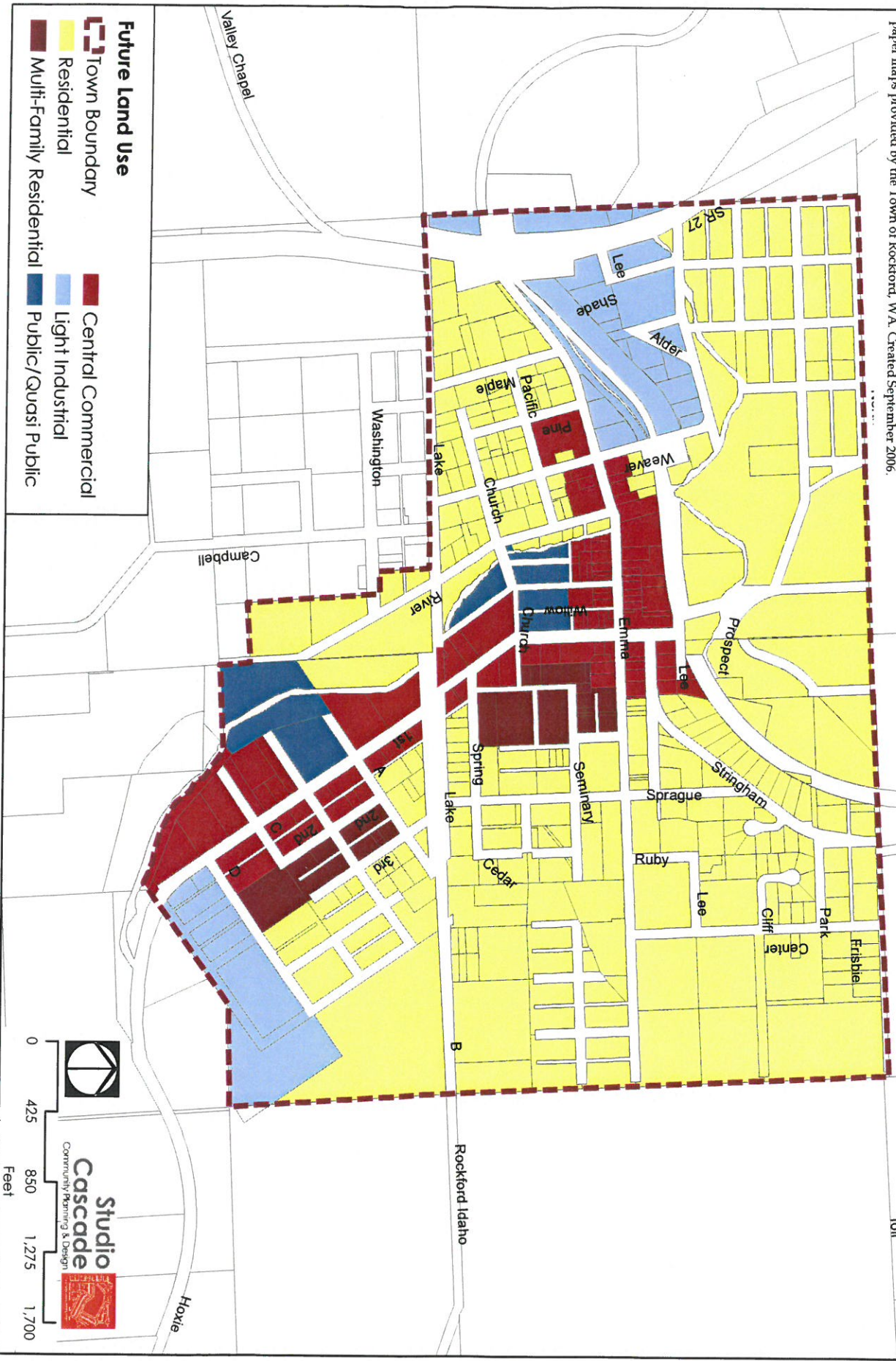


Town of Rockford

Sources: Spokane County Assessor's records and Town of Rockford. Data from 2006. Electronic versions developed from paper maps provided by the Town of Rockford, WA. Created September 2006.



Future Land Use

- Town Boundary
- Residential
- Multi-Family Residential
- Central Commercial
- Light Industrial
- Public/Quasi Public

Studio Cascade
Community Planning & Design

0 425 850 1,275 1,700 Feet

Chapter 2: Zoning & Town Center Regulations

Section 1 - Zones, Maps and Boundaries

2.1.01 Establishment of Land Use Zones

In order to classify, segregate and regulate the use of land, buildings and structures according to the provisions of this ordinance, the town of Rockford is hereby divided into the following use zones:

Table 2.1.01a – Zone and Use Designations

Symbol	Essential Use
RO	Single Family Residential/Open Space Zone
R1	Single and Two Family Residential Zone*
R2	Multi-Family Residential Zone
MRC	Mixed Use Residential and Commercial Zone
CC	Central Commercial Zone
LI	Light Industrial Zone
PQ	Public / Quasi-Public Zone

* Mobile Home Park is included in this designation

Permitted, conditional, and prohibited uses are charted by zone in [Table 2.1.01b](#). Site-specific and general requirements are charted by zone in [Table 2.1.01c](#).

2.1.02 Official Map

This ordinance shall consist of the text herein, and as though contained herein, that map identified as "The Official Zoning Map," as approved by the **Town Council** of Rockford. Said map shall contain the signatures of the Mayor and Town Clerk of Rockford as verification of the approval of the **Town Council**. The map shall be kept on file at the office of the Town Clerk. This Ordinance and all of its terms is to be read and interpreted in light of the contents of said map. In cases where there may be conflicts of interpretation between the map and the text of the ordinance, the text of the ordinance shall prevail. Recognizing that the Official Map in place at the time of adoption did not reflect all zone and use designations described herein, on June 1, 2005 the **Town Council** adopted a Provisional Zoning Designation chart to direct use designations pending updates to the Official Map. This chart is included in this ordinance as [Table 2.1.02a](#), and shall prevail in determining applicable regulations.

2.1.03 Zone Boundary Change

Changes in the boundaries of the zones shall be made by adopted ordinance of the **Town Council** including a revised zoning map and descriptive text. At the time of **amendment**, these adopted changes shall become a part of this ordinance. In adopting zone boundary changes, the procedures described in [Chapter 7](#) shall be followed.

2.1.04 Interpretation of Zone Boundaries

In interpreting the boundaries of any zone on the zoning map, the following rules shall apply:

1. Where zone boundary lines are indicated as approximately following public right-of-way or lot lines, such lines shall be determined to be the boundaries of the zone
2. Where a zone boundary line divides an un-subdivided property, unless the location of the boundary is indicated by dimensions, the boundary line shall be determined by measurement on the map utilizing the scale appearing on the map
3. Any lands located within a public right-of-way which has been vacated, shall acquire the zoning classification of the property to which it reverts
4. When a lot is subdivided and recorded resulting in the bisection of said lot by an existing zone boundary line, the zone boundary line shall be considered as following the lot line effectively placing the entire lot into the classification previously applied to the major portion of the lot
5. When a zone boundary line equally bisects a lot, the total lot shall acquire the most restrictive use classification and requirements of that zone classification
6. When a zone boundary line bisects a lot and this boundary line parallels or approximately parallels the street on which the lot fronts, the total lot shall acquire the same zone classification as the front portion of the lot

2.1.05 Un-listed Uses

In the case of a land use application sought but not appearing as permitted, conditionally permitted or prohibited by this ordinance, the Town Clerk shall have authority to:

1. Determine the appropriate use category among existing designations and permit conditions
2. Seek a determination from the **Town Council** on appropriate use category

Such determinations shall be recorded and amended to this ordinance.

2.1.06 Un-zoned Property

Any property other than the right of way of a **street** or **alley** that is not designated as zoned shall deemed to be zoned Single Family Residential/Open Space. (RO)

Table 2.1.01b – Permitted and Conditional Use by Zone

Proposed Use	Zone Designation ("P" = Permitted, "C" = Conditional, "X" = Not Permitted)							
	RO	R1	R2	MHP	MRC	CC ⁷	LI ¹¹	PQ
Agriculture – Commercial feed yards, sales yards, hog ranches	C	X	X	X	X	X	X	X
Agriculture – Farming, land cultivation	P	X	X	X	X	X	X	X
Agriculture – General livestock	P	C ⁵	X	X	X	X	X	X
Agriculture – Poultry farms	P	X	X	X	X	X	X	X
Agriculture – Processing, packing, storage or distribution operations	X	X	P	X	C	P	P	X
Agriculture – Products manufacturing	X	X	P	X	P	C	P	X
Automotive – Repair services	X	X	X	X	C	P	P	X
Automotive – Sales	X	X	X	X	P	P	X	X
Automotive – Service stations	X	X	X	X	P	P	X	X
Cemeteries – Animal	C	X	C	X	X	X	X	C
Cemeteries – Commercial	C	C	C	X	C	X	X	P
Cemeteries – Family	P	X	X	X	X	X	X	X
Churches – Sanctuaries, accessory use structures	X	C	C	C	P	P	X	X
Construction – Contractor offices, shops, storage yards	X	X	P	X	P	P	P	X
Dwelling – Accessory living quarters (permanent)	P	P	P	X	P	P	X	X
Dwelling – Apartment buildings ⁶	X	X	P	X	P	P	X	X
Dwelling – Manufactured home ²	P	P	P	X	C	C	X	X
Dwelling – Mobile home ³	P	X	X	P	X	X	X	X
Dwelling – Mobile home park ⁸	X	X	X	P	X	X	X	X
Dwelling – Single-family	P	P	P	X	C	C	X	X
Dwelling – Two-family (duplex) ⁴	X	C	P	X	C	C	X	X
Entertainment – Theatres, commercial indoor	X	X	X	X	P	P	X	X
Entertainment – Adult theatres, arcades, bookstores, related businesses	X	X	X	X	X	X	C ¹³	X
Government – Buildings for Federal, State, County, Municipal, District use	X	X	X	X	P	P	X	P
Hospitality – Bed & Breakfasts, inns	C	C	P	X	P	P	X	X
Hospitality – Hotels	X	X	X	X	P	P	X	X
Hospitality – Motels	X	X	X	X	P	P	X	X
Institutional – Higher learning, philanthropic, charitable	X	X	X	X	C	C	X	P
Libraries – Public	X	X	X	X	C	C	X	P

Proposed Use	Zone Designation ("P" = Permitted, "C" = Conditional, "X" = Not Permitted)							
	RO	R1	R2	MHP	MRC	CC ⁷	LI ¹¹	PQ
Manufacturing - Appliance assembly	X	X	C	X	P	P	P	X
Manufacturing - Furniture	X	X	C	X	C	P	P	X
Mining - Gravel pits	X	X	C	X	X	X	P	X
Museums - Public	X	X	X	X	P	P	X	P
Offices - Managerial	X	X	P	X	P	P	X	X
Offices - Professional	X	X	P	X	P	P	X	X
Parking - Covered garages, commercial	X	X	P	X	P	P	X	X
Parking - covered garages, private ¹	P	P	P	P	P	C	X	X
Parking - Open lots, commercial	X	X	X	X	P	P	X	X
Parks - Designated open space, conservation areas	C	C	X	X	X	X	X	P
Parks - General, private ¹	C	C	X	X	X	X	X	X
Parks - General, public	C	C	C	C	C	P	X	P
Recreation - General facilities, private ¹ outdoor	P	C	P	C	P	X	X	X
Recreation - General facilities, public indoor	X	X	X	X	P	P	X	P
Recreation - General facilities, public outdoor	P	X	X	X	C	X	X	P
Recreation - Golf courses/ranges, private ¹	P	C	C	C	C	X	X	X
Recreation - Golf courses/ranges, public	P	C	C	C	C	X	X	P
Recreation - Swimming pools, private ¹	P	P	P	P	P	P	X	X
Recreation - Swimming pools, public	X	X	P	C	P	P	X	P
Restaurants - Dine-in	X	X	X	X	P	P	X	X
Restaurants - Drive-in	X	X	X	X	P	P	X	X
Restaurants - Taverns	X	X	X	X	P	P	X	X
Sales - Agriculture products (retail or wholesale)	C	X	X	X	C	P	C	X
Sales - Boats/trailers	X	X	X	X	P ¹⁰	P ¹⁰	X	X
Sales - Building materials, lumber (retail or wholesale)	X	X	C	X	P	P	P	X
Sales - Mobile home, trailer or recreational vehicles	X	X	X	X	P ¹⁰	P ¹⁰	P	X
Sales - Retail commodities	X	X	C	X	P	P	X	X
Sales - Retail commodities, with outdoor storage or sales	X	X	X	X	C ⁹	C ⁹	P	X
Sales - Retail services	X	X	C	X	P	P	X	X
Sales - Wholesale and storage	X	X	X	X	P	P	X	X

Proposed Use	Zone Designation ("P" = Permitted, "C" = Conditional, "X" = Not Permitted)							
	RO	R1	R2	MHP	MRC	CC ⁷	LI ¹¹	PQ
Schools - Nursery	X	C	C	C	C	C	X	X
Schools - Public or private	C	C	C	C	C	P	X	P
Services - Animal clinics, kennels	C	X	C	X	C	X	X	X
Services - Day care facilities	X	C	C	C	C	X	X	X
Services - Rest homes, convalescent centers	X	X	C	X	P	P	X	X
Services - Adult Family Homes	P	P	P	X	P	P	X	X
Shops - Commercial carpentry or cabinets	X	X	P	X	P	P	P	X
Shops - Commercial laboratories	X	X	P	X	P	P	P	X
Shops - Commercial metal fabrication, blacksmith, welding	X	X	P	X	P	P	P	X
Shops - Commercial painting	X	X	P	X	P	P	P	X
Shops - Commercial printing	X	X	P	X	P	P	P	X
Solid Waste - Processing, reclamation, landfills, transfer	X	X	X	X	X	X	C	C
Storage - Barns ¹²	P	X	X	X	X	X	X	X
Storage - Commercial	X	X	P	X	P	P	P	X
Storage - Commercial cold storage	X	X	P	X	P	P	P	X
Storage - Freight warehouses, terminals	X	X	C	X	X	P	P	X
Storage - Sheds ¹²	P	P	P	P	P	P	P	X
Utilities - Public facilities	C	C	C	C	C	P	C	P

General Notes: Accessory buildings allowable as incidental to any permitted use when located on the same site. For siting of Essential Public Facilities, see [Chapter 5.6](#)

1 - "Private" to be interpreted as for use exclusively by owner or primary occupant

2 - Designation must comply with manufactured home requirements set forth in [Chapter 3.6.01](#)

3 - Designation must comply with mobile home requirements set forth in [Chapter 3.7.01](#); mobile homes not meeting criteria, including travel trailers and recreational vehicles used as permanent residence are prohibited

4 - Two-family dwelling units (duplexes) and associated structures must also conform to all single-family home requirements defined by this ordinance

5 - Livestock restricted to no more than one (1) animal unit per acre for first animal unit, and an additional one-half (1/2) acre for each additional animal unit. Livestock must be kept in a manner not constituting a nuisance to neighboring properties

6 - Must meet apartment development requirements set forth in [Chapter 3.5.01](#) and other provisions of this ordinance

7 - CC Zoning may be subject to Town Center Overlay requirements; see official zoning map, [Chapter 2.2.01](#)

8 - Mobile home parks must comply with requirements set forth in [Chapter 3.8.01](#)

9 - Outdoor sales or storage conditioned on provision of screening or landscaping buffers mitigating visual impacts of stored materials to neighboring properties

10 - Sales areas must be located adjacent to designated arterials, and provide screening or landscaping buffers mitigating noise, light and visual impacts to neighboring properties

11 - Industrial uses located adjacent to residential zones must construct and maintain a sight-obscuring fence or wall along common property lines to mitigate noise, light and visual impacts to neighboring properties

12 - See term definition, [Chapter 8.2.01](#)

13 - See [Chapter 5.8.20](#) for location restrictions

Table 2.1.01c - Use Requirements By Zone

Symbol	Essential Use	Permitted Uses	Minimum Lot Area	Maximum Lot Density	Minimum Setback (Yard)			Maximum Building Height	Maximum Coverage ¹	Sign Restrictions	Landscaping	Fences and Hedges	Parking
RO	Single Family Residential/Open Space		10 acres	N/A	Front 15'	Side (ea.) 15'	Rear 15'	75'	30%				
R1	Single and Two-Family Residential		8,700 s.f.	N/A	15'	10'	10'	35'	40%				
R2	Multi-Family Residential		N/A	4,300 s.f. per dwelling unit	10'	7' (10' corner lot)	5'	35'	50%				
MHP	Mobile Home Park		Per Chapter 3.8, or 8,700 s.f.	10 units per acre	Per Chapter 3.8, or 15'	Per Chapter 3.8, or 10'	Per Chapter 3.8, or 10'	35'	Per Chapter 3.8, or 40%				
MRC	Mixed-Use Residential and Commercial		By Use, or 8,700 s.f.	By Use	By Use	By Use	By Use	See below ⁵	By Use				
CC ³	Central Commercial		N/A	N/A	N/A	N/A	N/A	N/A ²	N/A				
LI	Light Industrial		N/A	N/A	N/A	N/A	N/A	N/A	75%				
PQ	Public/Quasi-Public		By Use	N/A	10'	7' (10' corner lot)	5'	N/A ⁴	N/A	See Chpt. 3.1.05			
		Per Table 2.1.01b								Per Chapter 3.1	Per Chapter 3.2 and zone requirements set forth in Table 2.1.01b	Per Chapter 3.3 and zone requirements set forth in Table 2.1.01b	Per Chapter 4

1 - Maximum coverage includes gross footprint area of all buildings including accessory buildings, excludes uncovered parking and private swimming pools
 2 - Facades on buildings exceeding 35' must step back one (1) additional foot for each foot of height above 35'
 3 - CC Zoning may be subject to Town Center Overlay requirements; see official zoning map, Chapter 2.2
 4 - If adjacent to residential zone with no intervening public street or alley, maximum height to match adjacent residential zone
 5 - MRC Zone height requirements are as follows: Residential uses shall conform to Chapter 3.2 and Chapter 3.3, commercial uses shall conform to Chapter 3.6 except if adjacent to residential zone with no intervening public street or alley, maximum height to match adjacent residential zone

