

# FAQs About The 2 Parcels For Sale

## **Q: Where is this parcel located?**

A: Based on the parcel number provided (12242.9010 & 9013) and its location just south of Cheney, Washington, this property is located in unincorporated Spokane County (outside the Cheney city limits).

## **Q: What is the property's Classification?**

A: The zoning classification for this parcel is **RCV (Rural Conservation)**. The Rural Conservation (RCV) zone is part of the Spokane County Comprehensive Plan and is designed to protect areas with sensitive environmental features, such as wetlands, wildlife habitats, and steep slopes, while allowing for low-density residential use.

## **Q: What are some of the characteristics of this zone?**

A: Key Characteristics of the RCV Zone:

- Density: The typical density allowed in this zone is 1 dwelling unit per 20 acres.
- Purpose: To maintain the rural character of the land and protect natural resources.
- Common Permitted Uses:
  - Single-family residences.
  - Agricultural activities (crop production, grazing).
  - Home-based businesses (with specific permits).
  - Conservation and open space.

## **Q: How do I get more details about this property and zoning?**

A: If you need specific information regarding building permits, setbacks, or a change in use for this specific parcel, you should contact the **Spokane County Department of Building and Planning**:

- **Website:** <https://cp.spokanecounty.org/scout/map/> (You can enter the parcel number there to see exact boundaries and overlay districts).
- **Phone:** (509) 477-3675
- **Location:** 1026 W. Broadway Ave, Spokane, WA.

## **Q: What is the Density Breakdown for RCV zoning?**

A: Density Breakdown

- Base Density: 1 unit per 20 acres. This is the standard rule for a typical land division. If you bought both parcels, that would give you 60 acres. You could possibly, then, split the property into 3 standard 20-acre lots.
- Bonus/Cluster Density: 1 unit per 10 acres. This higher density is usually only granted if you use a "Rural Cluster" subdivision. To get this, you generally have to group the houses closer together on smaller lots (e.g., 1-acre or 2-acre lots) and permanently set aside the remaining large portion of the parcel (often 70% or more) as open space or resource land. If you pursued a Cluster Subdivision, you could theoretically yield **several units**. However, this requires a specific and more complex legal process, including a "Remainder Parcel" that stays undeveloped.

**Summary for these combined two parcels making 60 acres:**

| Development Type            | Allowable Units       | Requirement  |
|-----------------------------|-----------------------|--|
| <b>Standard Use</b>         | <b>1 Residence</b>    | Simple building permit process.  |
| <b>With ADU</b>             | <b>1 Main + 1 ADU</b> | Typically allowed without subdividing (subject to size limits).                |
| <b>Standard Subdivision</b> | <b>None</b>           | You would need 60 acres to create 3 standard 20-acre lots.                     |
| <b>Cluster Subdivision</b>  | <b>3 Residences</b>   | Requires clustering homes on small lots and preserving the rest as open space. |

**Q: Can I build a Detached Accessory Dwelling Unit (ADU) on the parcel?**

A: Yes, you can. It may be as large at 800 ft<sup>2</sup> of living space, no higher than 24' tall at the peak of the building, must be built within 150' of the main house on the property, and have no more than 2 bedrooms. See Spokane County Zoning Code (Section 14.802.040) for Accessory Dwelling Units in rural zones.

**Q: Are there any technicalities I should be aware of?**

A: Perhaps. Here are some key technical details for an ADU related to the design phase for RCV parcels:

- **The "Living Space" Rule:** The 800-square-foot limit applies to the **finished/conditioned** area. If you build a detached garage or a shop, the "footprint" of the building can be much larger than 800 square feet, as long as the apartment portion inside does not exceed that 800-square-foot living space limit.
- **The 150' Radius:** This is measured from the **nearest point** of the main house to the **nearest point** of the ADU. Since you would have 60 acres, this requirement is designed to prevent "rural sprawl" and keep the development footprint clustered to protect the conservation value of the RCV zone.
- **Height Measurement:** The 24-foot height limit is usually measured from the **average grade** around the building to the highest point of the roof.
- **Utilities:** Since you are in the RCV zone south of Cheney, you are likely on a well and septic system. The county will require the Spokane Regional Health District to sign off on the septic capacity for those 2 extra bedrooms.

**Q: Is it permissible to build an ADU on this parcel and use it for rental income?**

A: It is a significant advantage that Spokane County allows ADUs to be used as long-term rentals. In some neighboring jurisdictions, they require "family-only" occupancy, so having the legal right to use it as an income property adds substantial value to these 60-acres.

**Q: Can I have a “Home-Based Business” at this property?**

A: Since these parcels together are 60 acres, you may also want to ask about the rules for "Home-Based Businesses." In the RCV zone, you are often allowed more flexibility for things like small-scale ag-tourism or home workshops than you would be in a standard residential zone.

**Q: What CAN You Do?**

A: A lot.

- **Build One Primary Residence:** As the main use of the land.
- **Build One Detached ADU:** As discussed, up to **800 sq. ft.** of living space, **2 bedrooms** max, and **24' height** max.
  - **Pro-Tip:** The "800 sq. ft." usually refers to the *interior living area*. You can often build a larger structure (like a 1,200 sq. ft. shop) and have 800 sq. ft. of it finished as an apartment, provided the rest is non-living space (storage/shop).
- **Rental Income:** You are legally allowed to rent the ADU to a tenant. However, you must file a **Notice to Title** with the county acknowledging it is an ADU.
- **Agricultural Buildings:** You can build barns, silos, and hay sheds. In RCV zones, these are often exempt from standard residential height limits if they are set back from the property line (usually 1 foot of setback for every 1 foot of height).
- **Home-Based Business (Home Occupation):** You can run a small business from the **primary residence**.
  - Examples: Professional services, small repair, or crafts.
  - Limit: Usually restricted to 25% of the home's floor area or 200 sq. ft. (whichever is less).
- **Rural Clustering (Conditional):** Since you have 25 acres, if you wanted **more than one** main house, you would have to apply for a "Rural Cluster" subdivision. This would allow up to 6 homes, but they must be grouped together on small lots (e.g., 1 acre each) with the remaining ~30 acres designated as permanent open space.

**Q: What CAN'T You Do (or restricted)?**

A: This is important to know:

- **Multiple ADUs:** You are limited to **one** ADU per 20 acres. You cannot have both an attached "mother-in-law" suite in the basement *and* a detached cottage.
- **Commercial Businesses in the ADU:** The county typically restricts "Home Professions" to the **main residence** only. You generally cannot run a retail shop or a client-facing business out of the ADU itself.
- **Exceed the 150-Foot Rule:** You cannot place the ADU in a far corner of the 35 acres for privacy. It **must** be within 150 feet of the main house to prevent "rural sprawl" and minimize utility impact.
- **Unapproved Septic Expansion:** You cannot simply "hook up" the ADU to your existing septic tank if it wasn't sized for the extra bedrooms. The **Spokane Regional Health District** will require a "Septic Verification" or a new system designed for the total bedroom count (Main House + ADU).

### Here are some Important "Pertinent" Details

| Feature               | Requirement / Limit  |
|-----------------------|--|
| <b>Well/Water</b>     | If on a shared well, you must ensure your "Water Availability" certificate covers two residential connections.   |
| <b>Roof Pitch</b>     | The ADU is required to have a pitched roof with a minimum slope of <b>4:12</b> .   |
| <b>Permit Process</b> | A Detached ADU in rural zones often requires a <b>Conditional Use Permit (CUP)</b> , which can take 60–90 days for approval before you can even apply for the building permit. |
| <b>Property Taxes</b> | Adding an ADU will trigger a reassessment, but Washington state sometimes offers a <b>3-year tax exemption</b> on the value of the improvement (RCW 84.36.400).                |