

10-2A-3 Determination of Zoning District Boundaries

Where due to the scale, lack of scale, lack of detail or illegibility of the City zoning district map, or due to any other reason, there is uncertainty, contradiction or conflict as to the intended location of district boundary lines, the boundary lines shall be determined by the Zoning Administrator in accordance with the following:

- A. Boundaries indicated as approximately following the center lines of streets, highways, railroad tracks or alleys shall be construed to follow such center lines;
- B. Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries;
- C. Boundaries indicated as approximately following a City boundary, or the Urban Growth Area Boundary, shall be construed as following said boundary;
- D. Boundaries indicated as approximately following river, stream and/or drainage channels or basins shall be construed as following river, stream and/or drainage channels or basins, as applicable; and
- E. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same zoning district designation that is applicable to lands abutting the vacated area. In cases where the right-of-way formerly served as a zoning district boundary, the lands formerly within the vacated right-of-way shall be allocated proportionately between the subject zoning districts.

10-2A-4 Zoning Districts Matrix

Comprehensive Plan Category	Implementation - Zoning District	
Single Family Residential	R-1	(Single Family Residential)
Mixed Residential	R-2	(Mixed Residential)
Multi-Family Residential	R-3	(Multi-Family Residential)
Neighborhood Center	M-1	(Neighborhood Center)
Community Center	M-2	(Community Center)
Central Business District	M-3	(Central Business District)
Community Commercial	C-1	(Community Commercial)
Freeway Commercial	C-2	(Freeway Commercial)
Light Industrial	I	(Light Industrial)
Public / Semi-Public Institutional	P	(Public / Semi-Public Institutional)
Open Space / Recreation	O	(Open Space / Recreation)
Mixed Residential	RD-R	(River District-Mixed Residential)
Community Center Mixed Use	RD-M	(River District-Community Center)
Freeway Commercial	RD-C	(River District-Freeway Commercial)

Types of Uses

- **Permitted Uses (P):** Permitted uses are designated in matrix (10-2A-4) 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 matrix (10-2A-4) 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 matrix (10-2A-4) 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 Permitted (N):** Uses designated in matrix (10-2A-4) 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 Zoning Administrator may classify uses not specifically addressed in the matrix consistent with similar uses. Classifications shall also be consistent with Comprehensive Plan policies.
- **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.

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O	RD-R	RD-M	RD-C
Agriculture (actively farmed)	N	N	N	N	L	N	N	N	N	N	N	L	L	L
Agricultural product / craft sales stand (Farmer's market)	N	N	N	L	L	L	L	L	L	L	L	N	P	P
Church / religious institution	P	P	P	P	P	P	P	P	P	N	N	P	P	P
Funeral home / mortuary	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Home occupation	L	L	L	L	L	L	N	N	N	N	N	L	L	N
Hospital - EPF	N	N	N	N	P	N	P	P	P	N	N	N	P	P
Large-scale retail establishments	N	N	N	N	L	L	N	L	N	N	N	N	N	L
Marijuana Producer	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile sales / concessions	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Parking structure	N	N	L	L	L	L	L	L	L	N	N	N	P	P
Planned unit development (PUD)	P	P	P	P	P	P	P	P	P	N	N	P	P	P
Public assembly	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Seasonal & special events	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Temporary construction / sales office	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Tower	N	N	N	N	N	N	L	N	L	N	N	N	N	N
Tower, private	L	L	L	L	L	L	L	L	L	N	N	N	N	L
Animal related														
Animal health services / veterinarian - domestic animals	N	N	N	L	L	L	L	L	N	N	N	N	P	P
Animal shelter / kennel	N	N	N	N	N	N	N	N	L	L	N	N	N	N
Animal, wildlife rehabilitation facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dangerous animal / livestock keeping	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automobile, etc. oriented														
Automobile, manufactured home, recreational vehicle, trailer, & boat - sales	N	N	N	N	N	N	N	P	N	N	N	N	N	P

Automobile parts sales (retail)	N	N	N	N	L	L	P	P	P	N	N	N	L	P
Automobile parts sales (wholesale)	N	N	N	N	N	N	N	N	P	N	N	N	N	P
Automobile, recreational vehicle, trailer, truck, & taxi - rentals	N	N	N	N	N	N	N	P	N	N	N	N	N	P
Automobile / truck repair or maintenance (service station)	N	N	N	N	N	N	L	L	P	N	N	N	N	L
Automobile impound yard	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Automobile wrecking / recycling, junk, & salvage yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boat, recreational vehicle, & trailer - construction, repair, parts sales, & maintenance	N	N	N	N	N	N	N	L	P	N	N	N	N	L
Car wash (automatic or self-service)	N	N	N	N	N	N	P	P	P	N	N	N	N	P
Gas station / convenience store	N	N	N	N	N	L	L	L	N	N	N	N	N	L
Child day-care														
Family child day-care home (5 or fewer children)	P	P	P	P	P	P	N	N	N	N	N	P	P	N
Family child day-care home (6 to 12 children)	P	P	P	P	P	P	N	N	N	N	N	P	P	N
Child day-care center	CU	P	P	P	P	P	P	P	L	P	N	L	P	P
Child day-care center (in a church or a school)	L	P	P	P	P	P	P	P	L	L	N	P	P	P
Community recreation and facilities														
Athletic club / exercise facility / gym	N	N	N	P	P	P	P	P	P	N	L	L	P	P
Community center / hall / club	L	P	P	P	P	P	P	P	N	P	L	P	P	P
Golf course	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Parks & recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Participant & spectator sports facilities	N	N	N	L	L	N	P	P	P	N	L	N	L	P
Recreational vehicle park / campground	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)														
Adult entertainment establishment	N	N	N	N	N	N	CU	N	N	N	N	N	N	N
Adult retail use establishment	N	N	N	N	N	N	CU	N	N	N	N	N	N	N
Banks / financial institutions (without drive-thru)	N	N	N	P	P	P	P	P	P	N	N	N	L	P
Banks / financial institutions (with drive-thru)	N	N	N	L	L	L	P	P	P	N	N	CU	P	N
Bed and breakfast inn	CU	CU	CU	CU	CU	CU	N	N	N	N	N	N	P	P
Building supply / hardware - sales (inside sales & storage)	N	N	N	P	P	P	P	P	N	N	N	N	N	P
Building supply / hardware - sales (outside sales & storage)	N	N	N	N	N	N	N	P	P	N	N	N	P	P
Commercial laundromat & dry-cleaning facility (without drive-thru)	N	N	N	P	P	P	P	P	N	N	N	N	N	N
Commercial laundromat & dry-cleaning facility (with drive-thru)	N	N	N	L	L	L	P	P	N	N	N	N	L	P
Cultural center, library, museum	N	P	P	P	P	P	N	N	N	P	N	P	P	P
Espresso stand	N	N	N	N	N	N	L	N	N	N	N	N	N	P
General retail	N	N	N	P	P	P	P	P	L	N	L	L	NA	NA
Grocery store	N	N	N	P	P	P	P	P	N	N	N	L	P	P
Hotel, motel, inn	N	N	N	P	P	P	P	P	N	N	N	L	P	P
Landscape supply, greenhouse, or commercial nursery	N	N	N	N	P	N	P	P	P	N	N	N	P	P
Marijuana Retailer	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Personal care services such as barber shops, hair and nail salons, tanning salons, etc.	N	N	N	P	P	P	P	P	N	N	N	N	N	N
Pharmacy (without drive-thru)	N	N	N	P	P	P	P	P	N	N	N	N	P	P
Pharmacy (with drive-thru)	N	N	N	L	L	L	P	P	N	N	N	L	P	P
Printing, reprographics, bookbinding, & graphic services	N	N	N	P	P	P	P	P	P	N	N	N	L	P

Restaurant, cafe, deli, or ice cream parlor (without drive-thru)	N	N	N	P	P	P	P	P	L	N	L	L	P	P
Restaurant, cafe, deli, or ice cream parlor (with drive-thru)	N	N	N	P	P	P	P	P	N	N	N	N	L	P
Sports Bar	N	N	N	N	L	L	P	P	N	N	N	N	L	P
Tavern / pub / liquor store	N	N	N	N	L	L	P	P	N	N	L	N	L	P
Theater - motion picture	N	N	N	N	P	N	N	N	N	N	N	N	P	P
Theater - performing arts	N	N	N	P	P	P	P	P	L	N	L	L	P	P
Winery / Microbrew	N	N	N	N	P	P	P	P	P	N	N	L	P	P
Government / civic offices and facilities														
Detention facility - EPF	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
Maintenance / public works facility	N	N	N	N	L	L	L	L	L	P	L	N	N	N
Municipal Offices / Facilities	N	N	P	P	P	P	P	P	P	P	N	N	p	P
Post office	N	N	N	L	L	L	N	N	N	P	N	N	P	P
Prison / correctional facility - EPF	N	N	N	N	N	N	N	N	CU	N	N	N	N	N
Public transit facilities - EPF	P	P	P	P	P	P	P	P	P	P	N	P	P	P
Schools - public / private														
Nursery / pre-school	P	P	P	P	P	P	N	N	N	P	N	P	P	P
Elementary school	P	P	P	P	P	N	N	N	N	P	N	P	P	P
Middle school / Junior High	N	P	P	P	P	N	N	N	N	P	N	P	N	P
High school	N	N	P	N	P	N	N	N	N	P	N	N	N	P
College or university - EPF	N	N	P	N	P	N	N	N	N	P	N	N	P	P
Specialized / vocational / trade school	N	N	P	N	P	P	N	N	P	P	N	N	P	P
Housing														
Accessory caretaker's residence	N	N	N	N	N	N	N	L	L	N	L	N	N	L
Accessory dwelling unit (ADU), attached or detached	L	L	L	L	L	L	N	N	N	N	N	L	L	N
Adult family home	P	P	P	P	P	P	P	P	N	N	N	P	P	P

Dwelling, multi-family	N	L	L	L	L	L	N	N	N	N	N	P	L	P
Dwelling, multi-family (greater than 30 units per net acre)	N	N	CU	N	L	N	N	N	N	N	N	N	L	N
Dwelling, single family	P	P	P	N	N	N	N	N	N	N	N	P	P	N
Dwelling, single family attached townhome	L	L	L	L	L	L	N	N	N	N	N	P	P	N
Dwelling, two-family duplex	N	L	L	N	N	N	N	N	N	N	N	P	P	N
Manufactured homes (on individual lots)	L	L	L	N	N	N	N	N	N	N	N	N	N	N
Manufactured home park	N	L	L	N	N	N	N	N	N	N	N	N	N	N
Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities)	N	L	L	L	L	L	L	N	N	N	N	P	P	P
Zero lot line (single family courtyard home)	N	L	L	L	L	N	N	N	N	N	N	P	P	N
Manufacturing, equipment, and industrial production														
Concrete product manufacturing / ready mix concrete (excluding extraction / mining)	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Artisan / Craftsman Live Work	N	N	N	N	N	N	N	N	N	N	N	L	P	P
Construction / industrial equipment sales or rental	N	N	N	N	N	N	N	P	P	N	N	N	N	P
High impact uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Light manufacturing & assembly	N	N	N	N	L	L	P	P	P	N	N	N	L	P
Light manufacturing & assembly w/ retail sales showroom	N	N	N	N	L	L	P	P	P	N	N	N	L	P
Lumber mill, sawmill, shingle mill, plywood mill	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Machine shop	N	N	N	N	N	N	N	L	P	N	N	N	N	N
Marijuana Processor	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Plastic injection molding	N	N	N	N	N	N	L	L	P	N	N	N	N	N
Sandblasting / cutting	N	N	N	N	N	N	L	L	P	N	N	N	N	N
Tool and die making	N	N	N	N	N	N	L	L	P	N	N	N	N	N

Welding / sheet metal shop	N	N	N	N	N	N	L	L	P	N	N	N	N	N
Woodworking / cabinet manufacturing	N	N	N	N	N	N	L	L	P	N	N	N	N	N
Woodworking / cabinet manufacturing w/ retail sales showroom	N	N	N	N	L	N	L	L	P	N	N	N	N	N
General office and professional facilities														
Communications service systems	N	N	N	N	P	N	P	P	P	N	N	N	P	P
Office	N	CU	P	P	P	P	P	P	P	N	N	L	P	P
Medical equipment supply	N	N	N	N	P	N	P	P	P	N	N	N	P	P
Research facility / laboratory	N	N	N	N	P	N	L	L	P	N	N	N	P	P
Telemarketing centers / catalog & mail order houses	N	N	N	N	P	N	P	P	P	N	N	N	P	P
Social services														
Community residential facility (6 or fewer residents) - EPF	CU	CU	CU	N	N	N	N	N	N	N	N	P	P	N
Community residential facility (7 to 25 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N
Community treatment facility (8 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N
Community treatment facility (9 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N
Crisis residential center (6 or fewer residents) - EPF	CU	CU	CU	N	N	N	N	N	N	CU	N	P	N	N
Crisis residential center (7 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	CU	N	N	N	N
Halfway house (8 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N
Halfway house (9 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N
Secure Community Transition Facility (SCTF, 3 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N	N	N	N

Solid waste management and recycling														
Commercial composting storage / processing facility - EPF	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
Incinerator - EPF	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
Landfill - EPF	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
Recycling collection center	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
Solid waste transfer site - EPF	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
Tire salvage yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Storage, freight, and wholesale facilities														
Outdoor vehicle storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Self-service storage facility (mini storage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehouse & freight movement	N	N	N	N	N	N	P	P	P	N	N	N	N	P
Wholesaling / distribution facility	N	N	N	N	L	N	P	P	P	N	N	N	N	P
Utilities and facilities														
Macro cell wireless communication antenna array	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	N	L	L
Macro cell wireless communication support tower	N	N	N	N	N	N	N	N	CU	CU	N	N	L	L
Power plant - EPF	N	N	N	N	N	N	N	N	N	CU	N	N	P	P
Public utility local distribution facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	CU	CU	CU
Public utility transmission facility - EPF	N	N	N	N	N	N	CU	L	L	L	N	N	N	L
Sewage treatment plant - EPF	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
Small wireless facility	L	L	L	L	L	L	L	L	L	L	L	L	L	L

City of Liberty Lake Zoning Map - 2021



Legend

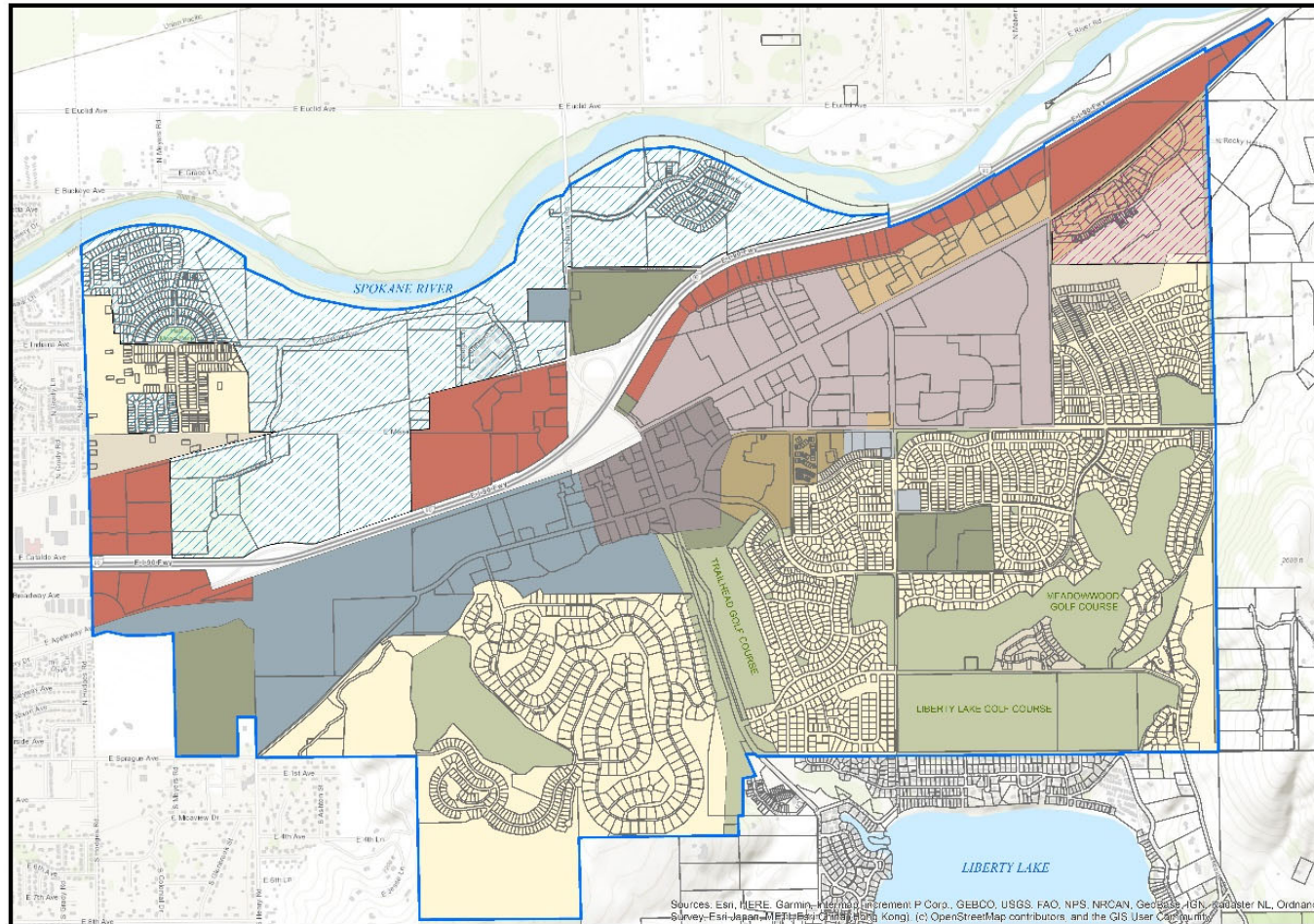
- City of Liberty Lake
- River District SAP
- Lakemore/Hawkstone SAP
- Parcels
- R1
- R2
- R3
- M1
- M2
- M3
- C1
- C2
- I
- P
- O

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document



0 750 1,500 3,000 Feet



The map above is for informational purposes only.
For official zoning, contact the City of Liberty Lake Planning, Engineering & Building Services