



Spokane Plan Commission Agenda

Wednesday, December 08, 2021

2:00 PM

Virtual Teleconference

808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting - See Below For Information

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 [11/10/2021](#) meeting minutes
2. City Council Report
3. Community Assembly Liaison Report
4. President Report
5. Transportation Sub-Committee Report
6. Secretary Report

All
CM Lori Kinnear
Mary Winkes
Todd Beyreuther
Clifford Winger
Louis Meuler

Workshops:

2:30 – 2:45

1. [Proposed Comprehensive Plan Amendment Recommendation on LU 1.3 and LU 1.4 – Increasing Housing Options](#)

Todd Beyreuther

2:45 – 2:55

2. [Appoint PC Members for Comp Plan Amendment Threshold Review Sub-Committee](#)

Kara Mowery Frashefski

2:55 – 5:00

3. [Phase 1 – Residential Development Code Changes](#)
[Link to City of Spokane Development Options webpage](#)

Nate Gwinn & Amanda Beck

Adjournment: The next PC meeting will be held on Wednesday, **December 22, 2021 will be cancelled**. The next meeting will be held on January 12, 2022.

Plan Commission Meeting Information

Wednesday, December 08, 2021

In order to comply with public health measures and Governor Inslee's *Stay Home, Stay Safe* order, the Plan Commission meeting will be held on-line.

Members of the general public are encouraged to join the on-line meeting using the following information:

Meeting Password: PlanCommission	Join Webex Meeting Online: JOIN MEETING
	Tap to join from a mobile device (attendees only):
	+1-408-418-9388,,1462059622##
	+tel:%2B1-408-418-9388,,*01*1462059622%23%23*01* United States Toll
	Join by phone: +1-408-418-9388 United States Toll
	Global call-in numbers:
Meeting Number (access code): 146 205 9622	https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af78645594_43420dee7b
	Join from a video system or application: Dial sip:1462059622@spokanecity.webex.com
	You can also dial 173.243.2.68 and enter your meeting number.
	Join using Microsoft Lync or Microsoft Skype for Business Dial:
	sip:1462059622.spokanecity@lync.webex.com

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:

Louis Meuler at plancommission@spokanecity.org

The audio proceedings of the Plan Commission meetings will be recorded, with digital copies made available upon request.

Spokane Plan Commission - Draft Minutes

November 10, 2021

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Todd Beyreuther

Attendance:

- Board Members Present: Todd Beyreuther (President), Greg Francis (Vice President), Michael Baker, Jesse Bank, Carole Shook, Tim Williams, Clifford Winger, Jo Anne Wright
- Board Members Not Present:
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Jackie Churchill, Kevin Freibott, Tirrell Black, Amanda Beck, Colin Quinn-Hurst, Nathan Gwinn, James Richman, Tate Andrie, Seven MacDonald

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each. NONE

Minutes: Minutes from October 27, 2021 meeting approved.

Briefing Session:

1. City Council Liaison Report - Lori Kinnear

- Council Member Kinnear reported that her Accessory Dwelling Unit (ADU) incentive ordinance will be voted on Monday. This is one of a suite of ordinances she is working on and this is the first one to be voted on. She is requesting that it will be funded with American Rescue Plan Act (ARPA) funds along with other proposed incentives. The Budget Subcommittee is looking at potential uses for the ARPA funds. The final City budget will be voted on December 16th.

2. Community Assembly Liaison Report - Mary Winkes

- None

3. Commission President Report - Todd Beyreuther

- None

4. Transportation Subcommittee Report - Clifford Winger

- Mr. Winger reported that SRTC presented the draft Horizon 2045 plan during the last Plan Commission Transportation Subcommittee, and it will be voted on in December. He also reported that the Federal Government proposed a greenhouse bill that will make the country carbon neutral by 2050 and Congress passed an infrastructure bill. Mr. Winger also pointed out that a review of Comprehensive Plan Chapter 4 on Transportation should be included in all city projects.

5. Secretary Report - Louis Meuler

- Mr. Meuler reminded the Plan Commission that there will be a joint Plan Commission/City Council study council session on November 11. The topic of discussion will be the Plan Commission Work Program and the Phase I housing code revisions.
- Mr. Meuler requested volunteers to sit on a subcommittee to interview Plan Commission applicants. Jesse Bank, Jo Anne Wright, and Todd Beyreuther volunteered.
- The 2021 Comprehensive Plan Amendments will be going before City Council on November 29. There are 5 new private applications for 2022.
- Mr. Meuler also stated that the November 24th and December 22nd Plan Commission meetings are likely to be cancelled due to their proximity to holidays.

Workshop(s):

1. Summary of 1st Round Residential Development Code Changes

- Presentation provided by Nate Gwinn
- Questions asked and answered
- Discussion ensued

2. 2022 Plan Commission Work Program

- Presentation provided by Louis Meuler
- Questions asked and answered
- Discussion ensued

3. Comprehensive Plan Amendment Ideas

- Presentation provided by Beyreuther, Winger, Bank
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 4:09 PM

Next Plan Commission Meeting scheduled for Wednesday, November 24, 2021 CANCELLED.

DECLARING THE INTENT OF THE SPOKANE PLAN COMMISSION TO REVIEW AND PROPOSE AMENDMENTS TO COMPREHENSIVE PLAN POLICIES LU 1.3 AND LU 1.4 WITH GOALS TO INCREASE HOUSING OPTIONS THAT ACCOMMODATE ALL LEVELS OF AFFORDABILITY, TO IDENTIFY HISTORICAL ZONING PRACTICES THAT MAY HAVE HAD A DISCRIMINATORY EFFECT AND IMPLEMENT POLICIES TO UNDO THE EFFECTS OF SUCH POLICIES, AND TO ESTABLISH ANTI-DISPLACEMENT STRATEGIES THROUGHOUT THE CITY OF SPOKANE

WHEREAS, the City's land use and zoning codes impact the range of new housing options available in the City, and;

WHEREAS, under the Growth Management Act, Chapter 36.70A RCW ("GMA"), the City's land use and zoning codes must be consistent with the Spokane Comprehensive Plan, and;

WHEREAS, pursuant to RCW 36.70A.130(5)(c), the deadline for the City of Spokane "shall take action to review and, if needed, revise their comprehensive plans and development regulations...on or before June 30, 2026", and;

WHEREAS, pursuant to RCW 36.70A.130(6)(a), "nothing in this section [Comprehensive plans—Review procedures and schedules—Amendments] precludes a county or city from conducting the review and evaluation required by this section before the deadlines established in subsections (4) and (5) of this section. Counties and cities may begin this process early and may be eligible for grants from the department, subject to available funding, if they elect to do so.", and;

WHEREAS, pursuant to SMC 17G.020.040(F), amendments to the comprehensive plan can be considered when "changes necessary to address any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations" occur, and;

WHEREAS, in 2021 the Washington State Legislature passed E2SHB 1220 (now codified in RCW 36.70A.070) requiring counties and cities planning under the WA Growth Management Act (GMA) to update the Housing Element of the comprehensive plan to increase housing options that accommodate all levels of affordability, to address zoning practices that may have had an exclusionary and/or discriminatory effect and identify and implement policies that will undo the effects of such policies, and to establish anti-displacement strategies, and;

WHEREAS, in the Spokane Comprehensive Plan, the Land Use Element (Chapter 3) and the Housing Element (Chapter 6) are closely linked and offer the greatest relevance to housing options, and;

WHEREAS, LU 1.3 'Single-family Zones' and LU 1.4 'Centers and Corridors' of the Land Use Element define the organizing land use and zoning principles adopted in initial comprehensive plan process in 2001, and should be considered before or in concert with consideration of the Housing Element, and;

WHEREAS, pursuant to RCW 36.70A.600, City planning staff created a Housing Action Plan (HAP) with input from a broad range of stakeholders, and;

WHEREAS, on June 7, 2021, the Spokane City Council adopted resolution 2021-0029, establishing a 2021 Work Program for the Plan Commission, pursuant to SMC 4.12.080, and;

WHEREAS, the adopted Work Program directs the Plan Commission to begin consideration of “Housing Action Plan Implementation – Missing Middle Housing” and “Zoned Density and Development Standards to Facilitate Infill” upon Council adoption of the HAP, and;

WHEREAS, on July 26, 2021, the Spokane City Council adopted Resolution 2021-0062 by unanimous vote, thereby adopting the HAP, and;

WHEREAS, contained within Council Resolution 2021-0062 is an implementation plan, heretofore known as “Appendix A”, and;

WHEREAS, Strategy III of Appendix A outlines steps the City should undertake in an effort to spur the production of additional dwelling units within the City of Spokane, and;

WHEREAS, Strategy III.11 “calls for the review of Comprehensive Plan policies LU 1.3 and LU 1.4 for consistency with E2SHB 1220”, and;

WHEREAS, pursuant to SMC 04.12.010(D), “the [plan] commission shall hold public hearings and make recommendations to the city council regarding... amendments to the City’s comprehensive plan and the development regulations implementing the comprehensive plan”, and;

WHEREAS, pursuant to SMC 04.12.050, “the plan commission shall have the power to... use administrative support and staff provided by the planning services department as well as technical support from other appropriate City departments and offices as necessary to assist the commission in the performance of its functions”;

NOW THEREFORE, BE IT ESTABLISHED that the City of Spokane Plan Commission proposes to conduct a review of Comprehensive Plan policies LU 1.3 and 1.4 for consistency with E2SHB 1220 (RCW 36.70A.070) pursuant to Council Resolution 2021-0062 and SMC 4.12.080, and to form stakeholder groups and conduct open houses and workshops to invite public input during such review, with the goal of recommending amendments to LU 1.3 and LU 1.4 in ways that will facilitate an increase in housing options in all of the City’s residential zones. For purposes of starting this community conversation around increasing housing options, the Plan Commission proposes for consideration the amendments to LU 1.3 and LU 1.4 set forth herein below. Furthermore, the Plan Commission asks the City Council to provide for adequate resources and administrative assistance for appropriate public education and outreach to carry out this investigation.

DRAFT Zoning Reform

1. Comprehensive Plan Amendment
 - a. LU 1.3
 - b. LU 1.4

LU 1.3 Single-Family Residential Areas

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

Discussion: The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

LU 1.3 ~~Single-Family~~ Low Density Residential Areas

Enhance livability of residential neighborhoods by increasing housing options and amenities for all citizens. ~~Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.~~

Discussion: The city's residential neighborhoods are one of its most valuable assets. ~~They are worthy of protection from the intrusion of incompatible land uses.~~ Neighborhoods ~~Centers and Corridors~~ provide opportunities for ~~complementary types of development and~~ a ~~greater~~ diversity of residential densities. Complementary types of amenities development may include places for neighborhood residents to work, shop, eat, and recreate. ~~Development of these uses in a manner that avoids negative impacts to surroundings is essential.~~ Creative mechanisms, including FAR incentives and form-based design standards, ~~must can~~ be implemented to enhance livability. ~~address these impacts so that potential conflicts are avoided.~~

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.

LU 1.4 Higher Density Residential ~~Uses~~ Areas

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December 1, 2021

Todd Beyreuther, President
City of Spokane Plan Commission

RE: Docketing Committee to establish the Annual Comprehensive Plan Amendment Work Program for 2022

I am writing to request that you appoint three Plan Commissioners and one alternate to serve on the Docketing Committee being established to conduct the threshold review process to determine which proposals received by the Planning Services Department in October 2021 would continue through full consideration.

The Docketing Committee will make recommendations to City Council on inclusion in the Annual Comprehensive Plan Work Program established for 2022. This process is set forth in SMC Section 17G.020.025.

As allowed in SMC 17G.020.025(A), a Docketing Committee of the City Council is formed yearly to review annual amendment applications that have been received by City Planning. Five proposals to amend the land use plan map have been received from non-city individuals.

The City Council will also appoint three members to serve on the Ad Hoc Committee. Following that, the committee will hold a public meeting and make a recommendation to the City Council using the criteria set forth in SMC 17G.020.026 as to which amendment proposals should be included in the annual Comprehensive Plan Amendment Work Program. The date of this meeting is not yet set. It is anticipated to be scheduled in January or early February.

Last year's Ad Hoc Committee last met on February 17, 2021. The Plan Commissioners who served were Mr. Greg Francis, Mr. Michael Baker, and Mr. Tom Sanderson.

Sincerely,



Kara Frashefski
Assistant Planner I



Accessory Dwelling Unit: Overview

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

Spokane Municipal Code § 17C.300

Definition

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

What zones can this tool be used in?

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

What housing types are allowed?

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

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

How do I apply for an ADU?

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

[Complete ADU Application Procedures]

Development Standards

Min. Lot Size: 5,000 sf.

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

Development Standards Continued

ADU Size Requirements:

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

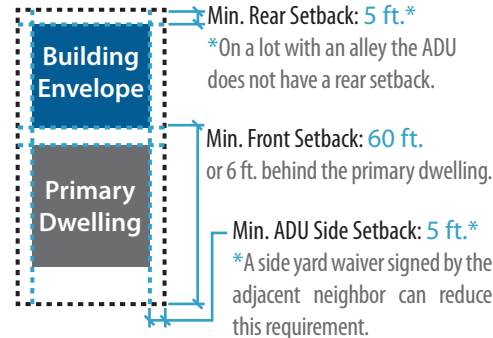
*The footprint of the principal structure, excluding an attached garage, must be not less than 800 sf. Internal ADUs may not exceed 50% of the total square footage of the principal structure's building footprint.

Max. Building Height:

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

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

Setbacks:



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

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



▲ Detached ADU | Courtesy of accessorydwellings.org



▲ Detached ADU Over Accessory Building | Logan - Spokane, WA

References:

Spokane Municipal Code (SMC)

[Accessory Dwelling Units SMC § 17C.300]

[Accessory Structures SMC § 17C.110.225]

Design Inspiration

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

[AccessoryDwellings.org]

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

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Attached Housing / Duplex

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

Spokane Municipal Code § 17C.110.310

[Text] = Hyperlink

Definition

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

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

What zones can these tools be used in?

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

[Housing Types Allowed Table]

Lot Development Standards

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

Number of Attached Units:

RA, RSF and RSF-C Zones

>2 Requires a PUD



RTF Zone

>8 Requires a PUD



RMF and RHD Zones

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



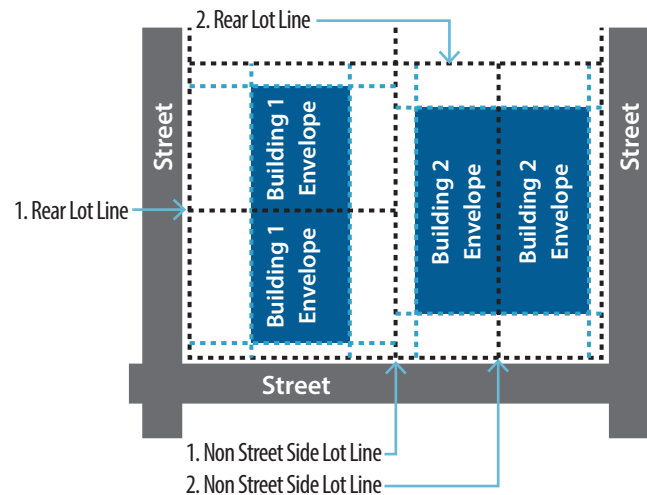
Setbacks

Setbacks:

Interior lots - The side building setback on the side containing the common wall is reduced to zero.

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

Example Site Setbacks:



Design Standards

Attached Housing and Duplexes: Attached Housing and Duplexes in RA, RSF, or RTF zones are subject to the design standards of [SMC 17C.110.310]. Attached Housing and Duplexes in RMF or RHD zones are subject to design standards of [SMC 17C.110.400-465].

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



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



▲ Kendall Yards Townhouse Style Units | Spokane, WA

References:

Spokane Municipal Code (SMC)

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

Design Inspiration

[Portland - Infill Design Toolkit]

[Portland Courtyard Housing Design Competition]

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



Pocket Residential Development

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

Spokane Municipal Code § 17C.110.360

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Purpose

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

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

What zones can this tool be used in?

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

[Zoning Map]

Minimum Development Size:

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

RMF and RHD Zones: 2,900 sf.

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

Maximum Development Size (RA, RSF, RTF): 1-1/2 acres
There is no maximum size in RMF, RHD, or Commercial zones. PRDs over one and a half acres in RSF or RTF must be approved as a planned unit development.

What housing types are allowed?

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

How do I apply for a PRD?

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

Density

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

Development Density Calculation:

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

[Calculate Residential Density]

Development Standards

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

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

Max. Building Coverage (All Buildings in Development)

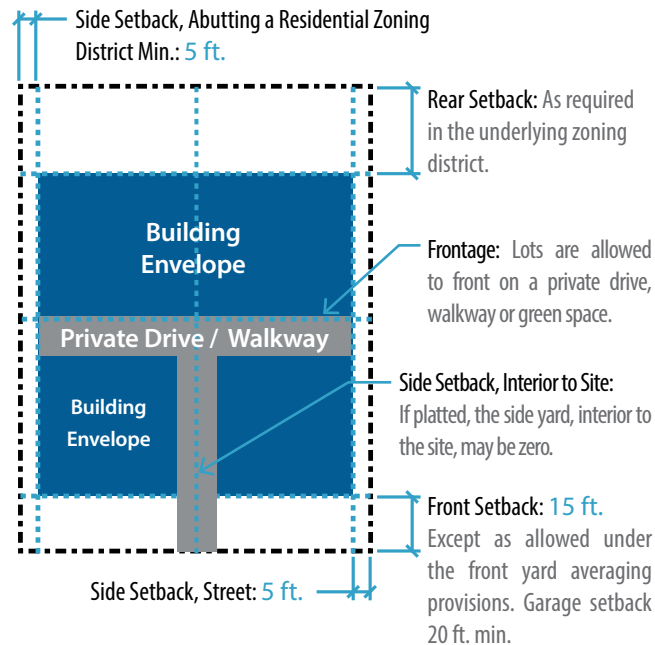
RSF, RSF-C, RTF, RMF, RHD: Varies by zone

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

Required Outdoor Area:

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

Example Development Setbacks:



Design Standards

PRDs must adhere to design standards relating to: Ground Level Access, Parking Lots, Lighting, Fencing, and Residential Building Design. [PRD Design Standards] In RMF, RHD and Commercial zones, multifamily design standards apply.



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



▲ Attached Residences | Kendall Yards - Spokane, WA

References:

Spokane Municipal Code (SMC)

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

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

Design Inspiration

[Portland - Infill Design Toolkit]

[Portland Courtyard Housing Design Competition]

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



Cottage Housing

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

Spokane Municipal Code § 17C.110.350

[Text] = Hyperlink

Definition

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

What zones can this tool be used in?

Zoning	RA	RSF	RSF-C	RTF	RMF	RHD
Cottage Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	*	*

* For similar site arrangements - See Pocket Residential Development

What housing types are allowed?

Detached cottage units, carriage units, and attached 2-unit homes.

Cottage housing can be developed as rentals, condominiums, or subdivided through alternative residential subdivision.

How do I apply for Cottage Housing?

Cottage housing is allowed by [Type II Conditional Use Permit](#) in the [RA](#) through [RTF](#) zones, subject to compliance with the Site Development Standards and Design Standards and Guidelines.

[\[Type II Conditional Use Permit Procedures\]](#) / [\[Conditional Use Permit\]](#)

A [Type III](#) process is required for subdivisions of 10 or more units.

Density

	Zoning	RA, RSF, RSF-C	RTF
Minimum Units per Development		4	4
Minimum Units per Net Acre		4	10
Max. Units per Net Acre	20% Bonus	12	24
	40% Bonus**	14	28

**Maximum unit size of 500 ft², location, and other requirements apply.

Design Standards

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

Site Development Standards

Minimum Lot Area: 14,500 ft² (about 1/3 acre)

Maximum Building Height: 20 feet

-Pitched Roofs may extend to 30 feet with minimum slope of 6:12.

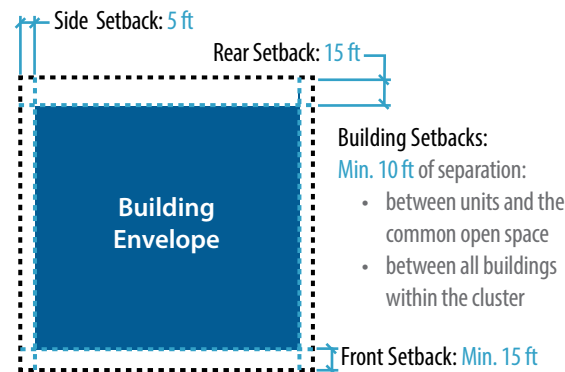
Max. Building Size	Detached Cottage	2 Attached Unit Homes	Carriage Unit above Garage
Max. Floor Area † not including garage	1,200 ft ²	2,000 ft ²	800 ft ²
Max. Footprint † incl. any attached garage	1,000 ft ²	2,000 ft ²	1,500 ft ²

† All units limited to 500 ft² where using the 40% density bonus.

Areas not included in the total floor area calculation:

- Floors at least 4 feet below adjacent right-of-way (basements)
- Architectural projections, such as bay windows and fireplaces
- Stairways
- Spaces with ceiling height of 5 feet or less

Example Site Setbacks:



Pedestrian Connectivity: All buildings and common spaces shall be served by a pedestrian circulation system.

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



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



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

References:

[Spokane Municipal Code \(SMC\)](#)

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

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

Design Inspiration

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

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

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

Revised: 2/18



Residential Zoning: Overview

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

Spokane Municipal Code (SMC) § 17C.110.030

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

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



RA Residential Agricultural		RSF / RSF-C Residential Single Family RSF-Compact		RTF Residential Two-Family		RMF Residential Multi-Family		RHD Residential High Density	
Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)		Allowed Density (1)	
Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 4,350 sf. or 10 units per acre	Max:	1 unit per 2,100 sf. or 20 units per are	Max:	1 unit per 1,450 sf. or 30 units per acre	Max:	No Maximum
Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 11,000 sf. or 4 units per acre	Min:	1 unit per 4,350 sf. or 10 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre	Min:	1 unit per 2,900 sf. or 15 units per acre
Min. Lot Size:	7,200 sf.	Min. Lot Size:	4,350 sf./RSF-C 3,000 sf.	Min. Lot Size:	Varies	Min. Lot Size:	Varies	Min. Lot Size:	Varies
Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft.	Max. Building Height:	35 ft. Typ.	Max. Building Height:	35 ft. Typ.
Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):		Minimum Building Setbacks (2):	
Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.	Front / Side:	15 ft. / 5 ft.
Rear:	25 ft.	Rear:	25 ft. (15 ft. in places)	Rear:	15 ft.	Rear:	10 ft.	Rear:	10 ft.
Building Coverage (3): 40%		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.		Building Coverage (3): 50% Attached houses up to 70%		Building Coverage (3): 60% Attached houses up to 80%	
Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 250 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 12 ft. x 12 ft.		Outdoor Area Per Unit: 200 sf. Min. dimension: 10 ft. x 10 ft.		Outdoor Area Per Unit: 48 sf. Min. dimension: 7 ft. x 7 ft.	

- (1) [Accessory Dwelling Units (ADUs)] and [Transitional Sites] can exceed the maximum allowed density.
 (2) Minimum required side setback for sites with less with than a 40 ft. lot width: 3 ft. Minimum | Garage setback: 20 ft.
 (3) Maximum building coverage for small lots: Lots 3,000 - 4,999 sf. = 1,500 sf. + 37.5% for portion of lot over 3,000 sf. | Lots less than 3,000 sf. = 50%

[Development Standards Table SMC § 17C.110-3]
 General standards are shown. Refer to the Land Use Code for exceptions and specific regulations.



Residential Single-family Compact Zoning: Overview

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

Spokane Municipal Code § 17C.110.030

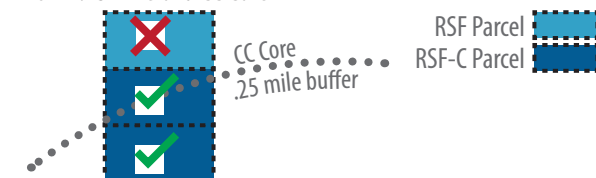
Purpose

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

Where can this zoning be used?

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

Within .25 mile of a CC Core



Adjacent to or Across from a Higher Density Use



What housing types are allowed?

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

How to I apply for RSF-C Zoning?

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

Density

Min. Lot Size: 3000 sf.

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

Density Calculation:

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

Site Development Standards

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

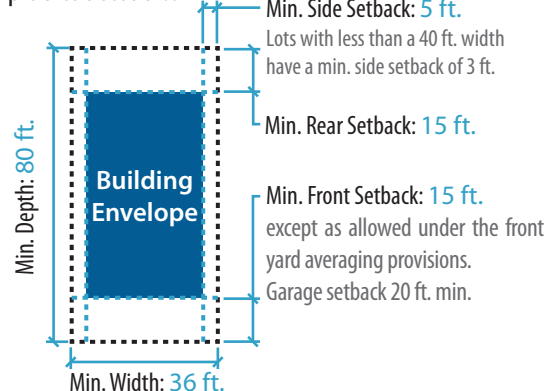
Floor Area Ratio (FAR): 0.5

FAR Attached Housing Development: 0.65

Max. Building Coverage:

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

Example Site Setbacks:



Design Standards

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



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



▲ Attached Dwelling | Manito Park - Spokane, WA

References:

Spokane Municipal Code (SMC)

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

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

Design Inspiration

[Portland - Infill Design Toolkit]

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

[Text] = Hyperlink