



Spokane Plan Commission Agenda

March 23, 2016

2:00 PM to 5:00 PM

City Council Chambers

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda

Commission Briefing Session:

2:00 - 2:15	1) Approve March 9, 2016 Meeting Minutes	
	2) City Council/Community Assembly Liaison Reports	
	3) President Report	Dennis Dellwo
	4) Transportation Subcommittee Report	John Dietzman
	5) Secretary Report	Lisa Key

Workshops:

2:15 - 2:45	1) Economic Incentives Program	Andrew Worlock
2:45 - 3:15	2) Infill Housing Project Update	Nathan Gwinn

Board Business:

3:15 - 3:30	1) Plan Commissioner Recommendations
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Hearing:

4:00 – 4:30	1) Critical Materials Code Update	Lloyd Brewer
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Adjournment:

1) Next Plan Commission meeting will be on April 13, 2016

The password for City of Spokane Guest Wireless access has been changed:

Username: COS Guest

Password:

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs, and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Chris Cavanaugh at (509) 625-6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ccavanaugh@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. Cavanaugh at (509) 625-6383 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



Accessory Dwelling Unit: Overview

Planning & Development Services | P: 509.625.6300 | E: bdsinfo@spokanecity.org

Spokane Municipal Code § 17C.300

Definition

Accessory Dwelling Unit (ADU): A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot. ADUs are known variously as: "Mother-in-law apartments," "Accessory apartments," or "Second units."

What zones can this tool be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Accessory Dwelling Unit	✓	✓	✓	✓	✓	✓

What housing types are allowed?

Attached and detached accessory dwelling units are permitted with the following limitations:

1. Only one ADU is allowed per lot as an accessory use to a single-family home.
2. A detached ADU must either be combined with a garage or shall be the only detached structure in the rear yard setback area.

How do I apply for an ADU?

1. Submit an ADU application and fee.
2. Receive an ADU application approval letter
3. Submit this letter to be recorded at the County Auditor's Office as a deed restriction
4. Submit a conformed copy of the recorded letter to the City's Planning Dept. prior to the issuance of a building permit or safety inspection.
5. Obtain a building permit and certificate of occupancy

[Complete ADU Application Procedures]

Development Standards

Min. Lot Size: 5,000 sf.

Bulk Limitations: The ADU cannot be larger than the primary dwelling unit. The building coverage of all **detached accessory structures** may not exceed 15% of total lot area.

Development Standards Continued

ADU Size Requirements:

	Min. Size	Max. Size
Internal ADU*	250 sf.	800 sf.
Detached ADU	N/A	600 ft.

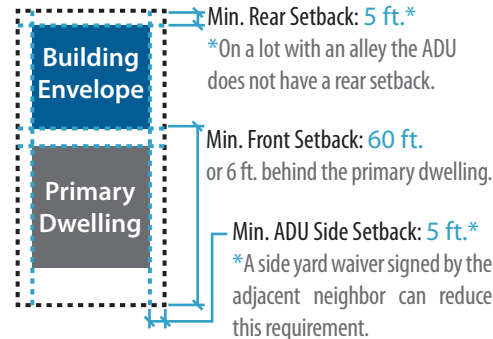
*The footprint of the principal structure, excluding an attached garage, must be not less than 800 sf. Internal ADUs may not exceed 50% of the total square footage of the principal structure's building footprint.

Max. Building Height:

	Max. Wall Height	Max. Roof Height
Detached ADU	10 ft.	20 ft.
Detached ADU Over Accessory Building	16 ft.	23 ft.

Parking: ADUs require **one additional parking space**. Existing required parking for the house (**one space**) must be maintained or replaced on-site.

Setbacks:



Occupancy: The owner of the property shall occupy one of the units as their principal residence and must occupy the dwelling unit for more than six months of each year. [Occupancy Requirement]

Other Development Standards: ADUs must adhere to Site Development Standards relating to **Conversion of Existing Detached Structures, Windows, Floor Area Ratio, Entrances, Finishes, and Utilities**. [ADU Development Standards]



▲ Detached ADU | Courtesy of accessorydwellings.org



▲ Detached ADU Over Accessory Building | West Central - Spokane, WA

References:

Spokane Municipal Code (SMC)

[Accessory Dwelling Units SMC § 17C.300]

[Accessory Structures SMC § 17C.110.225]

Design Inspiration

[City of Seattle - A Guide to Building a Backyard Cottage]

[AccessoryDwellings.org]

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.

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Attached Housing / Duplex: Overview

Planning & Development Services | P: 509.625.6300 | E: bdsinfo@spokanecity.org

Spokane Municipal Code § 17C.110.310

Definition

Attached Housing: Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line. These include: Townhouses, Row houses, and other similar structures.

Duplex: A building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.

What zones can these tools be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Attached Housing	✓	✓	✓	✓	✓	✓
Duplex	✗	✗	✗	✓	✓	✓

[Housing Types Allowed Table]

Lot Development Standards

Each house must be on a lot that complies with the lot development standards in the base zone as provided in [SMC Table 17C.110-3].

Development Standards

Number of Attached Units:

RA, RSF and RSF-C Zones

>2 Requires a PUD



RTF Zone

>8 Requires a PUD



RMF and RHD Zones

No limit to the number of attached houses that may have common walls.



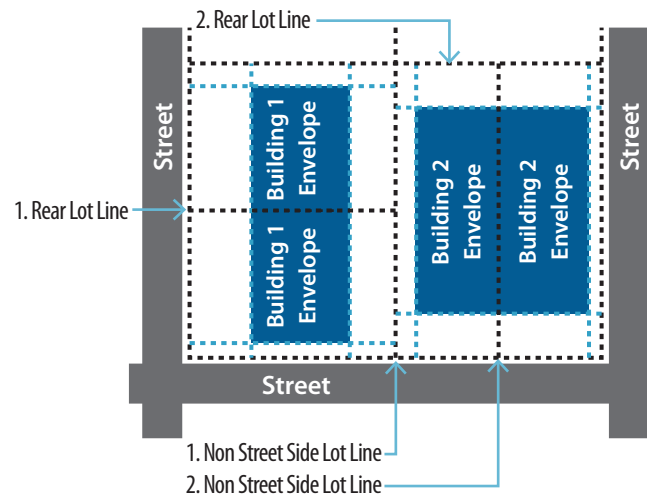
Development Standards Continued

Setbacks:

Interior lots - The side building setback on the side containing the common wall is reduced to zero. The side-building setbacks on the side opposite the common wall must be double the side setback standard of the base zone.

Corner lots - Either the rear setback or non-street side setback may be reduced to zero. However, the remaining street side lot line setback must comply with the requirements for a standard side or rear setback.

Example Site Setbacks:



Design Standards

Attached Housing and Duplexes: Attached Housing and Duplexes are subject to the design standards of [SMC § 17C.110.310].

Multi-family: Multi-family residential buildings containing three or more units are subject to the design standards of [SMC 17C.110.400-465].



▲ Browne's Addition Townhouse Style Units | Spokane, WA



▲ Kendall Yards Townhouse Style Units | Spokane, WA

References:

Spokane Municipal Code (SMC)

[Attached Housing, Detached Houses on Lots Less Than Forty Feet Wide, And Duplexes SMC § 17C.110.310]

Design Inspiration

[Portland - Infill Design Toolkit]

[Portland Courtyard Housing Design Competition]

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.

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Cottage Housing: Overview

Planning & Development Services | P: 509.625.6300 | E: bdsinfo@spokanecity.org

Spokane Municipal Code § 17C.110.350

Definition

Cottage Housing: A grouping of small, single family dwelling units clustered around a common outdoor space and developed with a coherent plan for the entire site. [\[Link to Full Definition\]](#)

What zones can this tool be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Cottage Housing	✓	✓	✓	✗	✗	✗

In addition, cottage housing development lot sizes must be **1/2 acre or larger**.

What housing types are allowed?

One- and two-story detached single-family residences.

Cottage housing shall be developed on a single site either as rentals or as condominiums.

How do I apply for Cottage Housing?

Cottage housing is allowed by **Type II Conditional Use Permit** in the **RA** and **RSF** zones, subject to compliance with the Site Development Standards and Building Design Standards. [\[Type II Conditional Use Permit Procedures\]](#) / [\[Conditional Use Permit\]](#)

Density

Min. Lot Density: 6 Units Per Lot

Max. Lot Density: 12 Units Per Acre

Density Calculation:

$$\text{Density} = \left(\frac{\text{Number of Units}}{\text{Gross Development Area}} \right)$$

Design Standards

Cottage Housing developments must adhere to Design Standards relating to: **Entrances, Building Facades, Building Form, and Porches.** [\[Cottage Housing Design Standards\]](#)

Site Development Standards

Min. Lot Size: 1/2 acre

Max Unit Floor Area: 1000 sf.

Max. First Floor Size: > 50% of Units should be ≤ 650 sf.
< 50% of Units should be ≤ 1,000 sf.

Max. Building Coverage: 40%

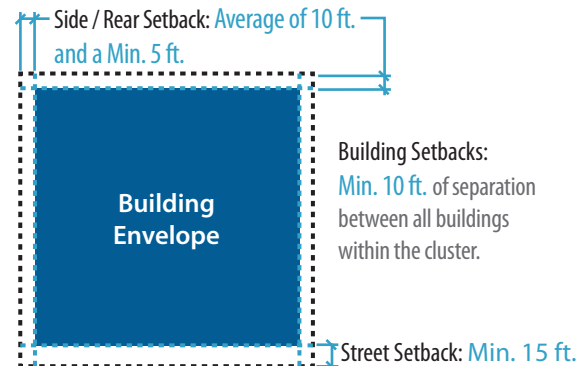
Max. Building Height: 18 ft.*

*Pitched Roofs may extend to 25 ft. with min. slope of 6:12.

Areas not included in the total floor area calculation:

- Unheated storage space under the main floor
- Architectural projections, such as bay windows, fireplaces;
- Utility closets no greater than 18 in. in depth or 6 ft. in width
- Attached roof porches (unenclosed)
- Detached garages or carports
- Spaces with ceiling height of 6 ft. or less measured to the exterior walls

Example Site Setbacks:



Pedestrian Connectivity: All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned sidewalk, public sidewalk or trail system.

Other Site Development Standards: Cottage Housing developments must adhere to Site Development Standards relating to **Landscaping, Open Space, Fences, and Parking.** [\[Site Development Standards\]](#)



▲ The Cottage Company | Conover Commons Homes - Redmond, WA



▲ The Cottage Company | Greenwood Avenue Cottages - Shoreline, WA

References:

Spokane Municipal Code (SMC)

[\[Cottage Housing SMC § 17C.110.350\]](#)

[\[Land Use Application Procedures SMC § 17G.060.070\]](#)

Design Inspiration

[\[City of Portland - Infill Design Toolkit | Courtyard Housing\]](#)

[\[The Cottage Company Website\]](#)

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.

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Pocket Residential Development: Overview

Planning & Development Services | P: 509.625.6300 | E: bdsinfo@spokanecity.org

Spokane Municipal Code § 17C.110.360

Purpose

The purpose of Pocket Residential Development (PRD) is to:

- Stimulate new compact infill housing that is compatible in scale and character to established surrounding residential areas.
- Create broader range of building forms for residential development and allow for frontage on to a private drive or walkway.

What zones can this tool be used in?

Zoning	RA	RSF	RSF-C, RTF, RMF, RHD, O, OR, CC, CA, NR, CB, and GC
PRD			

[Zoning Map]

Minimum Development Size:

RSF-C Zone: 8,700 sf. RTF Zone: 4,200 sf.

RMF and RHD Zones: 2,900 sf.

O, OR, CC, NR, CB, and GC Zones: No minimum

Maximum Development Size: 1-1/2 acres

PRDs over one and a half acres must be approved as a planned unit development

What housing types are allowed?

The housing types allowed in a PRD are those allowed in the underlying zone. [Housing Types Allowed Table]

How do I apply for a PRD?

- Attend a Predevelopment Conference
[Pre-Development Guidelines] / [Pre-development Conference Application]
- Follow the processes outlined in the Predevelopment Conference to achieve your specific development goals.

Density

Min. and Max. Density: As allowed in the underlying zone.
Development Density Calculation:

$$\text{Density} = \left(\frac{\text{Number of Units}}{\text{Gross Development Area}} \right)$$

Development Standards

Min. Lot Size Within Development: No minimum lot size.

Max. Building Height: As allowed in the underlying zone.

Max. Building Coverage:

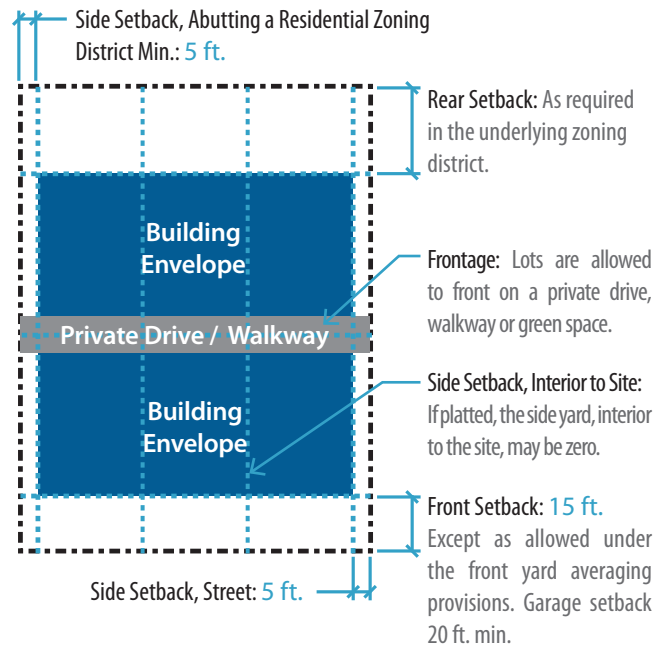
RSF-C and RTF: 40% RMF: 50% RHD: 60%

O, OR, CC, NR, CB, and GC: Unlimited

Required Outdoor Area:

PRDs shall comply with the required outdoor area standards as required by the underlying zone. [Development Standards Table]

Example Development Setbacks:



Design Standards

PRDs must adhere to design standards relating to: Ground Level Access, Parking Lots, Lighting, Fencing, and Residential Building Design. [PRD Design Standards]



▲ Detached Residences with Frontage on Walkway | Kendall Yards - Spokane, WA



▲ Attached Residences | Kendall Yards - Spokane, WA

References:

Spokane Municipal Code (SMC)

[Lot Size Requirements - SMC § 17C.110.200]

[Pocket Residential Development - SMC § 17C.110.360]

Design Inspiration

[Portland - Infill Design Toolkit]

[Portland Courtyard Housing Design Competition]

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.

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Residential Zoning: Overview

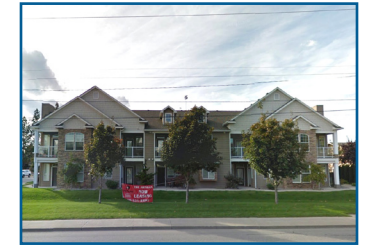
Planning & Development Services | P: 509.625.6300 | E: bdinfo@spokanecity.org

Spokane Municipal Code (SMC) § 17C.110.030

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The residential zones—[RA](#), [RSF](#), [RSF-C](#), [RTF](#), [RMF](#), and [RHD](#)—allow a wide-range of residential building types. Below is a general summary of some of the basic regulatory parameters governing the intensity and scale of development allowed in each residential zone. [Characteristics of Residential Zones SMC § 17C.110.030]

The images are examples of projects in each zone—the upper images highlighting development at the upper limit of allowed building scale and the lower images showing projects at the lower end of intended development intensity.



RA Residential Agricultural		RSF / RSF-C Residential Single Family RSF-Compact		RTF Residential Two-Family		RMF Residential Multi-Family		RHD Residential High Density	
Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)	
Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 2,100 sf. or 20 units per are	Max:	1 unit per 1,450 sf. or 30 units per acre	Max:	No Maximum
Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 4,350 sf. or 10 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre
Min. Lot Size:	7,200 sf.	Min. Lot Size:	4,350 sf./RSF-C 3,000 sf.	Min. Lot Size:	Varies	Min. Lot Size:	Varies	Min. Lot Size:	Varies
Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft. Typ.	Max. Building Height:	35 ft. Typ.
Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.
Rear:	25 ft.	Rear:	15 ft.	Rear:	15 ft.	Rear:	10 ft.	Rear:	10 ft.
Building Coverage (3): 40%		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 50%		Building Coverage (3): 60%	
Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 10 ft. x 10 ft.		Outdoor Area Per Unit: 48 sf. Min. dimension: 7 ft. x 7 ft.	

(1) [Accessory Dwelling Units (ADUs)] and [Transitional Sites] can exceed the maximum allowed density.

(2) Minimum required side setback for sites with less with than a 40 ft. lot width: 3 ft. Minimum | Garage setback: 20 ft.

(3) Maximum building coverage for small lots: Lots 3,000 - 4,999 sf. = 1,500 sf. + 37.5% for portion of lot over 3,000 sf. | Lots less than 3,000 sf. = 50%

[Development Standards Table SMC § 17C.110-3]

General standards are shown. Refer to the Land Use Code for exceptions and specific regulations.



Residential Single-family Compact Zoning: Overview

Planning & Development Services | P: 509.625.6300 | E: bdsinfo@spokanecity.org

Spokane Municipal Code § 17C.110.030

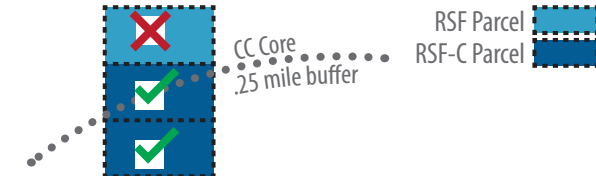
Purpose

The purpose of Residential Single-family Compact (RSF-C) is to: Allow somewhat smaller lots in appropriate locations and to allow new development flexibility in achieving the maximum density of the residential 4-10 land use designation. This zone also allows Pocket Residential Development.

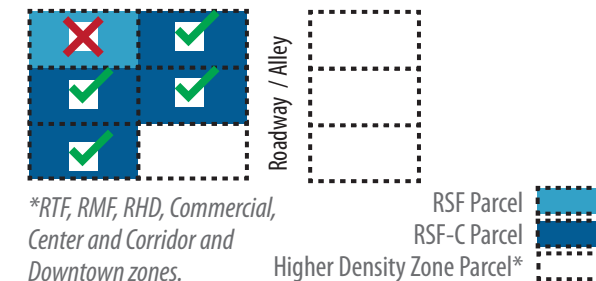
Where can this zoning be used?

Areas that are designated residential 4-10 on the land use plan map of the comprehensive plan and satisfy one of the conditions listed below. [Land Use Map]

Within .25 mile of a CC Core



Adjacent to or Across from a Higher Density Use



What housing types are allowed?

One- and two-story attached and detached single-family residences. [Housing Types Allowed Table]

How to I apply for RSF-C Zoning?

1. Attend a Predevelopment Conference.
 2. Conduct a community meeting regarding the proposed application.
 3. Submit a Type III Land Use Application and fees.
 4. Attend Public Hearing with the Hearing Examiner.
- [Rezoning Procedure for Type III Land Use Applications] / [Rezoning Application]

Density

Min. Lot Size: 3000 sf.

Min. Density: 4 Units/Acre Max. Density: 10 Units/Acre

Density Calculation:

$$\text{Density} = \left(\frac{\text{Number of Units}}{\text{Gross Development Area}} \right)$$

Site Development Standards

Max. Roof Height: 35 ft. Max. Wall Height: 25 ft.

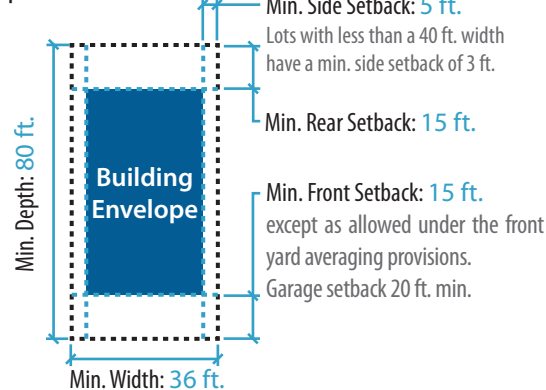
Floor Area Ratio (FAR): 0.5

FAR Attached Housing Development: 0.65

Max. Building Coverage:

Lots ≥ 5,000 sf.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.
Lots 3,000 - 4,999 sf.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.
Lots < 3,000 sf.	50%

Example Site Setbacks:



Design Standards

Some development within the RSF-C Zoning must adhere to design standards relating to: Entrances, Building Facades, Building Form, and Landscaping. [RSF-C Design Standards]



▲ Small Lot Detached Home | Kendall Yards - Spokane, WA



▲ Attached Dwelling | Manito Park - Spokane, WA

References:

Spokane Municipal Code (SMC)

[Lot Size Requirements - SMC §17C.110.200]

[Characteristics of Residential Zones - SMC §17C.110.030]

Design Inspiration

[Portland - Infill Design Toolkit]

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Generally, all points of the building reviewed under the Residential building code will be required to be within 150 feet of a curb for fire access, or will require fire suppression sprinklers.

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