses matrix.

E. Prohibited uses are designated with a blank cell. (Ord. 20-010 § 3, 2020; Ord. 16-018 § 6 (Att. B), 2016).

19.60.050 Permitted uses matrix.

	Residential					Mixed Use		Commercial		Industrial		Parks and Open Space
	R-1	R-2	R-3	R-4	MFR	MU	CMU	NC	RC	IMU	I	POS
Agriculture and Animal												
Animal processing/handling											P	
Animal raising and/or keeping	S	S	S	S	S					S	S	
Animal shelter							S			P	P	
Beekeeping, commercial											P	
Beekeeping, hobby	S	S	S	S								

	Residential					Mixed Use		Commercial		Industrial		Parks and Open Space
	R-1	R-2	R-3	R-4	MFR	MU	CMU	NC	RC	IMU	I	POS
Community garden	S	S	S	S	S	S	S					S
Greenhouse/nursery, commercial									P	P	P	
Kennel						S	S	S	S	P	P	
Orchard, tree farming, commercial										P	P	
Riding stable										P	P	C
Communication Facilities												
Radio/TV broadcasting studio						P	P		P	P		
Repeater facility	P	P	P	P	P			P	P	P	P	
Small cell deployment	S	S	S	S	S	S	S	S	S	S	S	S
Telecommunication wireless antenna array	S	S	S	S	S	S	S	S	S	S	S	
Telecommunication wireless support tower	S	S	S	S	S	S	S	S	S	S	S	
Tower, ham operator	S	S	S	S	S	S	S	S	S	S	S	
Community Services												
Community hall, club, or lodge			P	P	P	P	P	P	P			P
Church, temple, mosque, synagogue and house of worship	P	P	P	P	P	P	P	P	P			
Crematory							P		P	P	P	
Emergency housing						S	S		S	S	S	
Emergency shelter						S	S		S	S	S	
Funeral home							P		P			

	Residential					Mixed Use		Commercial		Industrial		Parks and Open Space
	R-1	R-2	R-3	R-4	MFR	MU	CMU	NC	RC	IMU	I	POS
Permanent supportive housing	S	S	S	S	S	S	S	S	S	S	S	
Transitional housing	S	S	S	S	S	S	S	S	S	S	S	
Transitional parking						S	S		S	S	S	
Day Care												
Day care, adult	P	P	P	P	P	P	P	P	P	P	P	
Day care, child (12 children or fewer)	P	P	P	P	P	P	P	P	P	P	P	
Day care, child (13 children or more)	C	C	C	C	P	P	P	P	P	P	P	
Eating and Drinking Establishment						P	P	P	P	P	P	S
Education												
Schools, college or university						P	P		P			
Schools, K through 12	P	P	P	P	P	P	P	P	P			
Schools, professional, vocational and trade schools					P	P	P		P	P	P	
Schools, specialized training/studios						P	P	P	P			
Entertainment												
Adult entertainment and retail									S			
Casino						P	P		P			
Cultural facilities						P	P	P	P			
Exercise facility						S	S	S	S			

[illegible]

	Residential					Mixed Use		Commercial		Industrial		Parks and Open Space
	R-1	R-2	R-3	R-4	MFR	MU	CMU	NC	RC	IMU	I	POS
Assembly, light						P	P		P	P	P	
Manufacturing, light							P			P	P	
Processing, light										P	P	
Recycling facility							S		S	S	S	
Industrial service										P	P	
Lodging												
Bed and breakfast	P	P	P	P	P		P					
Hotel/motel						P	P		P	P	S	
Recreational vehicle park/campground									S			
Marijuana Uses												
Marijuana club or lounge												
Marijuana cooperative												
Marijuana processing									S		S	
Marijuana production									S		S	
Marijuana sales						S	S		S			
Medical						S	P	P		P	P	P
Office												
Animal clinic/veterinary					S		S	S	S	S		
Office, professional					P	P	P	P	P	P	P	
Parks and Open Space												
Cemetery	P	P	P	P								
Golf course	P	P	P	P	P				P	P	P	P
Golf driving range	C	C	C	C	C	P			C	P	P	P

[illegible]

	Residential					Mixed Use		Commercial		Industrial		Parks and Open Space
	R-1	R-2	R-3	R-4	MFR	MU	CMU	NC	RC	IMU	I	POS
Airstrip, private										P	P	
Battery charging stations	S	S	S	S	P	P	P	P	P	P	P	S
Electric vehicle infrastructure				P	P	P	P	P	P	P	P	
Heliport										P	P	
Helistop									C	C	P	
Parking facility – controlled access						P	P		P	P	P	
Railroad yard, repair shop and roundhouse											P	
Transit center						P	P		P	P	P	
Vehicle Services												
Automobile impound yard										P	P	
Automobile/taxi rental						P	P		P	P	P	
Automobile parts, accessories and tires						P	P		P	P	P	
Automobile/truck/RV/motorcycle painting, repair, body and fender works							P		P	P	P	
Car wash						P	P	S	P	P	P	
Farm machinery sales and repair									P	P	P	
Fueling station						P	P	S	P	P	P	

	Residential					Mixed Use		Commercial		Industrial		Parks and Open Space
	R-1	R-2	R-3	R-4	MFR	MU	CMU	NC	RC	IMU	I	POS
Heavy truck and industrial vehicles sales, rental, repair and maintenance										P	P	
Passenger vehicle, boat, and RV sales, service and repair							P		P	P		
Towing						P	P			P	P	
Truck stop										P	P	
Warehouse, Wholesale, and Freight Movement												
Auction house							P		P	P		
Auction yard (excluding livestock)										P	P	
Catalog and mail order houses						P	P		P	P	P	
Cold storage/food locker										P	P	
Freight forwarding										P	P	
Grain elevator										P	P	
Storage, general indoor						P	P	S	P	P	P	
Storage, general outdoor						S	S	S	S	P	P	
Storage, self-service facility					P	P	P		P	P	P	
Tank storage, critical material above ground										S	S	
Tank storage, critical material below ground									S	S	S	

	Residential					Mixed Use		Commercial		Industrial		Parks and Open Space
	R-1	R-2	R-3	R-4	MFR	MU	CMU	NC	RC	IMU	I	POS
Tank storage, LPG above ground						S	S	S	S	S	S	
Warehouse						P	P		P	P	P	
Wholesale business						P	P		P	P	P	

(Ord. 22-011 § 7 (Att. E), 2022; Ord. 21-009 § 2(A) (Exh. A), 2021; Ord. 20-010 § 3, 2020; Ord. 20-009 § 6 (Att. B), 2020; Ord. 19-011 § 3, 2019; Ord. 18-012 § 3, 2018; Ord. 18-007 § 5 (Exh. A), 2018; Ord. 16-018 § 6 (Att. B), 2016).

* Code reviser's note: Ordinance 22-011 was presented to council with 8 as the number of residents for community residential facilities, but the change was inadvertently omitted from the final version of the ordinance. The code presents 8 residents in accordance with council and city intent.

The Spokane Valley Municipal Code is current through Ordinance No. 22-018, passed September 13, 2022.

Disclaimer: The city clerk's office has the official version of the Spokane Valley Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.spokanevalley.org/>

City Telephone: (509) 720-5102

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