



Spokane Plan Commission Agenda

November 14, 2018

2:00 PM to 5:00 PM

City Council Briefing Center/City Council Chambers
808 W. Spokane Falls Blvd., Spokane WA 99201

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 -2:30	1) Approve October 24, 2018 meeting minutes	All
	2) City Council Report	Lori Kinnear
	3) Community Assembly Liaison Report	Patricia Hansen
	4) President Report	Dennis Dellwo
	5) Transportation Sub- Committee Report	John Dietzman
	6) Secretary Report	Heather Trautman

2019-2020 Plan Commission/City Council Work Program Draft

Workshops:

2:30 – 3:30	1) Downtown Plan Update	Kevin Freibott/Melissa Wittstruck
	2) STA Update on Monroe-Regal Line & Other Current Projects	Mike Tresidder

Break:

3:30 – 4:00 Move to Council Chambers for Hearing

Hearings (Council Chambers):

4:00 – 5:00	1) Infill	Nathan Gwinn
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Adjournment:

Next Plan Commission meeting will be on November 28, 2018 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: Username: COS Guest Password: 7kj2u4GE

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 Spokane City Council Chamber and the City Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Plan Commission - Draft Minutes

October 24, 2018

Meeting Minutes: Meeting called to order at 2:01

Attendance:

- Board Members Present: Dennis Dellwo, Diana Painter, Greg Francis, Michael Baker, Sylvia St. Clair, Patricia Kienholz, Christopher Batten, Todd Beyreuther
- Board Members Not Present: Patricia Hansen; Community Assembly Liaison, Carole Shook, John Dietzman, Lori Kinnear; Council Liaison
- Staff Members Present: Heather Trautman, Tirrell Black, Kim Richards

Public Comment:

- Paul Kropp - Community Assembly Representative
 - Greg Francis will be filling in as Community Assembly Liaison until Patricia Hansen returns from her temporary leave of absence.

Briefing Session:

Minutes from the October 10, 2018, meeting approved unanimously.

1. City Council Liaison Report
 - None
2. Community Assembly Liaison Report - Greg Francis
 - Greg informed the commission that he estimates he would be covering the liaison position for the remainder of the calendar year.
3. Commission President Report - Denny Dellwo
 - Plan Commission Retreat is next Tuesday, October 30, 2018.
 - Reappointments of Carole Shook and Patricia Kienholz have been reviewed by the Mayor's office and will go before the City Council for confirmation on November 5, 2018.
4. Transportation Subcommittee Report
 - None
5. Secretary Report-Heather Trautman
 - The agenda for the remainder of the year was discussed, including the upcoming workshop regarding the proposed renaming of the East Central Community Center.
 - A draft of the 2019 Agenda schedules will be provided by the end of the year.

Workshops:

1. Infill - Parking Requirements, Lot Area, Building Coverage, Design Standards, Parking Requirements - RMF & RHD Zones - Tirrell Black
 - Presentation and overview given.
 - Questions asked and answered.

Meeting Adjourned at 4:02

Next Plan Commission Meeting is scheduled for **November 14, 2018**



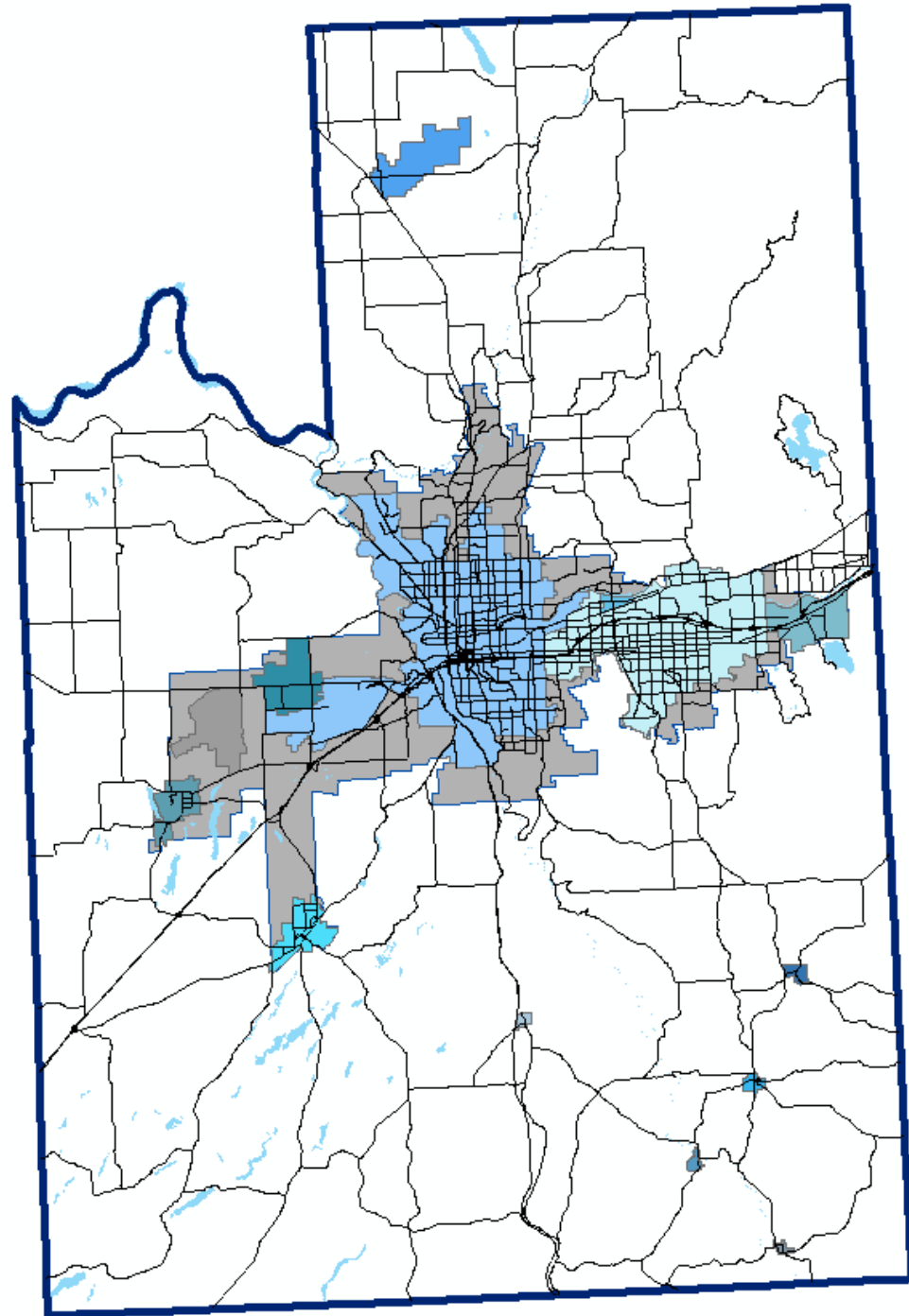
LOOKING FORWARD STA IN 2019

Spokane Plan Commission
November 14th, 2018

Mike Tresidder
Associate Transit Planner

Public Transportation Benefit Area (PTBA)

- 14% of county area
- 84% of population
- 0.7% sales tax (0.8% 4/2019)
- Board includes 9 voting members:
 - 2 - County
 - 2 - City of Spokane
 - 2 - City of Spokane Valley
 - 3 - Small Cities



Spokane Transit by the numbers

- 36 fixed bus routes
- 10,264,971 rides in 2017
- Busiest routes (annual passenger boardings)
 - 25 Division
 - 90 Sprague
 - 24 Monroe
- ~ 11,000 daily boardings @ the Plaza

Highlighted Projects

- 2019 Service Change
- Monroe-Regal HPT line
 - Monroe Station Park & Ride
- Upriver Transit Center
- Spokane Falls Transit Station

2019 Service Change

- Monroe-Regal HPT Line
- South Commuter Express
- Upriver Transit Center
- Spokane Falls Community College Transit Station
- South Spokane network adjustments
- New service on Geiger Blvd

2019 Service Change

Inventory Opportunities	
May-June 2018	Conditions & Opportunities Discussions with Neighborhoods
Preliminary Proposal & Outreach	
July 2018	Publish Preliminary Proposal
October 2018	Online Survey
	Stakeholder Outreach
Draft Recommendation	
January 2019	Publish Draft Recommendation
February 2019	Public Hearing
Final Recommendation	
March 2019	Final Recommendation Published
	STA Board Action
Implementation	
September 2019	Service Change

Monroe-Regal HPT Line



Stop Amenities

Station



~10 locations

Stop Amenities

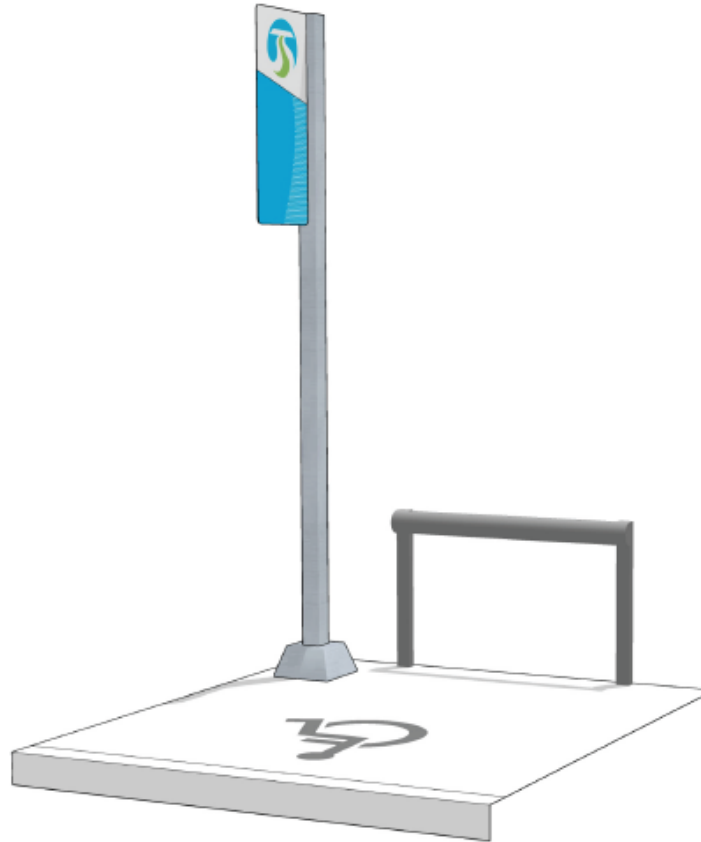
Enhanced



~25 locations

Stop Amenities

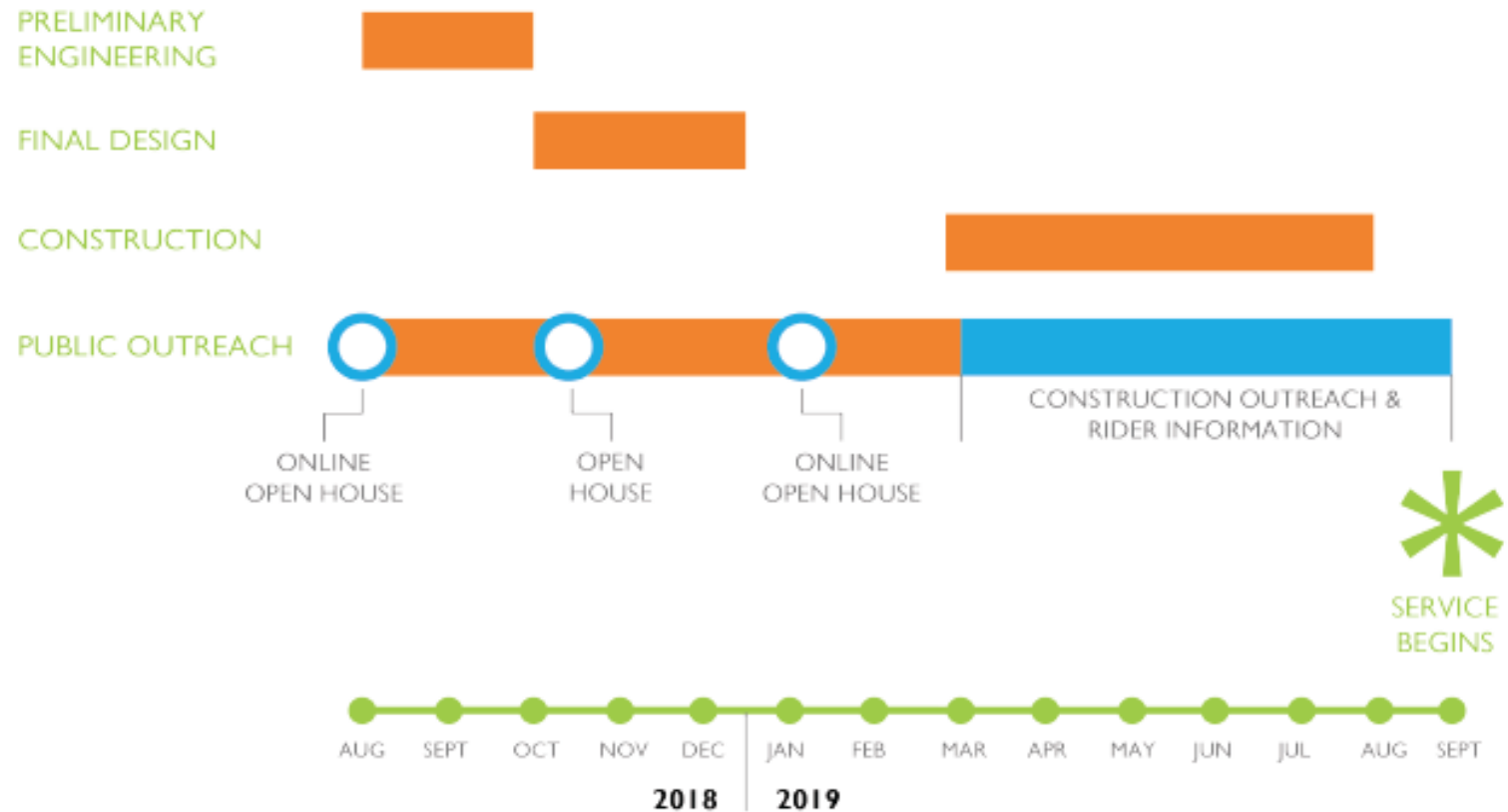
Standard



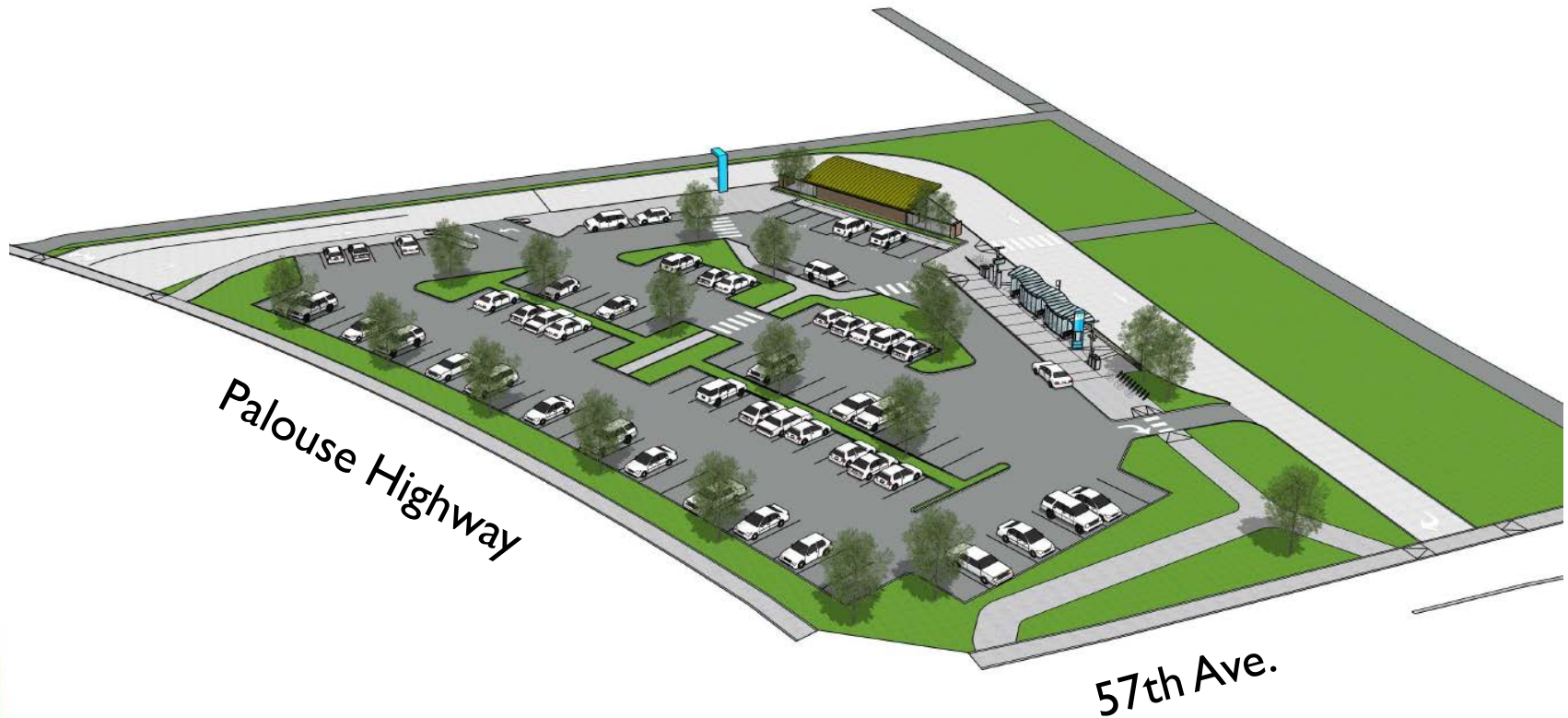
~40 locations

Current Schedule

MONROE-REGAL LINE + MORAN STATION PARK & RIDE SCHEDULE



Moran Station Park & Ride



Moran Station Park & Ride



Upriver Transit Center Fact Sheet

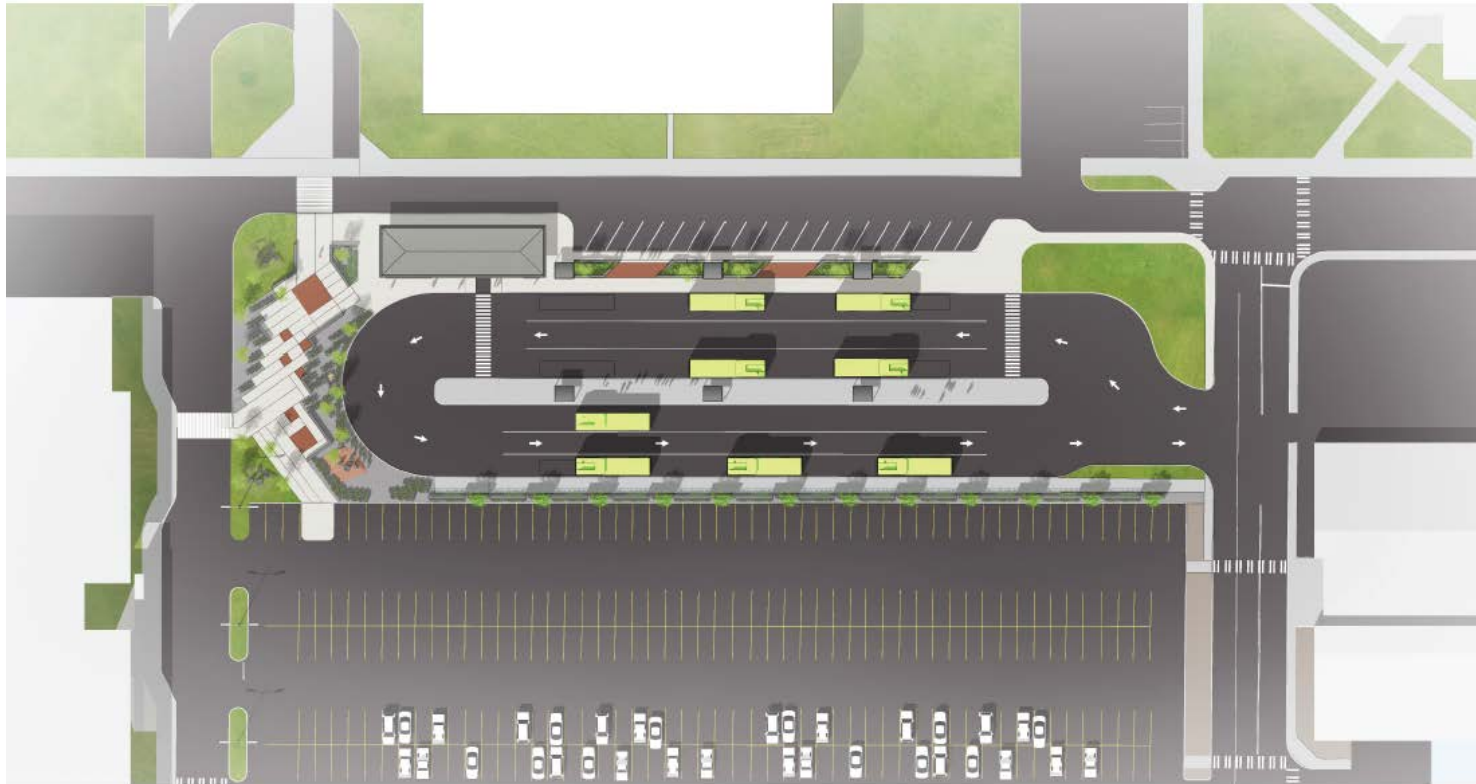
- Located on Spokane Community College Campus
- Scheduled Completion: September 2019

Upriver Transit Center



Upriver Transit Center

SITE PLAN



DRAFT

ALSC PROJECT 2018-034 UPRIVER TRANSIT CENTER



Perspective View from SW Corner



DRAFT

ALSC PROJECT 2018-034 UPRIVER TRANSIT CENTER

ALSC
ARCHITECTS

Spokane Transit
How a great city moves.

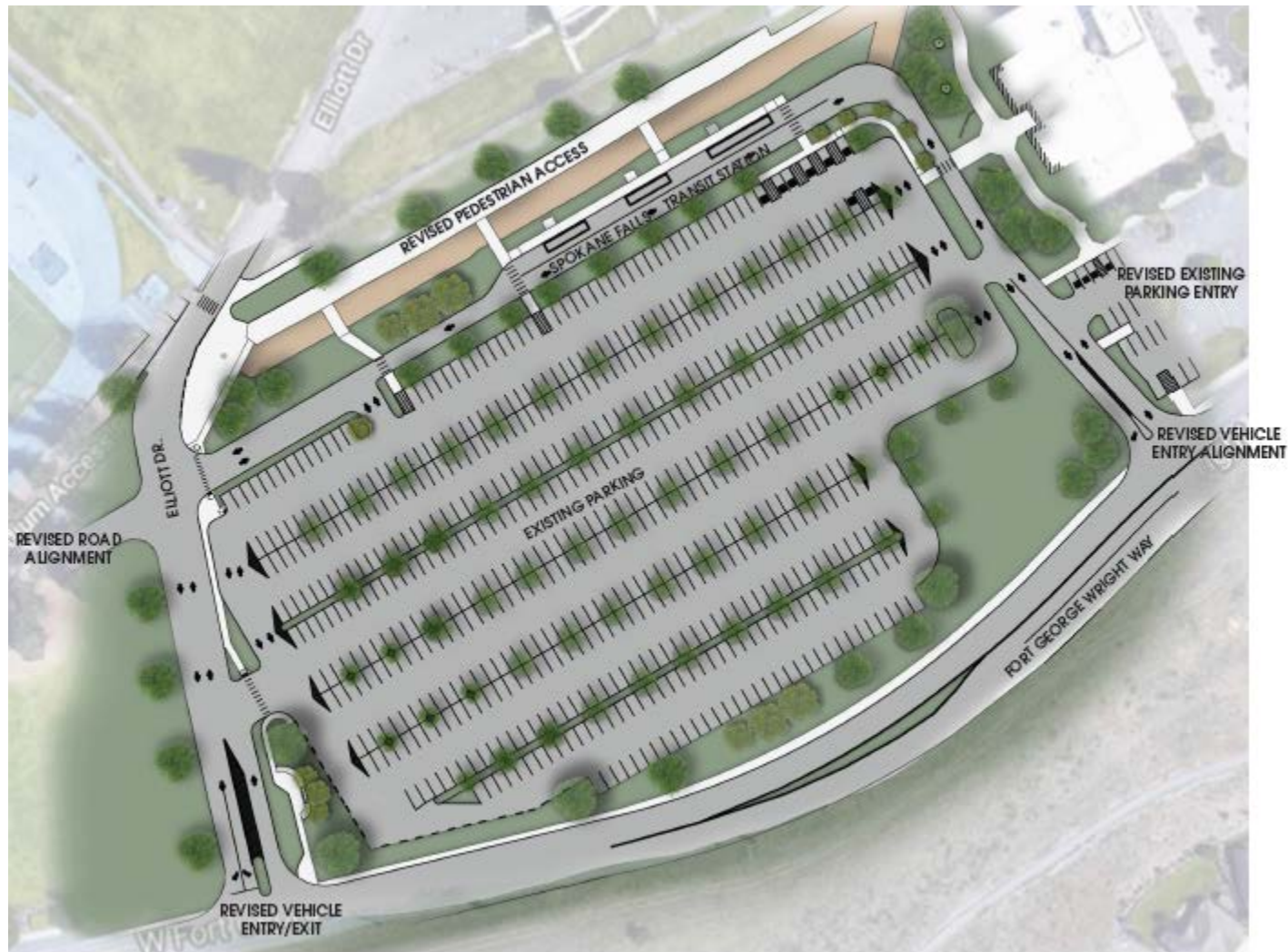
COFFMAN
ENGINEERS

Spokane Transit

Spokane Falls Transit Station Fact Sheet

- Located on Spokane Falls Community College Campus
- Scheduled Completion: September 2019

Spokane Falls Transit Station



Spokane Falls Transit Station





Questions?

STAFF REPORT ON UNIFIED DEVELOPMENT CODE
TEXT AMENDMENT
DIMENSION/TRANSITION STANDARDS FOR MULTIFAMILY ZONES

A. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: This proposal is a second phase in a series of code changes recommended by the infill development steering committee in 2016 (draft proposal Exhibit A). This proposal relates to development regulations and attached housing standards in zones that allow residential uses, primarily multifamily zones, and sites adjacent to residential zones (see map – Exhibit B).

The City Plan Commission opened a public hearing on July 11, 2018, and continued the hearing to November 14, 2018, in order to consider additional changes proposed in public comments. These additional changes are summarized as items 1 through 7 in a July 11 [briefing paper](#) (Exhibit C). The additions considered concerned height increases and reduced regulation of lot layout and minimum parking requirements for development of attached single-family houses in the higher-density zones. The specific sections affected are summarized below.

STAFF RECOMMENDATION: Staff recommends PARTIAL APPROVAL of the draft proposal Exhibit B, with recommendations to not approve certain changes to SMC 17C.110.200 and 17C.230.130.

- For details and analysis of the consistency with comprehensive plan and Spokane Municipal Code criteria for amendments to the Unified Development Code, see Section E of this report below.

Recommendations are summarized next to each draft change proposed below, with draft changes suggested in public testimony received (including those received at the July 11 hearing) shown in shaded cells below:

SMC Section/Change Proposed		Staff Recommendation
17C.110.200	Remove the wall height, currently 30 feet, leaving only the roof height of 35 feet for primary buildings in the RMF zone	Approve removal of 30-foot wall height
17C.110.200	Eliminate minimum lot area of 1,600 sq. ft. for attached houses in the RMF zone <ul style="list-style-type: none"> ▪ <i>Note: Corresponds with item #3 from July 11, 2018, hearing briefing paper</i> 	Proposed alternative: change to 1,450 sq. ft. Eliminating minimum area is unnecessary to achieve development objective and inconsistent with Policy LU 3.7. See Section (E)(1-2) of this report, below
17C.110.200	Eliminate lot depth for attached houses in the RMF zone <ul style="list-style-type: none"> ▪ <i>Note: Corresponds with item #4 from July 11, 2018, hearing briefing paper</i> 	Approve elimination of lot depth
17C.110.200	Add new building coverage standards for individual lots to apply to the whole development for attached houses in all residential zones <ul style="list-style-type: none"> ▪ <i>Note: Corresponds with item #5 from July 11, 2018, hearing briefing paper</i> 	Do not approve: the text is unnecessary to achieve development objective and uncoordinated with other requirements that limit building coverage. See Section (E)(1-2) of this report, below.

SMC Section/Change Proposed	Staff Recommendation
17C.110.215 Adopt limited height exceptions above the roof height in RMF and RHD-35 zones of 15 ft. for pitched roofs (up to 50 ft. at roof ridge) and 3 ft. for partially above-grade parking	Approve height exceptions
17C.110.310 Reduce side lot line setbacks for attached houses and combine curb cuts for some housing types on narrow lots in all residential zones	Approve changes to side lot line setbacks and curb cut locations
17C.110.310 and 17C.110.360 Apply multifamily design standards of SMC 17C.110.400 through .465 to attached housing in the RMF and RHD zones ▪ <i>Note: Corresponds with item #6 from July 11, 2018, hearing briefing paper</i>	Approve multifamily design standards for attached housing in RMF, RHD
17C.110.360 Change the maximum size for Pocket Residential Development in higher-density zones without requiring a PUD	Approve change
17C.110.360 Change homeowners' association requirements in all locations	Approve change
17C.230.100 Specify whole number rounding for parking calculations	Approve change
17C.230.130 Introduce new parking exceptions for attached housing only in RMF and RHD zones, of 30-50 percent reduction depending on proximity to centers ▪ <i>Note: Corresponds with item #7 from July 11, 2018, hearing briefing paper</i>	Proposed alternative: adopt the 1:1,000 sq. ft. calculation available to Centers, nearby areas only. Existing reductions and exceptions are adequate; proposal conflicts with existing neighborhoods. See Section (E)(1-2) of this report, below.
17C.230.140 Reduce some parking area setbacks on sites that abut residential zones	Approve changes
17G.080.065 Make corresponding changes to design standards and homeowners' association requirements in alternative residential subdivisions ▪ <i>Note: Corresponds with item #6 from July 11, 2018, hearing briefing paper</i>	Approve changes

Note: Exhibits are attached to this report. Citizen comment letters and department comments are included in the file and available online at:

- static.spokanecity.org/documents/projects/infill-housing-strategies-infill-development/2018-11-08-comments-infill-compressed.pdf

Changes to *minimum lot width* and *front lot line* for attached houses with a street curb cut (no alley parking), proposed originally, and were removed from this proposal, following public testimony, plan commission workshops, and difficulty providing on-street parking at reduced lot dimensions.

B. GENERAL INFORMATION:

Staff Contact:	Nathan Gwinn, Asst. Planner, 808 W. Spokane Blvd., Spokane, WA 99201, Phone: (509) 625-6893 ngwinn@spokanecity.org
Applicant:	City of Spokane Planning
Location of Proposal:	Citywide
Zoning/Land Use Plan Designation:	Varies: primarily residential zones (RA, RSF, RTF, RMF, RHD) and residential land use plan map designations, and adjacent sites.
SEPA Status:	A SEPA threshold Revised Determination of Nonsignificance (DNS) was issued on Oct. 31, 2018.
Enabling Procedure:	SMC 17G. 025, Unified Development Code Amendment Procedure
Plan Commission Hearing Dates:	July 11, 2018 continued to November 14, 2018

C. BACKGROUND INFORMATION:

1. **Site Description:** The several locations affected are shown on the map of zoning districts in Exhibit B.
2. **Project Description:** Development Code text amendments for dimension and transition standards for attached houses and multifamily zones.
3. **Existing and Proposed Text:** Exhibit A attached to the proposed Ordinance contains the proposed edits in “line in/line out” format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
4. **Applicable Municipal Code Regulations:** SMC 17G.025, Unified Development Code Amendment Procedures.
5. **Procedural Requirements:**
 - Notice of intent to adopt text amendments emailed to contact list on April 25, 2018;
 - Request for comments for SEPA review sent to agencies, and 60-day notice of intent to adopt text amendments sent to Washington Commerce Department, on May 18, 2018;
 - SEPA threshold determination issued June 27, 2018; revised threshold determination issued Oct. 31, 2018;
 - Notice of Plan Commission Public Hearing was posted, published, and mailed June 27, 2018, and Oct. 31, 2018;
 - Notice of Public Hearing was published in the Spokesman Review on June 27, July 4, October 31, and November 7, 2018;
 - Plan Commission Public Hearing convened July 11, 2018, continued date is scheduled for November 14, 2018.

D. AGENCY, INTERESTED DEPARTMENT, AND PUBLIC COMMENTS:

Notice of this proposal was sent to City departments and outside agencies for their review. Department comments are included in the file.

E. REVIEW CRITERIA:

SMC 17G.025.010 provides the criteria for decisions on amendments to the unified development code. The following is a list of considerations used by the plan commission and city council in determining whether a criterion for approval has been met. Following the review criteria is an analysis of the consistency of the proposal with the review criteria.

SMC 17G.025.010 Approval Criteria

The City may approve amendments to this code if it finds that:

1. The proposed amendment is consistent with the applicable provisions of the comprehensive plan; and

Staff comment: Except for proposed changes to 17C.110.200 related to minimum lot area and building coverage, and 17C.230.130 related to parking exceptions, staff advises that most changes proposed are consistent with the especially relevant Comprehensive Plan Goals and Policies listed below on pages 6-9 of this report.

One overall objective of this update is to remove current impediments in the code to achieving the densities envisioned by the comprehensive plan. For the RMF and RHD zones, which implement the Residential 15-30 and Residential 15+ residential designations of the comprehensive plan, these amendments are needed to facilitate achieving those densities through the additional flexibility for building height and site layout for various forms of housing development.

- Primary Building Height - SMC 17C.110.200, Table 17C.110-3; SMC 17C.110.215
Staff advises that the proposed height exceptions in SMC 17C.110.215 developed by the Plan Commission in workshops in 2018 are sufficient to allow three full stories and partially underground parking in all RMF and RHD-35 zones, with pitched roof forms for taller buildings, consistent with policies such as LU 5.5 Compatible Development, and DP 1.2 New Development in Established Neighborhoods.

Staff advises that it would be inconsistent to include additional height on a citywide basis for the primary structure in RMF and RHD-35 zones—to 50 feet for all roof types—as proposed in public comments, and that further review of proposals for increased height pursuant to subarea plans or rezone would be needed to complement existing neighborhoods and maintain consistency with policies LU 5.5 and DP 1.2.

- Minimum Lot Area and Maximum Building Coverage - SMC 17C.110.200, Table 17C.110-3
The changes proposed to eliminate minimum lot area in the RMF zone (part of the “Option 2” changes to the table), where there is established a maximum density of 30 dwellings per acre, are inconsistent with Policy LU 3.7 Minimum and Maximum Lot Sizes. Meanwhile, the existing 1,600 sq. ft. minimum for attached houses only allows up to 27 dwelling units per acre of land, falling short of the designated range Residential 15-30.

Therefore, instead of eliminating lot area, staff advises that the minimum lot area should not be eliminated, and instead, the lot area should be reduced from 1,600 sq. ft. to 1,450 sq. ft. for attached houses in Table 17C.110-3 to accommodate expectations for developments outside a Pocket Residential Development or Alternative Residential Subdivision. This smaller change would maintain consistency with LU 3.7.

While staff advises against eliminating the lot size and building coverage text changes to the table, as proposed under Option 2, the same development objective can be achieved under existing code, through a Pocket Residential Development (See SMC 17C.110.360 (D)(10): “There is no minimum lot size for lots created within a pocket residential development;” and SMC 17G.080.065(D)(3): “Each lot’s area and width for purposes of subdivision may be as small as the footprint of the individual dwelling unit.”)

The City balances efficient land use policies such as LU 3.6 3.6 Compact Residential Patterns with standards to implement policies such as NE 4.3 Impervious Surface Reduction. The changes to add building coverage text to the table (also part of the Option 2 text) may cause expectations of additional impervious surface and could result in confusion as pieces of attached housing are redeveloped over time.

Existing text in the code anticipates this need and provides for building coverage to be tracked over time. The Alternative Residential Subdivision regulations require a plat note to acknowledge potential limitations on development as a result of application of development standards on the parent site under SMC 17G.080.065(D)(8).

Given the ability to achieve full building coverage on individual lots under SMC 17G.080.065(D)(3), there is no need to state the same in the development table and insert greater uncertainty about successive developments exceeding the building coverage, and staff advises not adding the Option 2 text to Table 17C.110-3.

- Parking Exceptions - SMC 17C.230.130

The new parking exceptions for attached housing in the RMF and RHD zones, which were not part of the original proposal, are inconsistent in some residential areas with respect to LU 1.4 Higher Density Residential Uses, TR 18 Parking, and DP 1.2 New Development in Established Neighborhoods. Conflicts between existing development and capacity to absorb new development will create problems if the current levels of parking for new development are changed.

For example, areas zoned RHD such as Browne’s Addition and West Central recognize areas with established multifamily development and a context that is expected to continue. Other areas farther from the downtown core are less developed and do not already rely upon on-street parking for established development. Some areas of the city are platted with alleys and some areas are not.

In its recognition of urban context and key actions, Policy TR 18 Parking suggests a future, broader review of parking or parking reductions for specific areas with supportive data. Policies also direct incentives to Centers, such as parking reductions, rather than to the RMF and RHD zones, which under the proposal would see greater parking reductions than those priority growth areas. Staff advises that for the meantime, the existing code provides sufficient reductions to parking, with mechanisms in place to allow an applicant to seek a reduction in off-street parking,

such as counting qualifying on-street parking adjacent to the site (SMC 17C.230.100[G]), and receiving a reduction when frequent transit is adjacent (SMC 17C.230.130[C]).

However, a previously discussed alternative maintains consistency with Comprehensive Plan policy by ensuring proximity to Centers for the parking reduction incentive (see Goal LU 1 Citywide Land Use and LU 3 Efficient Land Use), while also tying the reduction directly to the size of the home by allowing the option of one stall per 1,000 gross square feet of floor area (Table 17C.230-1). This version was labeled “Option 1” for those workshops.

If some reduction is necessary to help incentivize construction of attached housing, staff suggests replacing the text in the draft of SMC 17C.230.130 with the text previously discussed in the October 10 and October 24 workshops, which would allow developments to use the same calculation as development with Center zoning, but only within proximity to Centers:

Option 1. F. In the RMF and RHD zones, attached housing built on a lot at least partially within one thousand three hundred twenty feet of a CC, CA, or DT zone or CC3 zoning overlay may use the minimum number of parking spaces required for residential developments in CC1, CC2, or CC3 zones in Table 17C.230-1.

Remaining parts of the proposal are consistent with supporting documents of the Comprehensive Plan. See the full text of the Comprehensive Plan for discussion following each Policy.

<https://my.spokanecity.org/shapingspokane/comprehensive-plan/>

Relevant Comprehensive Plan Goals and Policies

From Chapter 3 Land Use

Goal: LU 1 CITYWIDE LAND USE

Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane’s role as a vibrant urban center. Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

- LU 1.4 Higher Density Residential Uses
Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

Discussion: Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center’s immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and housing over retail space.

To ensure that the market for higher density residential use is directed to Centers, future higher density housing generally is limited in other areas. The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.

Goal: LU 2 PUBLIC REALM ENHANCEMENT.

Encourage the enhancement of the public realm.

- **LU 2.2 Performance Standards**

Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses ... Performance and design standards should address, among other items, traffic and parking/loading control, ... reduced parking, and increased density, in exchange for development that enhances the public realm.

Goal: LU 3 EFFICIENT LAND USE

Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

- **LU 3.1 Coordinated and Efficient Land Use**

Encourage coordinated and efficient growth and development through ... regulatory incentives ... The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development.

- **LU 3.6 Compact Residential Patterns**

Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.

- **LU 3.7 Maximum and Minimum Lot Sizes**

Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.

Goal: LU 5 DEVELOPMENT CHARACTER

Promote development in a manner that is attractive, complementary, and compatible with other land uses.

- **LU 5.5 Compatible Development**

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

- **LU 7.1 Regulatory Structure**

Develop a land use regulatory structure that utilizes a variety of mechanisms to promote development that provides a public benefit.

Discussion: ... For instance, a development may be allowed ... increased building height if there is ... some other development feature that results in a direct benefit to the public.

From Chapter 4 Transportation

- TR 18 Parking

Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.

Key Actions

... f. Review parking minimums to ensure they are not resulting in a disconnect in the amount of parking provided and land use goals.

... h. Enforce on-street parking in areas where there are spill over parking from neighboring development to ensure that driveways are not blocked.

From Chapter 6 Housing

Goal: H 1 HOUSING CHOICE AND DIVERSITY

Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

- H 1.7 Socioeconomic Integration
Promote socioeconomic integration throughout the city.
- H 1.9 Mixed-Income Housing
Encourage mixed-income developments throughout the city.
- H 1.18 Distribution of Housing Options
Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.
- H 1.19 Senior Housing
Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain within their neighborhoods as their housing needs change.

From Chapter 7 Economic Development

- ED 7.6 Development Standards and Permitting Process
Periodically evaluate and improve the City of Spokane's development standards and permitting process to ensure that they are equitable, cost-effective, timely, and meet community needs and goals.

From Chapter 8 Urban Design and Historic Preservation

Goal: DP 1 PRIDE AND IDENTITY

Enhance and improve Spokane's visual identity and community pride.

- DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Goal: DP 2 URBAN DESIGN

Design new construction to support desirable behaviors and create a positive perception of Spokane.

- DP 2.2 Design Guidelines and Regulations
Adopt regulations and design guidelines consistent with current definitions of good urban design.
- DP 2.12 Infill Development
Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

From Chapter 9 Natural Environment

Goal: NE 4 SURFACE WATER

Provide for clean rivers that support native fish and aquatic life and that are healthy for human recreation.

- NE 4.3 Impervious Surface Reduction
Continue efforts to reduce the rate of impervious surface expansion in the community.

SMC 17G.025.010 Approval Criteria

The City may approve amendments to this code if it finds that:

2. The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment.

Staff comment: Except for the specific changes in Sections 17C.110.200 and 17C.230.130 identified below, the proposed changes balance the objectives of the comprehensive plan in changing the existing residential development standards to use building sites in higher-density residential zones and areas near centers more efficiently. The changes improve conditions for townhouse development to incentivize more medium density, attached single-family construction, providing additional housing choice to the community. The changes improve conditions for infill development and reducing sprawl, and contribute to the public health, safety, and welfare of these areas designated for higher density.

Proposed changes to development standards in the RHD and RMF zone, including the new limited height exceptions in RMF and RHD-35 zones, would make development of vacant or underutilized sites easier, contributing to urban growth in desired areas closer to the desired densities of housing units per residential acre.

This proposal has been reviewed by city departments responsible for providing public services and facilities. All affected departments and outside agencies providing services in the subject areas have had an opportunity to comment on the proposal.

- Minimum lot area and maximum building coverage - SMC 17C.230.130
The Development Services Center staff expressed verbal concerns that changes to the minimum lot area and building coverage standards in Table 17C.110-3 in SMC 17C.110.200 may create confusion and false expectations for applicants for a building permit, short plat, or other project permit, given desired coordination with stormwater and other requirements which limit building coverage, and bypassing provisions recently passed in 2018 under Ordinance C35575 to Pocket Residential Development (SMC 17C.110.360) and Alternative Residential Subdivision (SMC 17G.080.065), designed to provide property title notice. This text is labeled “Option 2” in the hearing draft (Exhibit A). The changes labeled “Option 1” would make recommended changes to existing language in Pocket Residential Development/Alternative Residential Subdivision, including removing a PUD requirement for any development larger than 1.5 acres in higher-density zones, and the requirement for a homeowners’ association for common areas. Meanwhile, City staff recommend the Plan Commission does not approve the Option 2 text and leave the minimum lot area and building coverage standards the same.
- Parking Exceptions – SMC 17C.230.130
Comments in the record were received from the City's Solid Waste Collection Department and Code Enforcement and Parking Services office that indicated the parking exceptions proposed in SMC 17C.230.130 pose operational problems and would not be appropriate for all of the areas proposed. As drafted, the exceptions conflict with the public safety and welfare in some of the locations affected due to existing challenges with enforcement and solid waste service delivery. Comments were directed to **earlier** versions of the exception than those in the hearing draft, one version of which would have required more parking and encouraged smaller homes to qualify for reductions.

The City balances housing affordability concerns (providing parking is a development cost) with the need to ensure that streets and alleys comprising the public right-of-way continue to function adequately for transportation, emergency services, stormwater treatment, provision of utilities, and solid waste collection. Staff advises that the existing code provides sufficient reductions to parking, or that a more modest reduction near centers is appropriate, as described under (E)(1) of this report, above.

The non-project action has been reviewed in accordance with the State Environmental Policy Act (SEPA), a DNS was issued October 31, 2018. Implementation of the changes will occur through development project approvals (such as building permits) and may be subject to project action SEPA review at that time.

Staff advises that except for proposed changes to 17C.110.200 and 17C.230.130, this criterion is met.

Exhibit A

ORDINANCE NO. _____

An ordinance relating to dimensional standards for attached housing and multifamily development in residential zones, amending Spokane Municipal Code (SMC) sections 17C.110.200, 17C.110.215, 17C.110.310, and 17C.110.360.

The City of Spokane does ordain:

Section 1. That SMC section 17C.110.200 is amended to read as follows:

17C.110.200 Lot Size

A. Purpose.

The standards of this section allow for development on lots, but do not legitimize lots that were divided in violation of [chapter 17G.080 SMC](#), Subdivisions. The required minimum lot size, lot depth, lot width and frontage requirements for new lots ensure that development will, in most cases, be able to comply with all site development standards. The standards also prevent the creation of very small lots that are difficult to develop at their full density potential. Finally, the standards also allow development on lots that were reduced by condemnation or required dedications for right-of-way.

B. Existing Lot Size.

1. Development is prohibited on lots that are not of sufficient area, dimension and frontage to meet minimum zoning requirements in the base zone. Except:
 - a. one single-family residence may be developed on a lot that was legally created under the provisions of chapter 58.17 RCW, Plats – Subdivisions – Dedications, or applicable platting statutes;
 - b. a PUD lot may be less than the minimum size of the base zone, if such lot is delineated on a PUD plan, which has been approved by the hearing examiner. All use and development standards of the zone wherein such lot is located, shall be complied with, unless modified through the PUD process by the hearing examiner. A PUD shall comply with the requirements of subsection (C) of this section.
2. No lot in any zone may be reduced so that the dimension, minimum lot area, frontage or area per dwelling unit is less than that required by this chapter, except as modified through the PUD process by the hearing examiner.
3. Lots Reduced by Condemnation or Required Dedication for Right-of-way. Development that meets the standards of this chapter is permitted on lots, or combinations of lots, that were legally created and met the minimum size requirements at the time of subdivision, but were reduced below one or

more of those requirements solely because of condemnation or required dedication by a public agency for right-of-way.

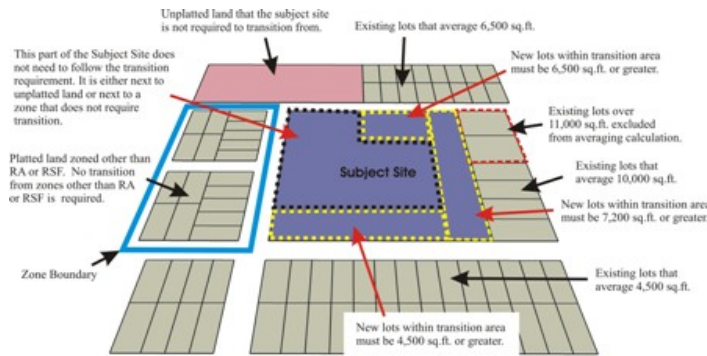
C. Land Division.

All new lots created through subdivision must comply with the standards for the base zone listed in Table 17C.110-3.

1. Transition Requirement.

For sites two acres or greater, transition lot sizes are required to be included as a buffer between existing platted land and new subdivision subject to the requirements of this section. The purpose of this section is to transition lot sizes between the proposed and existing residential developments in order to facilitate compatible development and a consistent development pattern. In the RA and RSF zones, the minimum lot size is subject to transitioning of lots sizes. Lots proposed within the initial eighty feet of the subject property are required to transition lot sizes based on averaging under the following formulas:

- a. Transitioning is only required of properties adjacent to or across the right-of-way from existing residential development. "Existing residential development" in this section shall mean existing lots created through subdivision or short plat.
- b. Lot size in the transition area is based on the average of the existing lot size in subdivisions adjacent to, or across the street from, the subject property. Lots greater than eleven thousand square feet are not counted in the averaging.
- c. If the existing average lot size is greater than seven thousand two hundred square feet, then the lot size in the transition area can be no less than seven thousand two hundred square feet.
- d. If the existing average lot size is less than seven thousand two hundred square feet, then the lot size in the transition area can be equal to or greater than the average.
- e. If the subject site shares boundaries with more than one subdivision, the minimum lot size in the transition area shall be based on the average lot sizes along each boundary. When two boundaries meet, the lot size shall be based on the larger of the two boundaries. See example below; and



- f. If the subject site shares a boundary with property zoned other than RA or RSF, then there are no transition requirements along that boundary.
 - g. After the first set of lots in the transition area, lot sizes may be developed to the minimum lot size of the base zone, i.e., four thousand three hundred fifty square feet in the RSF zone.
2. Planned unit developments, combined with a subdivision, may reduce the minimum lot size, lot width, lot depth and frontage requirements in the RA and RSF zones pursuant to [SMC 17G.070.030\(C\)\(1\)](#), except in the transition area required by subsection (C)(1) of this section.
- D. **Ownership of Multiple Lots.**
Where more than one adjoining lot is in the same ownership, the ownership may be separated as follows:
1. If all requirements of this chapter will be met after the separation, including lot size, density and parking, the ownership may be separated through either a boundary line adjustment (BLA) or plat, as specified under [chapter 17G.080 SMC](#), Subdivisions.
 2. If one or more of the lots does not meet the lot size standards in this section, the ownership may be separated along the original plat lot lines through a boundary line adjustment (BLA).
- E. **New Development on Standard Lots.** New development on lots that comply with the lot size standards in this section are allowed subject to the development standards and density requirements of the base zone as required under Table 17C.110-3.
- F. **Lot Frontage.** All residential lots shall front onto a public street and meet the minimum lot frontage requirements of Table 17C.110-3. Except, that frontage on a public street is not required for lots created through alternative residential subdivision under [SMC 17G.080.065](#), and lots approved in a planned unit

development or a manufactured home park may have lots or spaces fronting onto private streets, subject to the decision criteria of [SMC 17H.010.090](#).

TABLE 17C.110-3 DEVELOPMENT STANDARDS [1]					
DENSITY STANDARDS					
	RA	RSF & RSF-C	RTF	RMF	RHD
Density - Maximum	4,350 (10 units/acre)	4,350 (10 units/acre)	2,100 (20 units/acre)	1,450 (30 units/acre)	--
Density - Minimum	11,000 (4 units/acre)	11,000 (4 units/acre)	4,350 (10 units/acre)	2,900 (15 units/acre)	2,900 (15 units/acre)
MINIMUM LOT DIMENSIONS LOTS TO BE DEVELOPED WITH:					
Multi-Dwelling Structures or Development					
	RA	RSF & RSF-C	RTF	RMF	RHD
Minimum Lot Area				2,900 sq. ft.	2,900 sq. ft.
Minimum Lot Width				25 ft.	25 ft.
Minimum Lot Depth				70 ft.	70 ft.
Minimum Front Lot Line				25 ft.	25 ft.
Compact Lot Standards [2]					
Minimum Lot Area [3]		3,000 sq. ft.			
Minimum Lot Width		36 ft.			
Minimum Lot Depth		80 ft.			
Minimum Front Lot Line		30 ft.			
Attached Houses as defined in SMC 17A.020.010					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,600 sq. ft.	((1,600 sq. ft.)) <u>None</u>	None

ATTACHED HOUSES OPTION 1
No change to min. lot area in
RMF zone – instead, change text
of 17G.080.065

OPTION 2 (shown here) –
change 1,600 sq. ft. to none with
other code language to be
developed.

Minimum Lot Width	40 ft.	40 ft.	36 ft. or 16 ft. with alley parking and no street curb cut	Same	Same
Minimum Lot Depth	80 ft.	80 ft.	50 ft.	((25-ft.)) <u>None</u>	((25-ft.)) <u>None</u>
Minimum Front Lot Line	40 ft.	40 ft.	Same as lot width	Same as lot width	Same as lot Width

ATTACHED HOUSES
OPTION 1 – Do not add text related to maximum building coverage or min. lot area to this table (Table 17C.110-3), but change the text of 17G.080.065 as shown in separate companion ordinance

ATTACHED HOUSES OPTION 2 – Add the following statement about maximum building coverage in the next line in Table 17C.110-3, which is existing text adapted from 17G.080.065(D)(5). This option would bypass the process of 17G.080.065 and the provision to place plat notes on the subdivision map about limitation on building additions and repair.

<u>Maximum Building Coverage</u>	<u>All buildings located within the development shall not exceed the maximum building coverage stated below for primary structures. Lots within the development may be as small as the footprint of an individual attached home</u>
----------------------------------	---

Detached Houses					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft.	36 ft.	25 ft.	25 ft.
Minimum Lot Depth	80 ft.	80 ft.	40 ft.	25 ft.	25 ft.
Minimum Front Lot Line	40 ft.	40 ft.	30 ft.	25 ft.	25 ft.

Duplexes					
Minimum Lot Area			4,200 sq. ft.	2,900 sq. ft.	None
Minimum Lot Width			25 ft.	25 ft.	25 ft.
Minimum Lot Depth			40 ft.	40 ft.	25 ft.
Minimum Front Lot Line			25 ft.	25 ft.	25 ft.
PRIMARY STRUCTURE					
Maximum Building Coverage (except see above for attached houses) <i>[Option 2 text]</i>					
	RA	RSF & RSF-C	RTF	RMF	RHD
Lots 5,000 sq. ft. or larger	40%	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	50%	60%
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.				
Lots less than 3,000 sq. ft.	50%				
Building Height					
Maximum Roof Height (([5]))	35 ft. [5]	35 ft. [5]	35 ft. [5]	35 ft. [6]	35 ft. [6]
Maximum Wall Height	25 ft.	25 ft.	25 ft.	((30 ft. [6])) --	--
Floor Area Ratio (FAR)					
FAR	0.5	0.5 [4]	0.5 [4]	--	--
Setbacks					
Front Setback [7, 8]	15 ft.				
Side Lot Line Setback – Lot width more than 40 ft.	5 ft.				
Side Lot Line Setback – Lot width 40 ft. or less	3 ft.				

Street Side Lot Line Setback [7]	5 ft.				
Rear Setback [9, 10]	25 ft.	25 ft. [11]	15 ft.	10 ft.	10 ft.
Required Outdoor Area					
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	200 sq. ft. 10 ft. x 10 ft.	48 sq. ft. 7 ft. x 7 ft.
ACCESSORY STRUCTURES					
	RA	RSF & RSF-C	RTF	RMF	RHD
Maximum Roof Height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Maximum Wall Height	30 ft.	15 ft.	15 ft.	35 ft.	35 ft.
Maximum Coverage [12]	20%	15%	15%	See Primary Structure	See Primary Structure
Front Setback	20 ft.				
Side Lot Line Setback – Lot width 40 ft. or wider [13]	5 ft.				
Side Lot Line Setback – Lot width less than 40 ft. [13]	3 ft.				
Street Side Lot Line [14]	20 ft.				
Rear [13]	5 ft.				
Rear with Alley	0 ft.				

Notes:

-- No requirement

[1] Plan district, overlay zone, or development standards contained in SMC 17C.110.310 through 360 may supersede these standards.

[2] See SMC 17C.110.209, Compact Lot Standards.

[3] For developments two acres or greater, lots created through subdivision in the RA, RSF and the RSF-C zones are subject to the lot size transition requirements of SMC 17C.110.200(C)(1).

[4] In the RSF-C and RTF zones, and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, FAR may be increased to 0.65 for attached housing development only.

[5] No structure located in the rear yard may exceed twenty feet in height.

[6] Base zone height may be modified according to SMC 17C.110.215, Height.

[7] Attached garage or carport entrance on a street is required to be setback twenty feet from the property line.

[8] See SMC 17C.110.220(D)(1), setbacks regarding the use of front yard averaging.

[9] See SMC 17C.110.220(D)(2), setbacks regarding reduction in the rear yard setback.

[10] Attached garages may be built to five feet from the rear property line except, as specified in SMC 17C.110.225(C)(6)(b), but cannot contain any living space.

[11] In the RSF-C zone and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, the rear setback is 15 feet.

[12] Maximum site coverage for accessory structures is counted as part of the maximum site coverage of the base zone.

[13] Setback for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner, except, as specified in SMC 17C.110.225(C)(5)(b).

[14] The setback for a covered accessory structure may be reduced to five feet from the property line.

Section 2. That SMC section 17C.110.215 is amended to read as follows:

17C.110.215 Height

A. Purpose.

The height standards promote a reasonable building scale and relationship of one residence to another and they promote privacy for neighboring properties. The standards contained in this section reflect the general building scale and placement of houses in the City's neighborhoods.

B. Height Standards.

The maximum height standards for all structures are stated in [Table 17C.110-3](#). The building height shall be measured using the following method:

1. The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing grade or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. For determining structure height, the exterior wall shall include a plane between the supporting members and between the

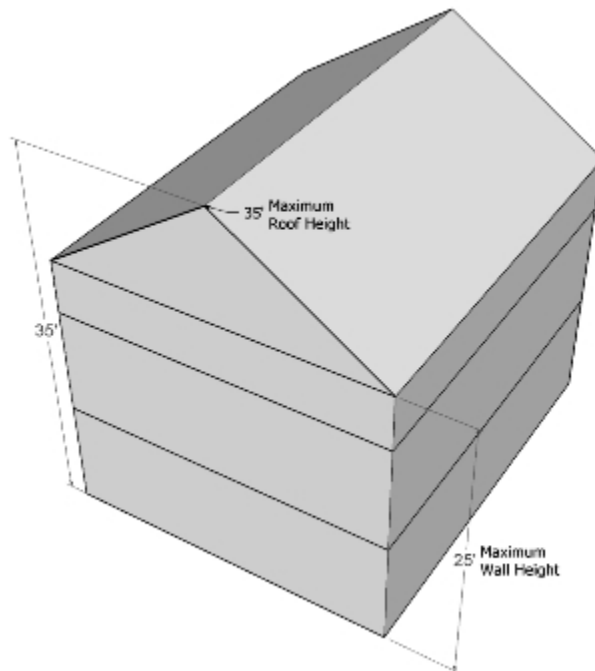
roof and the ground. The vertical distance between the existing grade, or finished grade, if lower, and the parallel plan above it shall not exceed the maximum height of the zone.

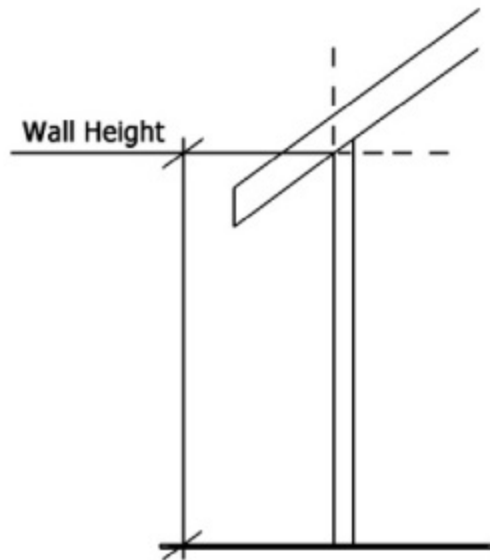
2. When finished grade is lower than existing grade, in order for an upper portion of an exterior wall to avoid being considered on the same vertical ((plan)) plane as a lower portion, it must be set back from the lower portion a distance equal to two times the difference between the existing and finished grade on the lower portion of the wall.
3. Depressions such as window wells, stairwells for exits required by other codes, “barrier free” ramps on grade, and vehicle access driveways into garages shall be disregarded in determining structure height when in combination they comprise less than fifty percent of the facade on which they are located. In such cases, the grade for height measurement purposes shall be a line between the grades on either side of the depression.
4. No part of the structure, other than those specifically exempted or excepted under the provisions of the zone, shall extend beyond the plan of the maximum height limit.
5. Underground portions of the structure are not included in height calculations. The height of the structure shall be calculated from the point at which the sides meet the surface of the ground.
6. For purposes of ((measure)) measuring building height in residential zones, the following terms shall be interpreted as follows:
 - a. “Grade” means the ground surface contour (see also “existing grade” and “finished grade”).
 - b. “Fill” means material deposited, placed, pushed, pulled or transported to a place other than the place from which it originated.
 - c. “Finished grade” means the grade upon completion of the fill or excavation.
 - d. “Excavation” means the mechanical removal of earth material.
 - e. “Existing grade” means the natural surface contour of a site, including minor adjustments to the surface of the site in preparation for construction.

<p style="text-align: center;">TABLE 17C.110.215-1 MAXIMUM HEIGHT</p>

Maximum Wall Height [1]	25 ft.
Maximum Roof Height [2]	35 ft.
<p>[1] The height of the lowest point of the roof structure intersects with the outside plane of the wall.</p> <p>[2] The height of the ridge of the roof.</p> <p>See “Example A” below.</p>	

((C-)) **Example A**

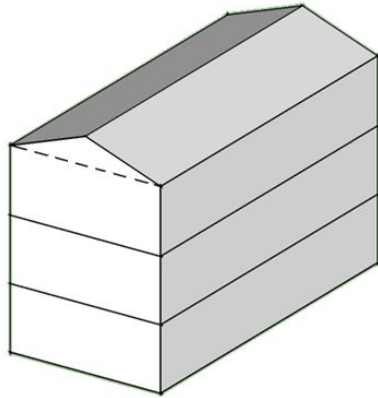




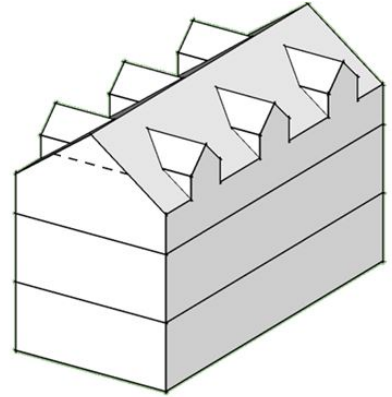
C. Exceptions to the maximum height standard are stated below:

1. Exceptions to the maximum structure height in the RMF and RHD zones are designated on the official zoning map by a dash and a height listed after the zone map symbol (i.e., ((CB)) RHD-150). Changes to the height limits in the RMF and RHD zones require a rezone. Height limits are ~~((thirty feet,))~~ thirty-five feet, forty feet, fifty-five feet, seventy feet, or one hundred fifty feet depending on location.
2. In RMF and RHD zones where the maximum structure height is thirty-five feet, pitched roof structures are allowed an additional fifteen feet above the maximum height standard stated in Table 17C.110-3, provided that the roof:
 - a. incorporates pitched roof forms having slopes between 4:12 and 12:12; and
 - b. is a gabled or hipped roof, which may include dormers (see Figure 17C.110-A).

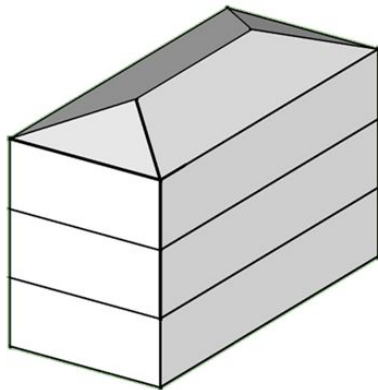
Figure 17C.110-A: Roof Types Eligible for Height Exception.



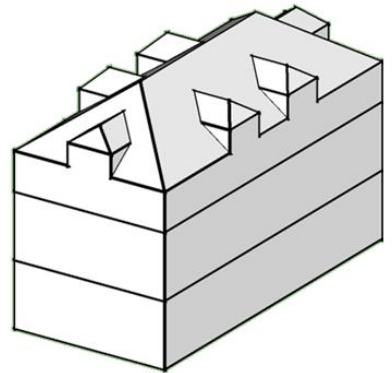
Gabled roof



Gabled roof & dormers



Hipped roof

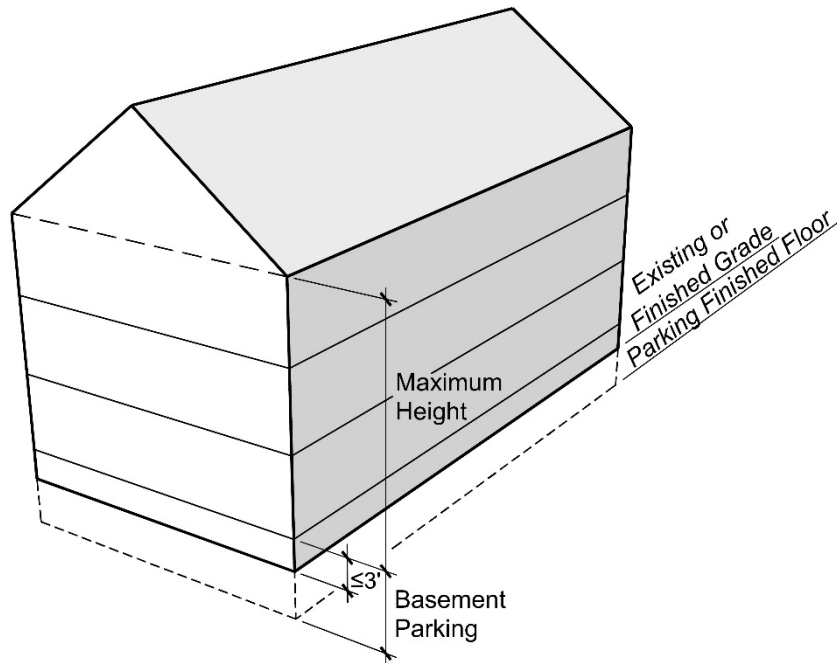


Hipped roof & dormers

[Note: Add the graphic above.]

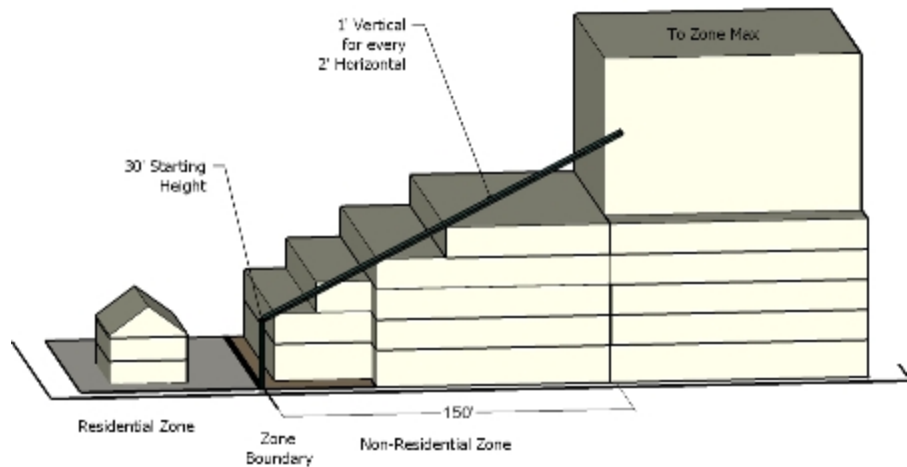
3. In the RMF and RHD zones, height does not include up to three feet of the above-grade portions of basement parking, where the elevation of the first residential finished floor is three feet or less above the lowest elevation of the existing grade or finished grade, whichever is lower. See Figure 17C.110-D.

Figure 17C.110-D: Basement Parking Excluded from Height.



[Note: Add the graphic above.]

- ((2)) 4. Buildings and structures over fifty feet in height must follow the design, setback and dimensional standards found in chapter 17C.250 SMC, Tall Building Standards.
- ((3)) 5. Adjacent to Single-family and Two-family Residential Zones.
To provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent single-family and two-family residential zones:
 - a. for all development within one hundred fifty feet of any single-family or two-family residential zone the maximum building height is as follows:
 - i. Starting at a height of thirty feet ((7)) at the residential zone boundary additional building height may be added at a ratio of one to two (one foot of additional building height for every two feet of additional horizontal distance from the closest single-family or two-family residential zone). The building height transition requirement ends one hundred fifty feet from the single-family or two-family residential zone and then full building height allowed in the zone applies.



((4)) 6. Projections Allowed.

Chimneys, flagpoles, satellite receiving dishes and other similar items with a width, depth or diameter of three feet or less may extend above the height limit, as long as they do not exceed three feet above the top of the highest point of the roof. If they are greater than three feet in width, depth or diameter, they are subject to the height limit.

((5)) 7. Farm Buildings.

Farm buildings such as silos, elevators and barns are exempt from the height limit as long as they are set back from all lot lines at least one foot for every foot in height.

((6)) 8. Utility power poles and public safety facilities are exempt from the height limit.

((7)) 9. Radio and television antennas are subject to the height limit of the applicable zoning category.

((8)) 10. Wireless communication support towers are subject to the height requirements of chapter 17C.355A SMC, Wireless Communication Facilities.

((9)) 11. Uses approved as a conditional use may have building features such as a steeple or tower which extends above the height limit of the underlying zone. Such building features must be set back from the side property line adjoining a lot in a residential zone a distance equal to the height of the building feature or one hundred fifty percent of the height limit of the underlying zone, whichever is lower.

D. Special Height Districts.

Special height districts are established to control structure heights under particular circumstances such as preservation of public view or airport approaches. See [chapter 17C.170 SMC](#), Special Height Overlay Districts.

E. Accessory Structures.

The height of any accessory structure located in the rear yard, including those attached to the primary residence, is limited to twenty feet in height, except a detached ADU above a detached accessory structure may be built to twenty-three feet in height.

Section 3. That SMC section 17C.110.310 is amended to read as follows:

17C.110.310 Attached Housing, Detached Houses on Lots Less than Forty Feet Wide, and Duplexes

A. Purpose.

Attached housing, detached houses on narrow lots and duplexes allow for energy-conserving housing and a more efficient use of land. See definition of attached housing under chapter 17A.020 SMC.



B. Qualifying Situations.

Sites located in the ~~((RSF))~~ RA through the RHD zones. All lots must be under the same ownership or a signed and recorded agreement to participate in an attached housing development must be submitted to the City by all property owners at the time of building permit application.

C. Lot Development Standards.

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

D. Building Setbacks for Attached Housing.

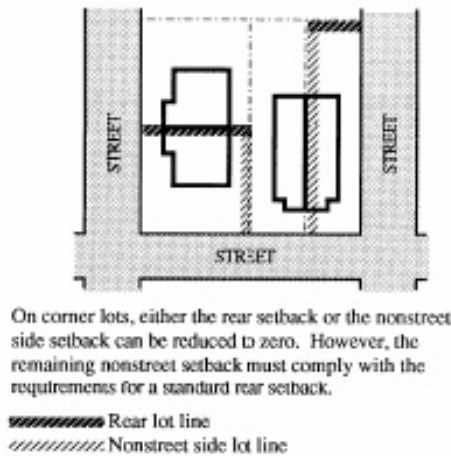
1. Interior Lots.

On 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.))~~

2. Corner Lots.

On 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.



E. Design Standards.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration.

1. A multi-family residential building of three or more units ~~((is))~~ and attached housing in the RMF and RHD zones are subject to the design standards of SMC 17C.110.400 through 17C.110.465.
2. For detached houses on lots forty feet or less wide ~~((and attached housing))~~ and duplexes, where permitted, in the RSF, RSF-C, RTF, RMF and RHD zones, as well as attached housing in the RA, RSF, RSF-C, and RTF zones, the following design standards must be met:
 - a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)
 - b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)

- c. ((~~Generous~~)) Use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged, with plantings consistent with L3 open area landscaping standard of SMC 17C.200.030. (P)
- d. Front facade.
Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)
- e. Duplexes and attached houses on corner lots ((~~shall~~)) should be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)
- f. Detached houses on lots forty feet or less wide and both units of a duplex or attached houses must meet the following standards to ensure that the units have compatible elements. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:
 - i. Entrances. Each of the units must have its address and main entrance oriented toward a street frontage. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)
 - ii. Each unit must have a covered, main entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. (R)
 - iii. Buildings must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)
 - iv. Reduce the potential impact of new duplex and attached housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
 - v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)
- g. Garages are subject to the garage limitation standards of SMC 17C.110.208(E). (R)

- h. Where off-street parking for two or more dwellings will be developed on abutting lots that are each less than forty feet in width, only one curb cut and sidewalk crossing for each two lots may be permitted, to promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities. (P)

F. Number of Units.

1. RA, RSF and RSF-C Zones.
A maximum of two houses may be with a common wall. Structures made up of three or more attached houses are prohibited unless approved as a planned unit development.
2. RTF Zone.
Up to eight attached houses may have a common wall. Structures made up of nine or more attached houses are prohibited unless approved as a planned unit development.
3. RMF and RHD zones.
There is no limit to the number of attached houses that may have common walls.

Section 4. That SMC section 17C.110.360 is amended to read as follows:

17C.110.360 Pocket Residential Development

A. Purpose.

The purpose of the pocket residential development is to:

1. Encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
2. Stimulate new housing that is compatible in scale and character to established surrounding residential areas.
3. Produce a broader range of building forms for residential development.
4. Expand opportunities for affordable home ownership.
5. Promote high quality housing of a character compatible with existing neighborhoods.
6. Encourage adequate, usable open space.

B. Applicability.

Pocket residential development is permitted within the RSF, RSF-C, RTF, RMF, RHD, O, OR, CC, NR, CB, and GC zones.

C. Application Procedure.

Pocket residential development is allowed outright with a building permit. When pocket residential development involves subdivision of land, the application shall be processed in accordance with the procedures of chapter 17G.080 SMC, Subdivisions.

D. Basic Development Standards.

1. Maximum Building Height.
The maximum height of structures within a pocket residential development is as allowed in the underlying zone.
2. Maximum Building Coverage.
The maximum building coverage of the aggregate buildings located upon the parent site shall not exceed the maximum building coverage permitted by the underlying zone. Maximum building coverage is not limited in the O, OR, CC, NR, CB, and GC zones.
3. Setbacks.
Setbacks in a pocket residential development are measured from the exterior boundary of the parent site. The following setbacks are required except in commercial and center and corridor zones where the setbacks are as required in the underlying zoning district.
 - a. Front Setback.
The front yard requirement for the parent site shall be fifteen feet except as allowed under the front yard averaging provisions of SMC 17C.110.220(D)(1).
 - b. Side Setback, Abutting a Residential Zoning District.
If the side yard of the site is adjacent to other residentially zoned property the side yard shall be a minimum of five feet.
 - c. Side Setback, Interior to Parent Site.
If platted, the side yard, interior to the parent site, may be zero, provided, however, that any structure located upon a lot created under SMC 17G.080.065 shall comply with applicable building and fire code and the setbacks applicable to the underlying site development plan.
 - d. Side Setback, Street.
The street side yard requirement for the parent site shall be a minimum of five feet.
 - e. Rear Setback of the Parent Site.
Twenty-five feet or as required in the underlying zoning district.

4. Minimum and Maximum Parent Site Size:

- a. The minimum parent site size for a pocket residential development is as follows:
 - i. RSF and RSF-C zone: Eight thousand seven hundred square feet.
 - ii. RTF zone: Four thousand two hundred square feet.
 - iii. RMF, RHD zones: Two thousand nine hundred square feet.
 - iv. O, OR, CC, NR, CB, and GC zones: No minimum parent site size.

- b. The maximum parent site size for a pocket residential development is as follows:

- i. RSF, RSF-C, and RTF zones: One and a half acres. Pocket residential developments in the RSF, RSF-C, and RTF zones over one and a half acres must be approved as a planned unit development.
- ii. RMF, RHD, O, OR, CC, NR, CB, and GC zones: No maximum parent site size.

ATTACHED
HOUSES OPTION 1

Eliminate size limit in
higher-density zones

5. Density.

The maximum density allowed in a pocket residential development is limited to that allowed in the underlying zoning district in which the parent site is located, except as permitted by SMC 17C.110.330(C) for transitional sites.

6. Frontage and Access.

Frontage on a public street is not required for lots created in a pocket residential development. Private streets or private access may be used to provide lot frontage when a private street or private access is approved in accordance with chapter 17H.010 SMC. The parent site shall have frontage on a public street sufficient for adequate access and utilities.


7. Parking.

The minimum required off-street parking for a pocket residential development shall comply with the required parking standards of the underlying zone for residential uses in chapter 17C.230 SMC Parking and Loading.

8. Required Outdoor Area.

ATTACHED
HOUSES
OPTION 1

Eliminate
homeowners'
association
requirements



Pocket residential developments shall comply with the required outdoor area standards of the underlying zone in accordance with SMC 17C.110.223 and Table 17C.110-3 Development Standards. Common outdoor areas designated to meet this requirement will be permanently maintained by the owner or an appropriate property management entity, if under singular ownership. ~~((In the event that the development is subdivided or condominium platted, a homeowners' association is required to be created for the maintenance of the common open space within the development.))~~ This requirement shall be included in deed restrictions as required in SMC 17G.080.065(D).

9. Permitted Housing Types.

The housing types allowed in a pocket residential development are those allowed in the underlying zone in accordance with Table 17C.110-2.

10. Lot Size.

There is no minimum lot size for lots created within a pocket residential development.

E. Design Standards.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. A multi-family residential building of three or more units and attached housing in the RMF and RHD zones are subject to the design standards of SMC 17C.110.400 through 17C.110.470.

1. Ground Level Access.

In order to create the appearance of individual homes, rather than apartments, each attached dwelling unit shall have its own individual access from grade. Stacked units are permitted to have one main entrance with an internal stair accessed from grade to internal individual unit entrances.

Individual Access from Grade



Example of Individual Access for Each Unit

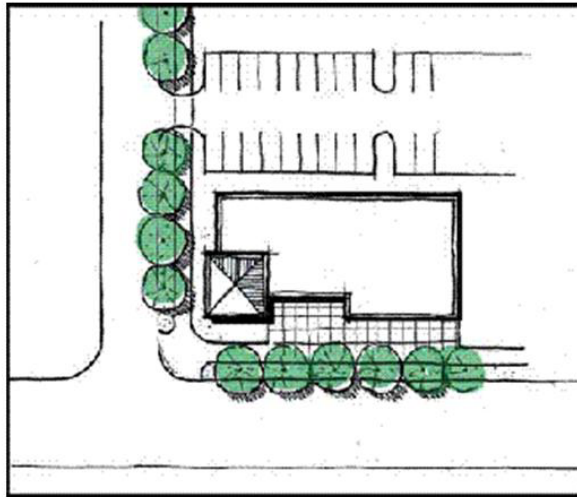


Example of Individual Access with Shared Open Space



2. **Parking Lots.**
To ensure that parking is as unobtrusive as possible the following standards must be met:
 - a. **Alley Access.**
If the development abuts an alley, parking must be accessed from the alley.

Example of Surface Parking Accessed from Alley



- b. Screening: Surface parking lots shall be screened both from the street and adjacent residential development by landscape type L2 see-through buffer in SMC 17C.200.030, Landscape Types. Decorative walls or fences no more than forty-two inches in height may be used in lieu of shrubs. Parking is not allowed in a required front yard setback area.

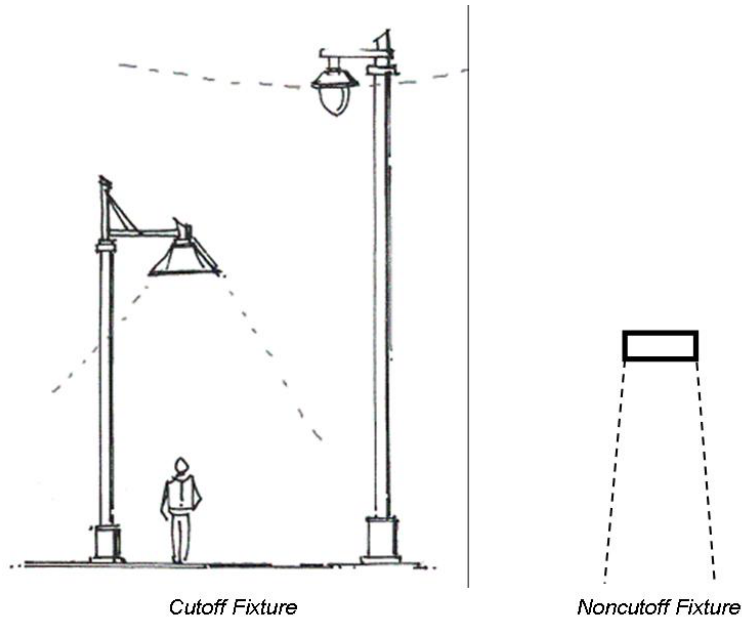
Planting Material Screen



Example of Surface Parking Screened from Street

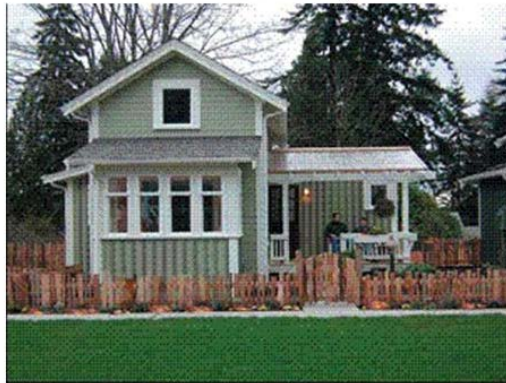


- c. Paving: All surface parking shall be improved in accordance with the standards of SMC 17C.230.140.
- 3. Lighting.
To diminish the amount of glare and spillover from lighting, the following standards shall apply:
 - a. Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity.
 - b. Cutoffs Required: Lighting fixtures shall comply with the standards of SMC 17C.220.080



4. Fencing: To ensure a residential atmosphere, fencing higher than forty two inches shall not be permitted along any street frontage.

Residential Fencing



Residential Fence Along Street Frontage No Higher than 42 inches



5. Residential Building Design.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. For pocket residential development, the following design standards must be met:

- a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)
- b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)
- c. Use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged, with plantings consistent with L3 open area landscaping standard of SMC 17C.200.030.(P)
- d. Front facade. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)
- e. Duplexes and attached houses on corner lots shall be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)
- f. All units must meet the following standards. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:
 - i. Entrances. Each of the units fronting on the street must have its address, windows, and main entrance oriented toward a street frontage. Units that are on the interior of a parent site may be oriented toward a private access or shared open space. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)
 - ii. Each unit must have a covered, main entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. (R)
 - iii. Attached units must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)

- iv. Reduce the potential impact of new Pocket Residential Development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
- v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)

ORDINANCE NO. _____

The City of Spokane does ordain:

Section 1. That SMC section 17C.230.100 is amended to read as follows:

17C.230.100 General Standards

- A. Where the Standards Apply.
The standards of this chapter apply to all parking areas in RA, RSF, RTF, RMF, RHD, O, OR, NR, NMU, CB, GC, Downtown, CC, industrial, and FBC zones, whether required by this code or put in for the convenience of property owners or users. Parking areas include those accessory to a use, part of a commercial parking use, or for a park and ride facility in the basic utilities use category. Some zoning categories have unique parking standards as provided in Table 17C.230-1.
- B. Occupancy.
All required parking areas must be completed and landscaped prior to occupancy of any structure except as provided in chapter 17C.200 SMC, Landscaping and Screening.
- C. Calculations of Amounts of Required and Allowed Parking.
1. When computing parking spaces based on floor area, floor area dedicated for parking is not counted.
 2. The number of parking spaces is computed based on the uses on the site. When there is more than one use on a site, the required or allowed parking for the site is the sum of the required or allowed parking for the individual uses. For joint use parking, see SMC 17C.230.110(B)(2).
 3. If the maximum number of spaces allowed is less than or equal to the minimum number required, then the maximum number is automatically increased to one more than the minimum.
 4. If the maximum number of spaces allowed is less than one, then the maximum number is automatically increased to one.
 5. When the calculation of required or allowed parking results in a decimal fraction, the number of parking spaces required or allowed is rounded up to the next whole number.
- D. Use of Required Parking Spaces.
Required parking spaces must be available for the use of residents, customers, or employees of the use. Fees may be charged for the use of required parking spaces, except for group living and residential household living uses. Required parking spaces may not be assigned in any way to a use on another site, except

for joint parking situations. Required parking spaces must be made available to employees; it cannot be restricted only to customers. See SMC 17C.230.110(B)(2). Also, required parking spaces may not be used for the parking of equipment or storage of goods or inoperable vehicles.

E. Proximity of Parking to Use.

1. Required parking spaces for all industrial and commercial zones, except center and corridor zones, must be located on the site of the use or in parking areas whose closest point is within four hundred feet of the site. In center and corridor zones, parking is required to be located within six hundred feet of the use.
2. Required parking spaces for uses in the RA, RSF, RTF, and RMF zones must be located on the site of the use. Required parking for the uses in the RHD zone must be located on the site of the use or in parking areas whose closest point is within four hundred feet of the site.

F. Stacked Parking.

Stacked or valet parking is allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, some form of guarantee must be filed with the City ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces and all parking area development standards continue to apply for stacked parking.

G. On-Street Parking.

The minimum number of required parking spaces may be reduced by the number of on-street parking spaces immediately adjacent to a site's public right-of-way frontages, located on the same side of the street. The street must be paved, with sidewalks that are ADA accessible. Each complete twenty linear foot section of right-of-way where parallel parking is permitted is considered a parking space. Where parallel, diagonal or other on-street parking is marked on the street or officially designated by other means; the number of complete parking spaces that are adjacent on the same side of the street to the site's frontage are counted. An on-street parking space shall not be counted if it is restricted in its use as a designated loading, taxi or other special use zone or if parking is prohibited for more than five hours any twenty four-hour period. When calculating the number of required bicycle parking spaces per SMC 17C.230.200, the number of vehicle off-street parking spaces that would be required before this reduction is applied is the figure that is used.

H. Curb Cuts.

Curb cuts and access restrictions are regulated by the City engineering services department. Other zoning standards or design guidelines may apply.

Section 2. That SMC section 17C.230.130 is amended to read as follows:

17C.230.130 Parking Exceptions

- A. In center and corridor downtown, and FBC CA1, CA2, and CA3 zones any new building or building addition with a floor area less than three thousand square feet shall have no parking requirement.
- B. In the neighborhood retail zone, any existing building, new building, or building addition, having a floor area less than three thousand square feet shall have no parking requirement. In addition, if a building has a floor area of five thousand square feet or less, the parking requirement will be determined after deducting the three thousand square foot exemption from the building's floor area. For example, the parking requirement for a four thousand square foot building would be based on one thousand square feet of floor area – i.e., a four thousand square foot building size minus the three thousand square foot exemption.
- C. The director may approve ratios that are higher than the maximum or lower than the minimum if sufficient factual data is provided to indicate that a different amount is appropriate. The applicant assumes the burden of proof. Approval of parking above the maximum shall be conditioned upon increasing the amount of required landscaping by thirty percent. Approval of parking below the minimum shall be conditioned upon the project contributing towards a pedestrian and transit supportive environment both next to the immediate site and in the surrounding area. When determining if a different amount of parking is appropriate, the director shall consider the proximity of the site to frequent transit service, the intensity of the zoning designation of the site and surrounding sites, and the character of the proposed use.
- D. If property owners and businesses establish a parking management area program with shared parking agreements, the director may reduce or waive parking requirements.
- E. Except in the residential single-family and residential two-family zones, existing legal nonconforming buildings that do not have adequate parking to meet the standards of this section are not required to provide off-street parking when remodeling which increases the amount of required parking occurs within the existing structure.

F. Attached Housing.

The following exceptions apply only to attached housing (defined in SMC 17A.020.010) in the RMF and RHD zones. Distances are measured in a straight line between the zone/overlay boundary to the lot line of the site containing the development.

- 1. On a lot at least partially within one thousand three hundred twenty feet of CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is fifty percent less than the minimum required for Residential Household Living in Table 17C.230-2.

2. On a lot farther than one thousand three hundred twenty feet of a CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is thirty percent less than the minimum required for Residential Household Living in Table 17C.230-2.

TABLE 17C.230-2 PARKING SPACES BY USE [1] (Refer to Table 17C.230-1 for Parking Space Standards by Zone) CU = Conditional Use			
RESIDENTIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Group Living		1 per 4 residents	None
Residential Household Living		1 per unit plus 1 per bedroom after 3 bedrooms; 1 per Accessory Dwelling Unit (ADU); Single Resident Occupancy (SRO) are exempt	None
COMMERCIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Adult Business		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation		20 per acre of site	30 per acre of site
Commercial Parking		Not applicable	None
Drive-through Facility		Not applicable	None
Major Event Entertainment		1 per 8 seats or per CU review	1 per 5 seats or per CU review
Office	General Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Medical/Dental Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area

Quick Vehicle Servicing		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Retail Sales and Service	Retail, Personal Service, Repair-oriented	1 per 330 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Restaurants and Bars	1 per 250 sq. ft. of floor area	1 per 60 sq. ft. of floor area
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar continuous entertainment, such as Arcades and Bowling Alleys	1 per 330 sq. ft. of floor area	1 per 180 sq. ft. of floor area
	Temporary Lodging	1 per rentable room; for associated uses such as Restaurants, see above	1.5 per rentable room; for associated uses such as Restaurants, see above
	Theaters	1 per 4 seats or 1 per 6 feet of bench area	1 per 2.7 seats or 1 per 4 feet of bench area
	Retail sales and services of large items, such as appliances, furniture and equipment	1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Mini-storage Facilities		Same as Warehouse and Freight Movement	Same as Warehouse and Freight Movement
Vehicle Repair		1 per 750 sq. ft. of floor area	1 per 200 sq. ft. of floor area
INDUSTRIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Industrial Services, Railroad Yards, Wholesale Sales		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area

Manufacturing and Production		1 per 1,000 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Warehouse and Freight Movement		1 per 1,000 sq. ft. of floor area for the first 3,000 sq. ft of floor area and then 1 per 3,500 sq. ft. of floor area thereafter	1 per 200 sq. ft. of floor area
Waste-related		Per CU review	Per CU review
INSTITUTIONAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Basic Utilities		None	None
Colleges		1 per 600 sq. ft. of floor area exclusive of dormitories, plus 1 per 4 dorm rooms	1 per 200 sq. ft. of floor area exclusive of dormitories, plus 1 per 2.6 dorm room
Community Service		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Daycare		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Medical Centers		1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Parks and Open Areas		Per CU review for active areas	Per CU review for active areas
Religious Institutions		1 per 100 sq. ft. of main assembly area or per CU review	1 per 60 sq. ft. of main assembly area
Schools	Grade, Elementary, Junior High	1 per classroom	2.5 per classroom
	High School	7 per classroom	10.5 per classroom
OTHER CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Agriculture		None or per CU review	None or per CU review

Aviation and Surface Passenger Terminals		Per CU review	Per CU review
Detention Facilities		Per CU review	Per CU review
Essential Public Facilities		Per CU review	Per CU review
Wireless Communication Facilities		None or per CU review	None or per CU review
Rail Lines and Utility Corridors		None	None
[1] The director may approve different amounts of parking spaces under the exceptions listed in SMC 17C.230.130.			

Section 3. That SMC section 17C.230.140 is amended to read as follows:

17C.230.140 Development Standards

- A. Purpose
The parking area layout standards are intended to promote safe circulation within the parking area and provide for convenient entry and exit of vehicles.
- B. Where These Standards Apply
The standards of this section apply to all vehicle areas whether required or excess parking.
- C. Improvements
 - 1. Paving.
In order to control dust and mud, all vehicle areas must be surfaced with a minimum all-weather surface. Such surface shall be specified by the city engineer. Alternatives to the specified all-weather surface may be provided, subject to approval by the city engineer. The alternative must provide results equivalent to paving. All surfacing must provide for the following minimum standards of approval:
 - a. Dust is controlled.
 - b. Stormwater is treated to City standards; and
 - c. Rock and other debris is not tracked off-site.

The applicant shall be required to prove that the alternative surfacing provides results equivalent to paving. If, after construction, the City determines that the alternative is not providing the results equivalent to

paving or is not complying with the standards of approval, paving shall be required.

2. Striping.

All parking areas, except for stacked parking, must be striped in conformance with the parking dimension standards of subsection (E) of this section, except parking for single-family residences, duplexes, and accessory dwelling units.

3. Protective Curbs Around Landscaping.

All perimeter and interior landscaped areas must have continuous, cast in place, or extruded protective curbs along the edges. Curbs separating landscaped areas from parking areas may allow stormwater runoff to pass through them. Tire stops, bollards or other protective barriers may be used at the front ends of parking spaces. Curbs may be perforated or have gaps or breaks. Trees must have adequate protection from car doors as well as car bumpers. This provision does not apply to single-family residence, duplexes and accessory dwelling units.

D. Stormwater Management

Stormwater runoff from parking lots is regulated by the engineering services department.

E. Parking Area Layout

1. Access to Parking Spaces.

All parking areas, except stacked parking areas, must be designed so that a vehicle may enter or exit without having to move another vehicle.

2. Parking Space and Aisle Dimensions.

a. Parking spaces and aisles in RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NR, NMU, CB, GC, and industrial zones must meet the minimum dimensions contained in Table 17C.230-3.

b. Parking spaces and aisles in Downtown CC, and FBC CA1, CA2, CA3 zones must meet the minimum dimensions contained in Table 17C.230-4.

c. In all zones, on dead end aisles, aisles shall extend five feet beyond the last stall to provide adequate turnaround.

3. Parking for Disabled Persons.

The city building services department regulates the following disabled person parking standards and access standards through the building code and the latest ANSI standards for accessible and usable buildings and facilities:

- a. Dimensions of disabled person parking spaces and access aisles.
 - b. The minimum number of disabled person parking spaces required.
 - c. Location of disabled person parking spaces and circulation routes.
 - d. Curb cuts and ramps including slope, width and location; and
 - e. Signage and pavement markings.
4. A portion of a standard parking space may be landscaped instead of paved, as follows:
- a. The landscaped area may be up to two feet of the front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown in Figure 17C.230-3. Any vehicle overhang must be free from interference from sidewalks, landscaping, or other required elements.

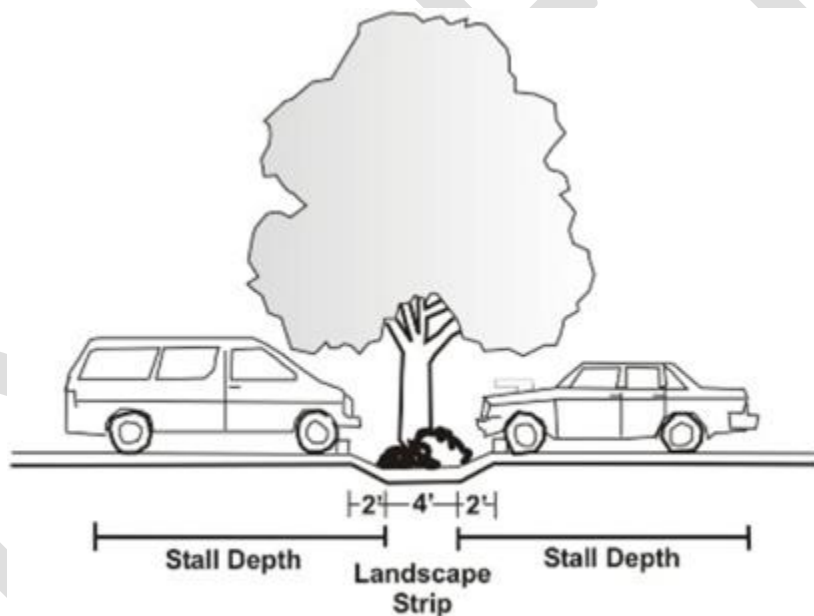


Figure 17C.230-3 Landscaped area at front of parking space

- b. Landscaping must be ground cover plants; and
 - c. The landscaped area counts toward parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.
5. Engineering Services Department Review

The engineering services department reviews the layout of parking areas for compliance with the curb cut and access restrictions of [chapter 17H.010 SMC](#).

Table 17C.230-3
RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NMU, CB, GC and Industrial Zones
Minimum Parking Space and Aisle Dimensions [1, 2]

Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	22 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	22 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	22 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	22 ft.	18 ft.
90°	8 ft. 6 in.	8 ft. 6 in.	22 ft.	22 ft.	18 ft.

Notes:

[1] See Figure 17C.230-4.

[2] Dimensions of parking spaces for the disabled are regulated by the building code.
 See [SMC 17C.230.140\(E\)\(3\)](#).

Table 17C.230-4
Downtown, CC, NR, FBC CA1, CA2, and CA3 Zones
Minimum Parking Space and Aisle Dimensions [1, 2]

Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	20 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	20 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	20 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	20 ft.	17 ft. 6 in.
90°	8 ft. 6 in.	8 ft. 6 in.	20 ft.	20 ft.	16 ft.

Notes:

[1] See Figure 17C.230-4.

[2] Dimensions of parking spaces for the disabled are regulated by the building code. See [SMC 17C.230.140\(E\)\(3\)](#).

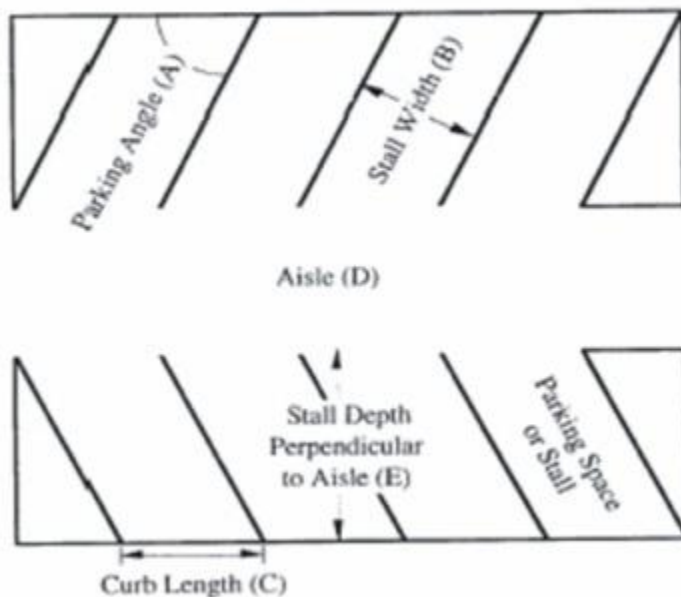
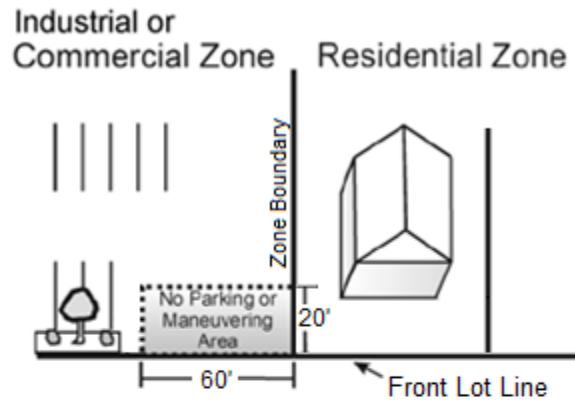


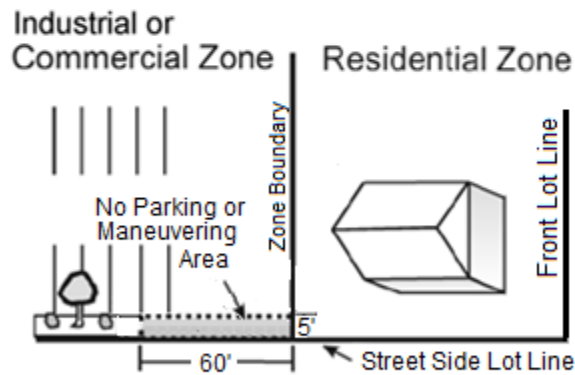
Figure 17C.230-4 Parking Dimension Factors

F. Parking Area Setbacks and Landscaping

1. For parking areas on sites abutting residential zoning districts, parking spaces or maneuvering areas for parking spaces, other than driveways that are perpendicular to the street, are ~~((not allowed within the first twenty feet from a street lot line for the first sixty feet from the boundary of))~~ required to be setback a distance equal to the setback specified in SMC 17C.230.145(C)(1) of the adjacent residential zoning district for the first sixty feet from the zoning district boundary (Figure 17C.230-5).



A. Setback adjacent to front lot line.



B. Setback adjacent to street side lot line.

Figure 17C.230-5 Parking Area Setback

[Note: Add the graphic above.]

2. All landscaping must comply with the standards of [chapter 17C.200 SMC](#), Landscaping and Screening.

ORDINANCE NO. _____

An ordinance relating to alternative residential subdivisions, amending Spokane Municipal Code (SMC) sections 17G.080.065.

The City of Spokane does ordain:

Section 1. That SMC section 17G.080.065 is amended to read as follows:

17G.080.065 Alternative Residential Subdivisions

A. Purpose.

The purpose of these provisions is to allow for the creation of lots for alternative residential development as described in SMC 17C.110.300, including attached housing, cottage housing, and similar developments with multiple dwelling units on a parent site, while applying only those site development standards applicable to the parent site as a whole, rather than to individual lots resulting from the subdivision.

B. Applicability.

The types of ~~((existing))~~ development that may use the alternative residential subdivision are:

1. Cottage housing projects approved under SMC 17C.110.350;
2. Housing developed under SMC 17C.110.360 Pocket Residential Development; or
3. A similar existing development that consists of multiple dwelling units on a single parcel or site, provided that such existing structures shall comply with applicable building and fire code.

C. Application Procedure.

Alternative residential subdivisions of nine or fewer lots shall be processed as short plats and all others shall be processed as subdivisions according to the associated permit types in SMC chapter 17G.060.

D. General Regulations.

**ATTACHED HOUSES
OPTION 1 - Change
requirements for
attached houses to
follow multifamily
design standards
instead of pocket
residential.**

1. An alternative residential subdivision shall meet development standards applicable to the underlying site development plan approval, if any, the basic development standards and design standards of SMC 17C.110.350 Cottage Housing, ~~((or))~~ SMC 17C.110.360 Pocket Residential Development, or design standards of SMC 17C.110.400 through 17C.110.465 for attached housing in

RMF and RHD zones, and the provisions of this section. As a result of the alternative residential subdivision, development on individual lots may be nonconforming as to some or all of the development standards based on analysis of the individual lot. So long as the parent site meets the criteria of the underlying site development plan or the dwelling units are already in existence, each lot will be deemed to be in conformance. If existing dwelling units do not comply with development standards (i.e.: minimum building setbacks, maximum density, etc.), a lot may be created for each existing dwelling unit. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site;

2. Alternative residential subdivisions shall be subject to all applicable requirements of Title 17 SMC, except as otherwise modified by this section;
3. Each lot's area and width for purposes of subdivision may be as small as the footprint of the individual dwelling unit;

**ATTACHED HOUSES
OPTION 1 - Change
requirements for
subdivisions to
respond to situations
where smaller
developments will not
require homeowners'
associations.**

4. Portions of the parent site not subdivided for individual lots shall be owned in common by the owners of the individual lots, or by a homeowners association comprised of the owners of the individual lots located within the parent site. ~~((A homeowners' association is required to be created for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development.))~~ This requirement shall be included in deed restrictions as required in paragraph 7;

5. Maximum building coverage of the aggregate buildings located upon the parent site shall not exceed the maximum building coverage permitted by the underlying zone;
6. Except for existing nonconforming development, building setbacks shall be as required for the zone as applied to the underlying parent site as a whole. There shall be no setback required from individual lot lines which are interior to the perimeter of the parent site; provided, however, that any structure located upon a lot created hereunder shall comply with the setbacks applicable to the underlying site development plan;
7. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of

property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the county auditor's office. Separation requirements for utilities must be met. Each alternative residential subdivision shall make adequate provisions for ingress, egress and utilities access to and from each lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan ((:)) ۰

8. Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:
 - a. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent site by the site development plan approval (stating the subject project file number if applicable);
 - b. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
 - c. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
 - d. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

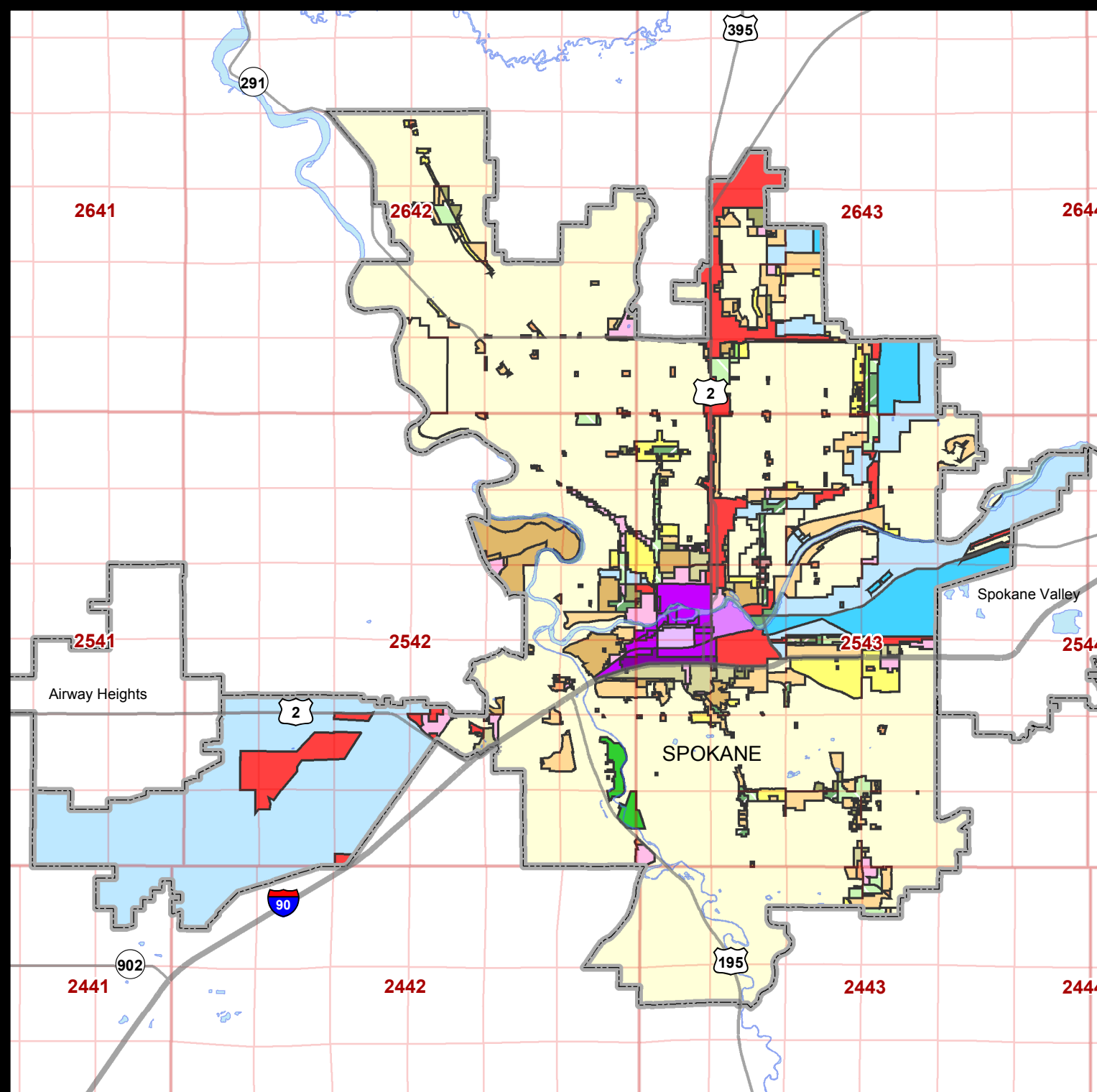
E. Conflicts.

Any conflicts between the provisions of this section and the text of other sections in the Unified Development Code shall be resolved in favor of the text of this section.

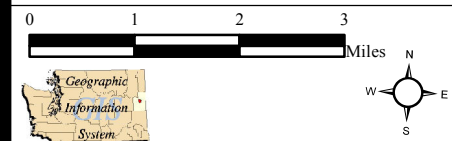
Exhibit B

City of Spokane Zoning Districts

Print date: 5/11/2018



- City Boundaries
- Waterbody
- Section
- Township
- Center and Corridor Type 1
- Center and Corridor Type 2
- Mixed Use Transition-CC4
- Community Business
- Downtown Core
- Downtown University
- Downtown General
- Downtown South
- Context Area 1
- Context Area 2
- Context Area 3
- Context Area 4
- General Commercial
- Heavy Industrial
- Light Industrial
- Neighborhood Retail
- Office
- Office Retail
- Residential Agricultural-RA
- Res. High Density-RHD
- Res. Multifamily-RMF
- Res. Single-Family-RSF
- Res. Two-Family-RTF



THIS IS NOT A LEGAL DOCUMENT:
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Exhibit C

BRIEFING PAPER City of Spokane Plan Commission Hearing July 11, 2018

Subject: Public comments received and options
Infill Code Revisions – Dimension and Transition Standards

Background

Following recommendations from an infill development steering committee, staff developed a package of text amendments to support attached housing and other development that can achieve the densities established by the Comprehensive Plan. The amendments are aimed mainly in certain residential zones—RTF, RMF, and RHD. During workshops from March through June 2018, the Plan Commission reviewed the proposed amendments to prepare for the July 11 hearing.

Public Comments Since June 27 Workshop:

The following alternatives were proposed in recent comments received since the last Plan Commission workshop. Proposals are summarized and options suggested below that would allow time to prepare the legislation and encourage public participation.

Subject	Comments received
1. Lot width/front lot line for attached houses in RTF, RMF, RHD zones <ul style="list-style-type: none">Note: The hearing draft proposes to change the lot width minimum, where there is a street curb cut or no alley parking, from 36 ft. to 25 ft.	Require min. 36 ft. if garage faces front
2. Primary building height <ul style="list-style-type: none">Note: The hearing draft proposes to remove the 30-ft. wall height in RMF zone and add a new exception for up to 40 ft. for pitched roofs in RMF and RHD zones.	Increase roof height from 35 ft. to 50 ft. in RMF, RHD zones
3. Lot area for attached houses in RMF zone	Change from min. 1600 sq. ft. to none
4. Lot depth for attached houses in RMF and RHD zones	Change from min. 25 ft. to none
5. Building coverage for attached homes in RMF and RHD zones <ul style="list-style-type: none">Note regarding #3-5: The code currently permits individual lots developed to nonstandard specifications under Alternative Residential Subdivision (SMC 17G.080.065), as long as the parent site meets the standards stated in the zoning district. The proposal is to change the stated standards and allow attached home development without the terms and additional regulation under alternative residential subdivision.	Change from max. 50 or 60 percent to 100 percent
6. Design standards for attached housing in RMF, RHD zones	Use multifamily design standards for attached housing subdivisions instead of Pocket Residential
7. Minimum parking requirements for attached houses in RMF, RHD zones	Require no parking minimum for 6 units or less
8. Urban forest protection amendments <ul style="list-style-type: none">Note: A separate ordinance process is already underway to address the urban forest protection amendments. Any amendments to the Development Code will be presented to the Plan Commission for its recommendation. The comments received could be incorporated in the review for that proposal.	Add landscaping requirements for preservation of trees and transition zones

Options:

A. Include several proposals in subject package.

Alternatives 3 through 7 above propose changes to standards that were not reviewed during workshops with the Plan Commission in the spring. If it desires to consider recommending any or all of these alternatives along with Alternatives 1 and/or 2, in addition to other changes in the hearing draft, the Plan Commission could:

- Continue the hearing to receive additional written and oral comments at its scheduled meeting either November 7 or December 5, 2018 or another date; and
- Direct staff to bring changes to affected sections to Plan Commission workshops for discussion, conduct public engagement to inform and encourage participation, and issue an updated notice as appropriate with an extended comment period.

B. Break up package.

- 1) Alternatives 1 and 2 for lot width and height, described above, are closely related to the ordinances presented in workshops to the Plan Commission in the spring. If it is interested in recommending either or both of these alternatives, the Plan Commission could:
 - Continue the hearing to review additional written and oral comments at its scheduled meeting on August 8, 2018 or another date; and
 - Direct staff to add a 14-day comment period with a new notice.
- 2) If it is interested in recommending any or all of the remaining proposals, the Plan Commission could direct staff to send out a new package with the additional proposals as a separate, new package to include:
 - 3. Lot area for attached houses in RMF zone
 - 4. Lot depth for attached houses in RMF, RHD zones
 - 5. Building coverage for attached homes in RMF, RHD zones
 - 6. Design standards for attached housing in RMF, RHD zones
 - 7. Minimum parking requirements for attached houses in RMF, RHD zones

Exhibit D

Residential 15+ and Residential 15-30 Land Use Descriptions

City of Spokane Comprehensive Plan

Residential 15+: This designation allows higher density residential use at a density of 15 or more units per acre or more.

Residential 15-30: This designation allows higher density residential use at a density of 15 to 30 units per acre.

Residential 10-20: This designation allows single-family residences or two-family residences on individual lots or attached (zero-lot line) single-family residences. The allowed density is a minimum of 10 and a maximum of 20 units per acre. Allowed structure types are single-family residences or two-family residences on individual lots or attached (zero-lot line) single-family residences. Other residential structure types may be permitted through approval of a Planned Unit Development or other process identified in the development regulations.

Residential 4-10: This designation allows single-family residences, and attached (zero-lot line) single-family residences. The allowed density is a minimum of four units and a maximum of ten units per acre. Allowed structure types are single-family residences, attached (zero-lot line) single-family residences, or two-family residences in appropriate areas. Other residential structure types may be permitted through approval of a Planned Unit Development or other process identified in the development regulations.

Agriculture: The Agriculture designation is applied to agricultural lands of local importance in the Urban Growth Area. Uses planned for Agriculture areas include: farming, green house farming, single-family residence, and minor structures used for sales of agricultural products produced on the premises. Caretakers' quarters associated with the agricultural activity may be permitted as an accessory use when a single-family residence is located on the parcel.

Conservation Open Space: The Conservation Open Space land use category includes areas that are publicly owned, not developed, and designated to remain in a natural state. The purpose of this category is to protect areas with high scenic value, environmentally sensitive conditions, historic or cultural values, priority animal habitat, and/or passive recreational features. It is expected that improvements would be limited to those supporting preservation or some passive recreation activities, like soft trails and wildlife viewpoints.

Potential Open Space: The Potential Open Space land use category identifies areas that are not currently publicly owned, not developed, and designated to remain in a natural state. The purpose and types of improvements in this category are the same as the Conservation Open Space category.

Open Space: This designation includes major publicly or privately owned open space areas, such as golf courses, major parks and open space areas, and cemeteries. These



areas usually have facilities for active and passive recreation and include paved and unpaved roads, parking lots, hard surface trails, and buildings and facilities that support activities occurring in the Open Space area.

Mining: Mining areas are primarily devoted to sand, gravel, rock or clay production. Related products such as concrete, asphalt and brick are also produced.

The following table, LU 2, "Description of Land Use Designations," provides the names of the Land Use Map designations, a description of the typical land uses found in each designation, and some of the applicable development standards. The table is followed by the Land Use Plan Map which shows the location of the various land use designations that are described in the following table:

TABLE LU 2 – DESCRIPTION OF LAND USE DESIGNATIONS			
Land Use Designations	Typical Land Use	Density (Units per Acre)	
		Minimum	Maximum
Heavy Industrial	Heavier Industrial uses. No residential uses.	-	-
Light Industrial	Light industrial uses, limited commercial and residential uses.	-	-
General Commercial	Commercial and residential uses, warehouses.	-	-
Regional Center (Downtown)	Variety of goods, services, cultural, governmental, hospitality, and residential uses. Downtown plan provides detail of planning for this area.	-	-
Neighborhood Retail	Neighborhood-Serving Business and residential use. Maximum containment area of two acres.	-	30
Neighborhood Mini-Center	Same uses as Neighborhood Retail.	-	30
Office	Offices and residential use.	-	-
Institutional	Includes uses such as middle and high schools, colleges, universities, and large governmental facilities.	Same standards as designation in which institution is located or as allowed by discretionary permit approval.	
Residential 15+	Higher density residences.	15	-
Residential 15-30	Higher density residences.	15	30
Residential 10-20	Attached or detached single-family and two-family residences.	10	20

