



Spokane Plan Commission Agenda

Wednesday, April 27, 2022

2:00 PM

Hybrid

Council Briefing Center

808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - 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 [4/13/2022](#) meeting minutes
2. City Council Report
3. Community Assembly Liaison Report
4. President Report
5. Transportation Sub-Committee Report
6. Secretary Report
7. Approval of current agenda
8. Tentative upcoming agenda items

All
CM Lori Kinnear
Mary Winkes
Todd Beyreuther
Clifford Winger
Spencer Gardner

Workshops:

2:30 – 3:00

1. [Continued Phase 1 – Residential Development Code Changes – Short Plat Processes and notification SMC 17G.060, SMC 17G.080](#)

Nate Gwinn and Amanda Beck

3:00 – 3:45

2. Continued Phase 1 – Residential Development Code Changes and Additions – Townhouses/Duplexes/Design Standards/Density rounding SMC 17C.110

Amanda Beck and Nate Gwinn

3:45 – 4:00

3. Discussion on creation of a Housing Work Group, a subcommittee of Plan Commission

Plan Commission

Adjournment: The next PC meeting will be held on Wednesday, May 11, 2022

Plan Commission Meeting Information

Wednesday, April 27, 2022

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

Meeting Number
(access code):
2490 846 0369

Join Webex Meeting Online: [JOIN MEETING](#)

Tap to join from a mobile device (attendees only):

[+1-408-418-9388,,24908460369##](tel:+14084189388,24908460369) United States Toll

Join by phone: +1-408-418-9388 United States Toll

Join from a video system or application: Dial 24908460369@spokanecity.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

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:

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

April 13, 2022

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, Kris Neely, Ryan Patterson, Carole Shook, Tim Williams, Clifford Winger
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Zack Zappone
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, James Richman, Kirstin Davis, Nate Gwinn, Amanda Beck, Dean Gunderson, Taylor Berberich, Colin Quinn-Hurst, Kevin Picanco,

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

Minutes: Minutes from the March 23, 2022, meeting approve unanimously.

Briefing Session:

1. City Council Liaison Report -Zack Zappone

- Council Member Zappone reported that a new shelter is proposed to be built along East Trent. A temporary rezone and funding of the shelter will need to be approved in order for the project to move forward.

Community Assembly Liaison Report - Mary Winkes

- Ms. Winkes reported that Community Assembly met in April. She recommended that they review the 2021 Plan Commission Year in Review and the proposed Comprehensive Plan Amendments.

2. Commission President Report - Todd Beyreuther

- none

3. Transportation Subcommittee Report - Clifford Winger

- Mr. Winger reported that during the April PCTS meeting, Colin Quinn-Hurst presented about land use policy, and Integrated Capital Management presented the six-year plan. Sidewalk and shared-use path safety was brought up as an item of interest and will be discussed during the next meeting.

4. Secretary Report - Spencer Gardner

- Mr. Gardner reported that in the future, the in-person location for Plan Commission meetings will switch between the Briefing Center and Council Chambers. Workshop items will be held in the Briefing Center, and hearings in the Chambers.
- The joint City Council-Plan Commission meeting is scheduled for April 21, 2022 at 11 am.
- Mr. Gardner also reported that the South Logan Transit Oriented Development plan is going to Council for hearing.

5. Tentative upcoming agenda items:

- There will be a discussion about forming a housing subcommittee during the April 27th Plan Commission meeting.
- Phase 1 Code Amendments on short plats, lot size transitions, ADUS, and duplexes will be presented during the April 27th PC meeting.
- Phase 1 Code Amendments on Short Plats, Lot Size Transitions and ADUs will go to City Council hearing on May 11th.

Workshop(s):

- 1. 2023-2028 Six-year comprehensive street program draft: new projects and comprehensive plan consistency review**
 - Presentation provided by Kevin Picanco
 - Questions asked and answered
 - Discussion ensued
- 2. Continued Phase 1 - Residential Development Code Changes - Return to ADUs**
 - Presentation provided by Amanda Beck and Nate Gwinn
 - Questions asked and answered
 - Discussion ensued

Hearing(s):

1. Transit-Oriented Development (TOD) Framework

- Presentation provided by Colin Quinn-Hurst
- Questions asked and answered
- Discussion ensued

Clifford Winger moved that the Plan Commission recommend that City Council adopt the Transit-Oriented Development Framework study as written and presented. Jesse Baker seconded.

Motion carries (8,1)

2. Design Guidelines Update, City Wide, Skywalks, Public Projects

- Presentation provided by Dean Gunderson and Taylor Berberich
- Questions asked and answered
- Discussion ensued

Clifford Winger motioned that the Plan Commission recommend that City Council adopt the Design Guideline Updates as written and presented. Michael Baker seconded.

Motion carries (8,1)

Meeting Adjourned at 5:08 PM

Next Plan Commission Meeting scheduled for Wednesday, April 27, 2022

BRIEFING PAPER
Plan Commission Workshop
Shaping Spokane Housing, Development Code Amendments
April 27, 2022

Subject

The City is initiating a series of code amendments to the Unified Development Code (UDC) to encourage the development of more housing. This Plan Commission workshop follows the presentation from previous workshops on development regulations in the code affecting subjects for new residential development:

- Hearing Items: Staff will briefly detail the draft codes concerning Accessory Dwelling Units (ADUs), Lot Size Transitions, and Short Plat Notification which are scheduled for public hearing on May 11, 2022. Further refinements to code language following the April 13th workshop will be highlighted for Short Plat Notification.
 - New text has been added in 17C.300.130(A)(1) that permits an ADU as accessory to the principal structure in the RTF, RMF, and RHD zones. This aligns with DUP-2 to permit an ADU on a lot with a duplex.
 - The agenda packet includes two options for short plat notification. **Option 17G.1** is the draft presented at the January 12 and April 13 workshops, with two-lot short plats requiring no notice, and short plats of three or more lots having a mailed notice only.
 - **Option 17G.2** aligns draft notification text with proposed changes to short plat application processing that are still being finalized. A two-lot short plat with **minor engineering review** requires no notice, and a short plat that requires standard engineering review for improvements such as water, sewer, or right-of-way requires a mailed notice similar to the three to nine lot notification under Option 17G-1.
- Single-Family Residential Development: Discussion of proposed and revised design standards that would address topics that currently affect development on narrow lots (less than 40 feet) and other housing types, to address the pedestrian environment and neighborhood character. Such topics include front finish details, street front entrance, and minimum front window coverage.
- Attached Housing (Townhouses) and Duplexes: The draft text encompasses design standards applicable to duplexes and attached homes, follow the same draft menu of options as those for detached single-family development. Provisions include incentives for small townhouses, additional allowed areas for duplexes, proposed front yard setback exceptions for porch projections, a minimum required outdoor area for duplexes, and new text to diversify the menu of options for architectural elements on a building.

Background

The City's Comprehensive Plan provides a vision of affordable housing that is safe, clean, healthy, and attainable for all residents. Approved in July 2021, the City adopted its [Housing Action Plan](#) (HAP) to guide implementation of Comprehensive Plan policies by identifying strategies to achieve our community's housing needs and objectives. The HAP identifies actions that the city can enact to encourage more housing options that create more homes for more people. To implement the work of the HAP, the city is pursuing several residential development code amendments. These proposed changes are also guided by Mayor Woodward's [July 26, 2021 Housing Emergency Proclamation](#) and the City Council's HAP [Implementation Plan](#).

Find more information on the project webpage: ShapingSpokaneHousing.com

Impact

Given the housing shortage locally, the proposed code amendments correspond with action items from the Housing Action Plan that are flagged for short- or mid-term timelines and focus on increasing housing units and the diversity of housing types. These code amendments focus on the following HAP strategies:

- A1, “Explore and expand allowed housing types to encourage missing middle housing throughout Spokane’s neighborhoods.”
- A3, “Continue to streamline and simplify changes to the City’s permit process, as necessary.
- A5, “Revise Accessory Dwelling Unit standards to allow for additional flexibility.”

Recommendation	Section
ADU-1. Increase allowed size for detached ADUs to 800 sf	17C.300.110(B)
ADU-2. Remove minimum lot size for new ADUs	17C.300.110(A)
ADU-3. Provide a FAR bonus for ADUs	17C.300.110(B)
ADU-4. Integrate strategic adjustments to setbacks & wall/roof height	17C.300.130(B)
ADU-5 Remove ADU owner occupancy requirement in RTF, RMF, and RHD	17C.300.310(F)
ADU-6. Modify owner-occupancy requirement in RSF zones	17C.300.205(B)
ADU-7. Relax parking requirement for ADUs	17C.300.305(C)
R-1. Minimum usable open space standards	Table 17C.110-3
R-2. Adjust the maximum building coverage standard	Table 17C.110-3
R-3. Require alley access where available	17C.110.305(C)
R-4. Create/update minimum design standards	17C.110.305(C)
TH-1. Allow more than two attached units in RSF & RSF-C zones	17C.110.310(F)
TH-2. Incentivize small attached units in the RSF & RSF-C zones (<1,200sf)	17C.110.205(B)
TH-3. Prohibit front-loaded units where at least 3 units are attached	17C.110.305(C)
TH-4. Create other site & building design standards specific to attached units.	17C.110.305(C)
DUP-1. Allow & incentivize small duplexes in RSF & RSF-C zones	17C.110.205(B)
DUP-2. Allow one ADU on lots that have a duplex	17C.300.130(A)(1)
DUP-3. Deemphasize garages in the design of duplexes	17C.110.305

Phase 1 amendments will explore attached houses (townhouses), accessory dwellings, duplexes, and streamlining permit processes that could further encourage construction of housing. Future Phase 2 code amendments may require Comprehensive Plan changes, exploring opportunities for increasing the number of homes allowed per acre of land, and permitting for a wider variety of housing types generally.

Following the April 13 workshop, staff continued refinements to draft Chapter 17C.300 for Accessory Dwelling Units (ADUs). Changes in the draft since the April 13 workshop are shown in grayed text. Staff has added new text concerning design standards in proposed Section 17C.110.305. Next design standard text for the April 27 workshop is highlighted in gray.

Attachment: Redlined Draft Text

DRAFT TEXT

Accessory Dwelling Unit (ADU), Lot Size Transition

Spokane Municipal Code Title 17C

17C.110.200	Lot Size	9
17C.110.225	Accessory Structures	15
17C.300.100	General Regulations	21
17C.300.110	Criteria	21
17C.300.120	Application Procedures	22
17C.300.130	Development Standards	23
17C.300.140	ADU Expiration	30

Section ____ 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.

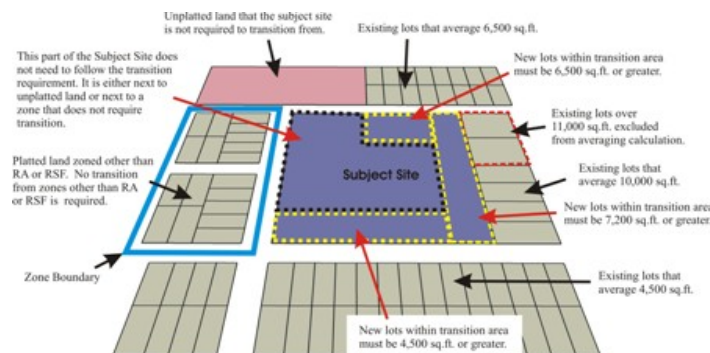
C. Land Division.

1. 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~~



[Note: Delete graphic above.]

~~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.	1,450 sq. ft.	None
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.	None	None
Minimum Front Lot Line	40 ft.	40 ft.	Same as lot width	Same as lot width	Same as lot Width
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					
	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.	2,250sq. 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%				
Attached housing as defined in SMC 17A.020.010, lots any size	Same as above			Up to 70%	Up to 80%
Building Height					
Maximum Roof Height	35 ft. [5]	35 ft. [5]	35 ft. [5]	35 ft. [6]	35 ft. [6]
Maximum Wall Height	25 ft.	25 ft.	25 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
<u>Maximum Coverage with Accessory Dwelling Unit, Lots less than 5,500 sq. ft. [12]</u>	<u>20%</u>			<u>See Primary Structure</u>	<u>See Primary Structure</u>
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)(4).)) [Deleted.]~~

[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))~~ building coverage for accessory structures is counted as part of the maximum ~~((site))~~ building 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 __. That SMC section 17C.110.225 is amended to read as follows:

17C.110.225 Accessory Structures

A. Purpose.

This section regulates structures that are incidental to primary buildings to prevent them from becoming the predominant element of the site. The standards provide

for necessary access around structures, help maintain privacy to adjoining lots and maintain open front setbacks.

B. General Standards.

1. Accessory structures are allowed on a lot only in conjunction with a primary building, and may not exist on a lot prior to the construction of the primary structure, except as allowed by subsection (B)(2) of this section.
2. An accessory structure that becomes the only structure on a lot as the result of a land division may remain on the lot if the owner has submitted a financial guarantee to the City for the cost of demolition and removal of the structure. The financial guarantee will be used by the City if the owner has not removed the accessory structure if, within one year of final plat approval or boundary line adjustment (BLA), a primary structure has not been built and received final inspection. The financial guarantee must be accepted by the City prior to approval of the final plat or boundary line adjustment.
3. An accessory structure shall not contain a kitchen or space for living, sleeping, eating, or cooking unless it is approved as an accessory dwelling unit under chapter 17C.300 SMC.

C. Setbacks.

1. Mechanical Structures.
Mechanical structures are items such as heat pumps, air conditioners, emergency generators, and water pumps.
 - a. Front Setback Standard.
Mechanical structures are not allowed in required front building setbacks.
 - b. Side and Rear Setback Standard.
Mechanical structures are allowed inside and rear building setbacks if the structure is no more than forty-eight inches high.
2. Vertical Structures.
Vertical structures are items such as flagpoles, trellises and other garden structures, radio antennas, satellite receiving dishes and lampposts. Fences are addressed in SMC 17C.110.230. Sign standards are in chapter 17C.240 SMC, Signs.
 - a. Setback Standard.
Vertical structures are allowed in required side and rear building setbacks if they are no larger than four feet in width, depth or diameter and no taller than seven feet. If they are larger or taller, they are not allowed in required building setbacks. Trellises and other

gate features are allowed in front yard if they are no larger than four feet in width, depth or diameter and no taller than seven feet and do not conflict with the clear view triangle provisions under SMC 17C.110.230, Fences.

3. Uncovered Horizontal Structures.

Uncovered horizontal structures are items such as decks, stairways, entry bridges, wheelchair ramps, swimming pools, hot tubs, tennis courts, and boat docks that are not covered or enclosed.

a. Setback Standard.

i. Projection Allowed.

The following structures are allowed in required building setbacks, as follows:

- A. Structures that are no more than two and one-half feet above the ground are allowed in side and rear building setbacks. Handrails required by the IBC/IRC are not included in the maximum height.
- B. On lots that slope down from the street, vehicular or pedestrian entry bridges that are no more than two and one-half feet above the average sidewalk elevation are allowed in all building setbacks; and
- C. Stairways and wheelchair ramps that lead to one entrance on the street-facing facade of a building are allowed in street setbacks.

4. Covered Accessory Structures.

Covered accessory structures are items such as greenhouses, storage buildings (not used to cover motor vehicles), sheds, covered decks, covered porches, gazebos, and covered recreational structures.

a. Setback Standard.

Covered accessory structures are not allowed in the required front ~~((and side))~~ building setbacks. Covered accessory structures are not allowed in the required side building setback without a signed waiver from the neighboring property owner.

5. Detached Accessory Structures.

Detached accessory structures are garages, carports, and other structures utilized to cover motorized vehicles.

a. Setback Standard.

A detached accessory structure is not allowed in the front building setback. A detached accessory structure is not allowed in the required side building setback without a signed waiver from the neighboring property owner. A detached accessory structure that has an entrance, which faces a street, is required to be setback twenty feet from the property line or from the back of the sidewalk, as stated in Table 17C.110-3.

- b. Detached accessory structures may be built to the rear property line, unless parking in front of the structure is proposed, then the structure is required to be built a minimum of eighteen feet from the edge of the alley tract, easement, or right-of-way.

6. Attached Accessory Structures.

Accessory structures are garages, carports or other structures utilized to cover motorized vehicles that are connected by a common wall to the primary structure.

- a. Setback Standard.

An attached accessory structure is not allowed in the front building setback. An attached accessory structure that has an entrance which faces a street is required to be setback twenty feet from the property line as stated in Table 17C.110-3.

- b. Attached accessory structures may be built to within five feet of the rear property line, unless parking in front of the structure is proposed, then the structure is required to be built a minimum of eighteen feet from the edge of the alley tract, easement or right-of-way.

D. Building Coverage.

The combined building coverage of all detached accessory structures and covered accessory structures may not exceed fifteen percent of the total area of the site, and when combined with all other structures on-site shall not exceed the maximum building coverage of the base zone. On lots with an accessory dwelling unit, combined building coverage of all detached accessory structures and covered accessory structures may not exceed twenty percent of the total area of the site, and when combined with all other structures on-site shall not exceed the maximum building coverage of the base zone.

E. Building Height.

The building height of detached accessory structures and covered accessory structures is listed in Table 17C.110-3. Accessory structures, which contain an ADU over a garage, are subject to the height limitations in chapter 17C.300 SMC, Accessory Dwelling Units.

TABLE 17C.110.225-1

MAXIMUM HEIGHT – DETACHED ACCESSORY BUILDING [1]

Maximum Wall Height [2]	15 ft.
Maximum Roof Height [3]	20 ft.

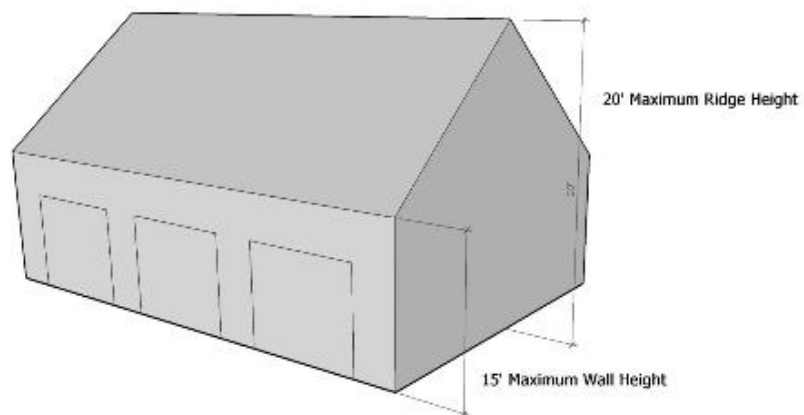
[1] Cannot include living area, nor any storage areas with a ceiling height of six-feet eight-inches or greater.

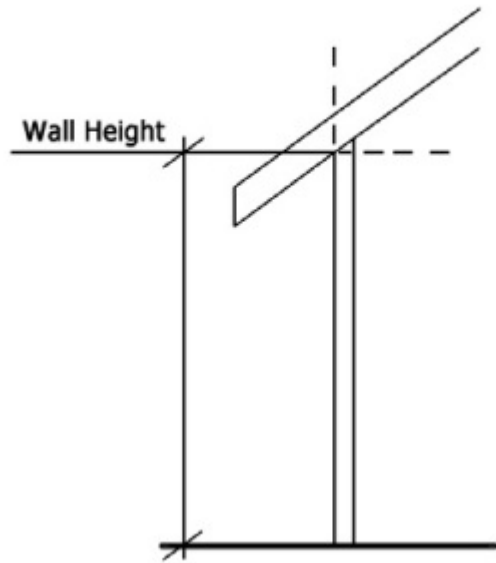
[2] The height of the lowest point of the roof structure intersects with the outside plane of the wall.

[3] The height of the ridge of the roof.

See “Example A” below.

Example A





17C.300.100 General Regulations

A. Where the Regulations Apply.

Attached and detached accessory dwelling units are permitted in the RA through RHD zones, including planned unit developments, subject to the limitations of subsection (B) of this section.

B. Limitation.

- ~~((1. One ADU is allowed per lot as an accessory use in conjunction with a detached single-family residence.~~
- ~~2. A detached ADU must either be combined with a garage or shall be the only detached structure in the rear yard setback area.~~
- ~~3.~~ Detached)) One accessory dwelling ~~((units are))~~ unit is allowed per lot in the RA, RSF, RTF, RMF, and RHD zones subject to the development standards of the underlying zoning district.

Section __. That SMC 17C.300.110 is amended to read as follows:

17C.300.110 Criteria

~~((A. Minimum Lot Size.~~

~~The minimum lot size for ADU is five thousand square feet.))~~

~~((B.)) A. ((ADU Minimum and))~~ Maximum Size.

1. Internal ADU.

Before the establishment of an internal ADU the ~~((footprint))~~ floor area of the principal structure, excluding an attached garage, must be not less than eight hundred square feet.

a. The ((size)) internal ADU shall contain no more than two bedrooms and the floor area of the internal ADU must be ((not less than two hundred fifty square feet and)) not more than eight hundred square feet, excluding any related garage area.

b. The conversion of an existing interior basement or attic space of a principal structure into an ADU may exceed the maximum floor area.

2. Detached ADU.

A detached ADU shall not exceed ~~((six hundred))~~ seventy-five percent of the floor area of the principal structure, or eight hundred sixty-four square feet of floor area, whichever is greater.

3. FAR.

a. The square-footage floor area of an ADU, excluding any garage, is counted as part of the floor area ratio (FAR). ~~((Internal ADUs may not exceed fifty percent of the total square footage of the principal structure's building footprint.))~~

b. To offer greater flexibility in integrating an ADU on smaller lots, the maximum allowable FAR may be increased to 0.6 on lots smaller than seven thousand two hundred square feet in area, with an ADU, and to 0.7 on lots smaller than five thousand square feet in area with an ADU.

~~((C-))~~ B. Occupancy for Short-Term Rentals.

~~((One))~~ Where a lot with an ADU also has a Short-Term Rental under chapter 17C.316 SMC, one of the dwelling units ~~((in the structure or))~~ on the lot shall be occupied by one or more owners of the property as the owner's permanent and principal residence. The owner-occupant must occupy the owner-occupied dwelling unit for more than six months of each calendar year. The owner-occupant may not receive rent for the owner-occupied dwelling unit. If a complaint that an owner has violated these requirements is filed, the owner shall:

1. submit evidence to the director showing good cause, such as a job dislocation, sabbatical leave, education or illness, for waiver of this requirement for up to one year absence from the property. Upon such showing the director may waive the requirement;
2. re-occupy the structure; or
3. remove the accessory dwelling unit.

Section __. That SMC 17C.300.120 is amended to read as follows:

17C.300.120 Application Procedures

A. Application.

Any property owner seeking to establish an ADU must obtain a building permit and a certificate of occupancy from the building services department.

B. Covenants.

~~((A))~~ Where a lot with an ADU also has a Short-Term Rental under chapter 17C.316 SMC, a covenant and deed restriction identifying the ADU and limitations of occupancy and ownership is required to be recorded and filed with

the Spokane county auditor's office. A copy of the recorded covenant must be provided to the City of Spokane planning and economic development services department prior to the issuance of a building permit or safety inspection.

Section __. That SMC 17C.300.130 is amended to read as follows:

17C.300.130 Development Standards

A. Development Standards – Requirements for All Accessory Dwelling Units.
All accessory dwelling units must meet the following:

1. Creation.
An accessory dwelling unit may only be created through the following methods:
 - a. Converting existing living area, attic, basement or garage.
 - b. Adding floor area.
 - c. Constructing a detached accessory dwelling unit on a site with an existing house, attached house or manufactured home ~~((;or))~~.
 - d. Constructing a new house, attached house or manufactured home with an internal or detached accessory dwelling unit.
 - e. In the RTF, RMF, or RHD zone, constructing an attached or detached accessory dwelling unit on a site with any existing or new principal structure.
2. Number of Residents.
The total number of individuals that reside in both units may not exceed the number that is allowed for a household.
- ~~((3. Other Uses.
An accessory dwelling unit is prohibited on a site with a home occupation.))~~
- ~~((4.))~~ 3. Location of Entrances for Internal ADUs.
Only one entrance may be located on the facade of the ~~((house, attached house or manufactured home))~~ principal structure facing the street, unless the ~~((house, attached house or manufactured home))~~ principal structure contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.
- ~~((5.))~~ 4. Parking.

- a. Studio and one-bedroom ADUs require no additional parking. One additional off-street parking space is required for the accessory dwelling unit with more than one bedroom, plus one per bedroom after two bedrooms. Existing required parking for the ~~((house, attached house or manufactured home))~~ principal structure must be maintained ~~((or replaced on-site))~~.
- b. As an exception to subsection (a), no additional off-street parking space is required for the ADU within one-quarter-mile of stops for a bus or other transit mode providing actual fixed route service at intervals of no less frequently than fifteen minutes for at least five hours during the peak hours of operation on weekdays, defined as a major transit stop under RCW 36.70A.696.

~~((6. Exterior Finish Materials.~~

~~The exterior finish material must be the same or visually match in type, size, and placement the exterior finish material of the house, attached house or manufactured home.))~~

~~7. Roof Pitch.~~

~~The roof pitch must be the same as the predominant roof pitch of the house, attached house or manufactured home.~~

~~8. Trim.~~

~~Trim must be the same in type, size and location as the trim used on the house, attached house or manufactured home.~~

~~9. Windows.~~

~~Windows must match those in the house, attached house or manufactured home in proportion (relationship of width to height) and orientation (horizontal or vertical). This standard does not apply when it conflicts with building code regulations.))~~

B. Additional Development Standards for Detached ADUs.

1. Setbacks.

~~((The))~~ Except for conversion of existing accessory structures, the accessory dwelling unit must be ((at least)):

~~((a. sixty feet from the front lot line; or~~

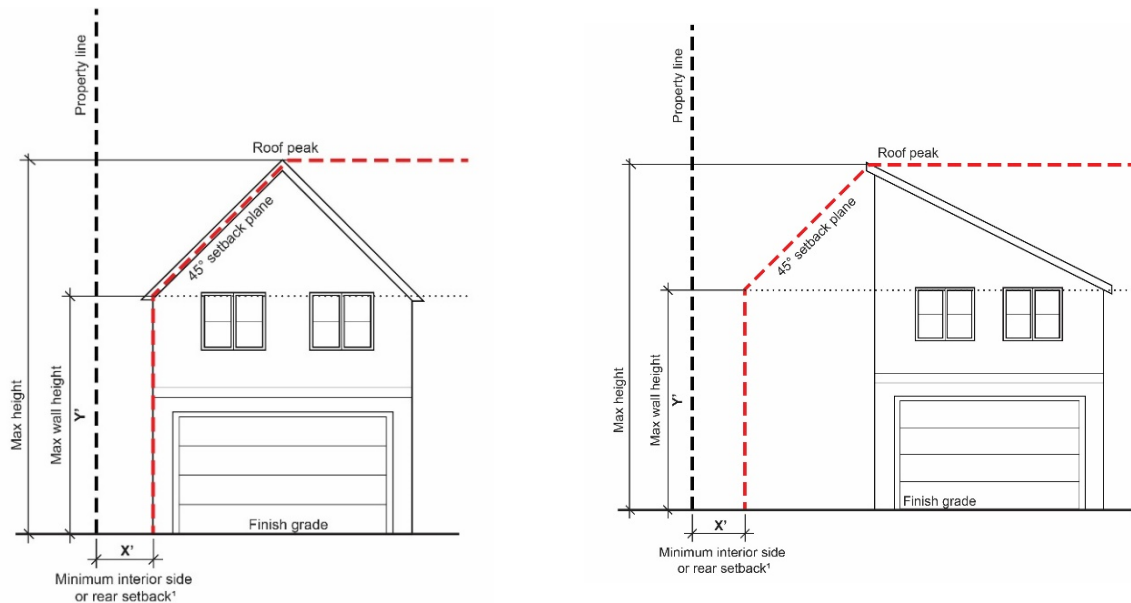
~~b. six feet behind the house, attached house or manufactured home;))~~

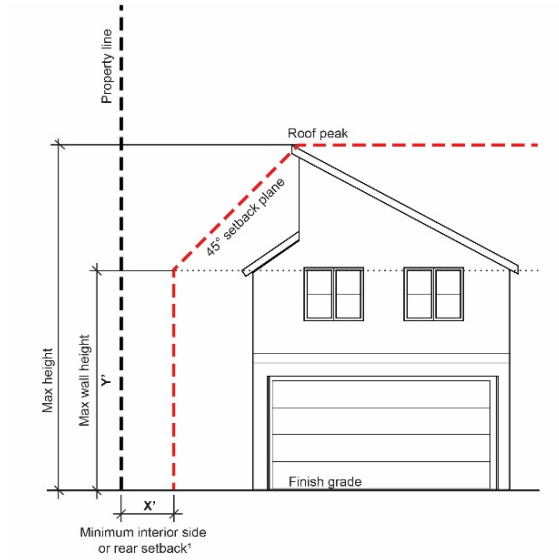
~~((c.))~~ a. as specified for ((rear and side yard)) setbacks in Table 17C.110-3 for ((primary structures for attached ADUs and)) accessory structures ((for detached ADUs.)); and

b. in conformance with the forty-five degree setback plane:

- i. The forty-five degree setback plane is measured at the maximum wall height listed in Table 17C.300-1, from the interior side lot line setback, or rear setback without an alley, as listed in Table 17C.110-3 for accessory structures. The setback plane does not apply on side or rear setbacks measured from alley or street lot lines.
- ii. The setback plane increases at a forty-five degree angle away from the interior side and rear lot lines without an alley, up to the maximum roof height in Table 17C.300-1. See Figure 17C.300-A for examples.
- iii. No portion of the accessory dwelling unit may project beyond the forty-five degree setback plane described in this subsection, except for the roof structure and minor extensions allowed by SMC 17C.110.220(C)(1).
- iv. The setback may be reduced to zero feet with a signed waiver from the neighboring property owner. In that case, the forty-five degree setback plane would be measured from the maximum wall height and the property line.

Figure 17C.300-A. Setback Plane [1]





[Note: Add the four graphics above.]

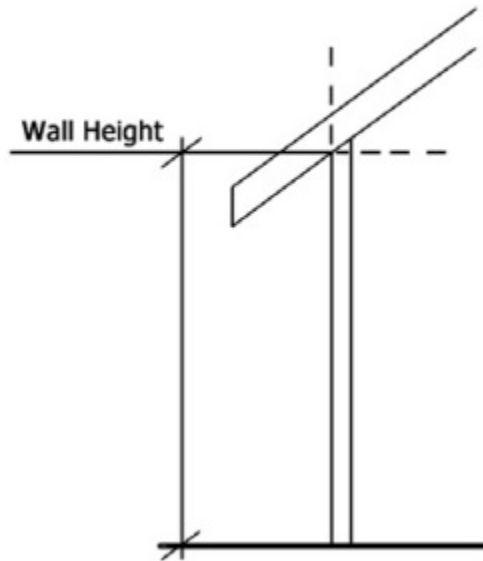
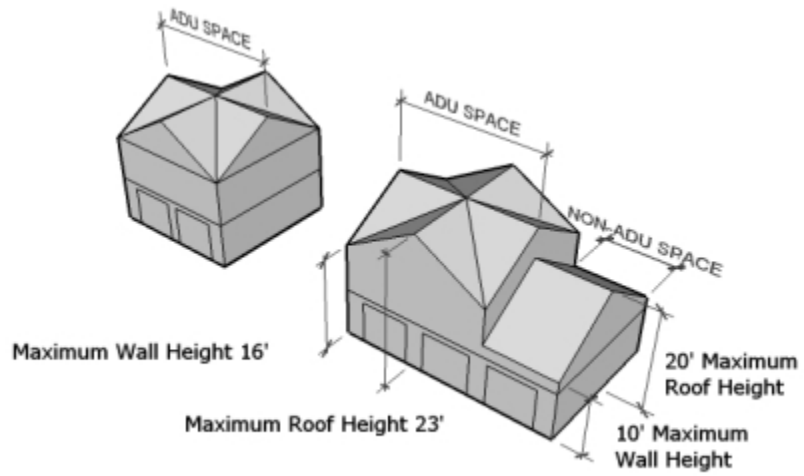
[1] The setback plane does not apply on side setbacks or rear setbacks measured from alley lot lines or street lot lines.

2. Height.

The maximum height allowed for a detached accessory dwelling unit is shown in Table 17C.300-1. A detached ADU over a detached accessory structure with flat or terraced roof forms with slopes of less than 3:12 that conform to the 45-degree setback plane may be granted a wall height exception up to four feet.

TABLE 17C.300-1 MAXIMUM ROOF AND WALL HEIGHT		
	Maximum Height – Detached Accessory Building Attached to an ADU or Detached ADU [1]	Maximum Height – Detached ADU Over a Detached Accessory Structure
Maximum Wall Height [2]	10 ft.	((16)) <u>17</u> ft.
Maximum Roof Height [3]	20 ft.	((23)) <u>25</u> ft.
<p>[1] Detached accessory structures cannot include living area, nor any storage areas with a ceiling height of six-feet eight-inches or greater.</p> <p>[2] The height of the lowest point of the roof structure intersects with the outside plane of the wall.</p> <p>[3] The height of the ridge of the roof.</p> <p>See “Figure ((A)) <u>17C.300-B</u>” below.</p>		

Figure ((A)) 17C.300-B



3. Bulk Limitation.

The building coverage for the detached accessory dwelling unit may not be larger than the building coverage of the ~~((house, attached house or manufactured home))~~ principal structure.

 - a. ~~((The))~~ On lots five thousand five hundred square feet or larger, the combined building coverage of all detached accessory structures may not exceed fifteen percent of the total area of the site.
 - b. On lots smaller than five thousand five hundred square feet, the combined building coverage of all detached accessory structures may not exceed twenty percent of the total area of the site.
4. Conversion of Existing Detached Accessory Structures.
 - a. In RA through RTF zones, conversion of an existing detached accessory structure that is in a front building setback required by [Table 17C.110-3](#) is not allowed. Conversion of an existing detached accessory structure that is in a rear or side building setback is allowed as provided by [SMC 17C.110.220](#), Setbacks, and [SMC 17C.110.225](#), Accessory Structures.
 - b. In RMF through RHD zones, conversion of an existing detached accessory structure that is in a front building setback required by [Table 17C.110-3](#) is not allowed. Conversion of an existing detached accessory structure that is in a rear or side building setback is allowed as provided by [SMC 17C.110.220](#), Setbacks, and [SMC 17C.110.225](#), Accessory Structures.
 - c. If the accessory dwelling unit is proposed for an existing detached accessory structure that meets any of the standards of subsections (A)(6) through (9) and (B)(2) and (3) of this section, alterations that will move the structure out of conformance with the standards that are met are not allowed.
 - d. If the accessory dwelling unit is proposed as a conversion of an existing detached accessory structure or a portion of the building, and the existing detached accessory structure does not meet the standards of subsections (A)(6) through (9) of this section, the structure is exempt from those standards. If any floor area is added to the existing detached accessory structure to accommodate an ADU, then the entire structure must meet the standards of subsections (A)(6) through (9) of this section and the underlying zoning development standards.

C. Utilities and Addressing.

The ADU must utilize those municipal utilities and address established for the principal dwelling unit.

D. Code Compliance.

The ADU must meet all technical code standards of this title including building, electrical, fire, and plumbing code requirements and permits.

Section __. That SMC 17C.300.140 is amended to read as follows:

17C.300.140 ADU Expiration

A. Transfer.

~~((An))~~ In the case where a lot with an ADU also has a Short-Term Rental under chapter 17C.316 SMC, an ADU permit is not transferable to any other property or any other person except to the new owner of the subject property when the property will be owner occupied.

B. Expiration.

Approval of an ADU expires when the:

1. accessory dwelling unit is altered and is thus no longer in conformance with the plans approved by the building services department; or
2. property ceases to maintain the required off-street parking spaces for the ~~((accessory and))~~ principal dwelling ~~((units))~~ unit; or
3. in the case where a lot with an ADU also has a Short-Term Rental under chapter 17C.316 SMC, legal titleholder of the property ceases to own and reside in either the principal or the accessory dwelling unit.

DRAFT TEXT

VERSION 17G.1: Project Types Based on 2 Lots or 3-9 Lots

Short Plat Notification

Spokane Municipal Code Title 17G Administration and Procedures

17G.060.100 Notice of Application	32
17G.060T.003 Table 17G.060-3 Type of Public Notice Required / Project Permit Review Process	32
17G.060.130 Public Comment Period	34
17G.080.040 Short Subdivisions	35

Section _____. That SMC section 17G.060.100 is amended to read as follows:

17G.060.100 Notice of Application

Within fourteen days of the issuance of a determination of a complete application, a notice of application shall be provided for Type I, II and III project permit applications in accordance with this section (RCW 36.70B.110.2), except short subdivision applications that create only two lots and are categorically exempt from chapter 43.21C RCW (SEPA). The notice of application shall follow the public notice requirements contained in SMC 17G.060.110 through 17G.060.120. The notice of application may be combined with the notice of public hearing, if a hearing has been scheduled by notice of application. The date, time, place and type of hearing, SEPA determination and SEPA appeal deadline (using the optional DNS process) are required to be added to the notice of application if this provision is used (RCW 36.70B.110(2)(f)).

Section _____. That SMC section 17G.060T.003 is amended to read as follows:

17G.060T.003 Table 17G.060-3 Type of Public Notice Required / Project Permit Review Process

TABLE 17G.060-3						
TYPE OF PUBLIC NOTICE REQUIRED / PROJECT PERMIT REVIEW PROCESS						
(Click here to view PDF)						
Project Permit Type	Notice of Community Meeting	Notice of Application	Notice of Public Hearing	Review Official	City Council Review	Expiration of Permit [1]
Building and Code Enforcement – Type I Application						
Building Permit	No	No	No	Building Official	No	180 days
Grading Permit	No	No	No	Building Official	No	180 days
Demolition Permit	No	No [5]	No [2]	Building Official	No	180 days
Building Permit with SEPA	No	Posted / Legal	No	Building Official	No	180 days
Grading Permit with SEPA	No	Posted / Legal	No	Building Official	No	180 days

Demolition Permit with SEPA	No	Posted / Legal [5]	No	Building Official	No	180 days
Planning Services – Type I Application						
Floodplain with SEPA	Posted / Individual	Posted / Individual	No	Planning Director	No	180 days
Planning Services – Type II Application						
Binding Site Plan	No	Posted / Individual	No	Planning Director	No	5 years
Certificate of Compliance	No	Posted / Individual	No	Planning Director	No	None
Conditional Use Permit	No [3]	Posted / Individual	No	Planning Director	No	3 years
Plans-in-lieu	No	Posted / Individual	No	Planning Director	No	3 years
Shoreline SDP	No	Posted / Individual	No	Planning Director	No	Must Comply with WAC 173-27-90
Short Plat with SEPA	No	Posted / Individual	No	Planning Director	No	5 years
<u>Short Plat, 2 Lots only</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Planning Director</u>	<u>No</u>	<u>5 years</u>
<u>Short Plat, 3 Lots or More</u>	<u>No</u>	<u>Individual</u>	<u>No</u>	<u>Planning Director</u>	<u>No</u>	<u>5 years</u>
Planning Services – Type III Application (Hearing Required)						
Certificate of Compliance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	None
Conditional Use Permit	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years
Floodplain Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years
Long Plat	Posted / Individual	Posted / Individual	Newspaper / Posted / Individual	Hearing Examiner	No	5 years
Plans-in-lieu	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years

PUD	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	5 years [4]
Rezone	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	3 years
Shoreline CUP	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	Must Comply with WAC 173-27-90
Shoreline Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	Must Comply with WAC 173-27-90
Skywalk	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	2 years
Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years

Notes:

[1] Approval expires after the specified time if no permit to develop the project is issued by the City of Spokane or building permit expires without completion of the improvements.

[2] Public Hearing is required if the structure is on the National Historic Register.

[3] Conditional Use Permits required under SMC 17C.110.110, Limited Use Standards for Religious Institutions and Schools, will complete posted/individual notification requirements for a Community Meeting.

[4] If a PUD is approved together with a preliminary plat, the expiration date for the PUD shall be the same as the expiration date of the preliminary plat.

[5] Applications for demolition permits for the demolition of an entire building or structure shall, in addition to any applicable requirements under chapter 43.21C RCW, be subject to a ten day review and comment period. This review and comment period shall run concurrently with any other applicable notice and comment period. Following receipt of such applications, copies shall be forwarded to the individual(s) designated pursuant to SMC 4.27.010(D) to receive written notice on behalf of the neighborhood council in which the building or structure is located, at the address for such neighborhood council designee(s) that is on file with the department. Any comments submitted to the department by the neighborhood council during this review and comment period shall be provided to the applicant prior to issuing the demolition permit.

Section __. That SMC section 17G.060.130 is amended to read as follows:

17G.060.130 Public Comment Period

- A. The public comment period for Type I, II, and III applications is fifteen days, except short subdivision applications creating only two lots and categorically exempt from chapter 43.21C RCW (SEPA) shall have no public comment period.

- B. The public comment period for a shoreline substantial development permit, shoreline conditional use, or shoreline variance shall be thirty days.
- C. The public comment period for a shoreline substantial development permit for limited utility extensions and bulkheads shall be twenty days (WAC 173-27-120).
- D. The longest public comment period shall prevail.

Section ____ That SMC section 17G.080.040 is amended to read as follows:

17G.080.040 Short Subdivisions

A. Predevelopment Meeting

A predevelopment meeting is required if the proposal is located in the central business district, unless waived by the director, and is recommended for all other proposals prior to submittal of the application. The purpose of a predevelopment meeting is to acquaint the applicant with the applicable provisions of this chapter, minimum submission requirements and other plans or regulations, which may impact the proposal.

B. Preliminary Short Plat Application and Map Requirements

1. Applications for approval of a preliminary short subdivision shall be filed with the director. All applications shall be submitted on forms provided for such purpose by the department. The director may waive specific submittal requirements determined to be unnecessary for review of the application. The application shall include the following:
 - a. The general application.
 - b. The supplemental application.
 - c. The environmental checklist, if required under chapter 17E.050 SMC.
 - d. Title report no older than thirty days from issuance from the title company.
 - e. The filing fees as required under chapter 8.02 SMC.
 - f. The required number of documents, plans or maps drawn to a minimum scale of one inch equals one hundred feet, on a sheet twenty-four by thirty-six inches, as set forth in the application checklist.
 - g. A written narrative identifying consistency with the applicable policies, regulations and criteria for approval of the permit requested; and
 - h. Additional application information which may be requested by the permitting department and may include, but is not limited to, the following: geotechnical studies, hydrologic studies, critical area

studies, noise studies, air quality studies, visual analysis and transportation impact studies.

- i. One copy of the predevelopment conference notes (if applicable); and
- j. One copy of the notification district map.

2. Contents of Preliminary Short Plat Map

The preliminary short plat shall be prepared by a land surveyor and shall show the following:

- a. Plat name and the name of any subdivision to be replatted.
- b. The name, mailing address and phone number of the owner and the person with whom official contact should be made regarding the application.
- c. Surveyor's name, mailing address and phone number.
- d. Legal description.
- e. Section, township and range.
- f. Vicinity map.
- g. North arrow, scale and date.
- h. Datum plane.
- i. Acreage.
- j. Number of lots and proposed density.
- k. Zoning designation.
- l. The boundary lines of the proposed subdivision.
- m. City limits and section lines.
- n. Park or open space (if proposed).
- o. Existing topography at two-foot maximum interval.
- p. The boundaries and approximate dimensions of all blocks and lots, together with the numbers proposed to be assigned each lot and block, and the dimensions, square footage and acreage of all proposed lots and tracts.
- q. Proposed names of streets.
- r. The location and widths of streets, alleys, rights-of-way, easements (both public and private), turn around and emergency access, parks and open spaces.
- s. Conditions of adjacent property, platted or unplatted, and if platted, giving the name of the subdivision. If the proposed short plat is the subdivision of a portion of an existing plat, the approximate lines of the existing plat are to be shown along with any and all recorded covenants and easements.

- t. The names and address of the record owners and taxpayers of each parcel adjoining the subdivision.
- u. Indicate any street grades in excess of eight percent.
- v. The location and, where ascertainable, sizes of all permanent buildings, wells, wellhead protection areas, sewage disposal systems, water courses, bodies of water, flood zones, culverts, bridges, structures, overhead and underground utilities, railroad lines, and other features existing upon, over or under the land proposed to be subdivided, and identifying any which are to be retained or removed.
- w. Proposed one-foot strips for right-of-way conveyed to the City, in cases where a proposed public street or alley abuts unplatted land.
- x. If a body of water forms the boundary of the plat, the ordinary high water mark as defined in chapter 90.58 RCW.
- y. Critical areas as defined in chapters 17E.020, 17E.030, 17E.070 and 17G.030 SMC.
- z. Significant historic, cultural or archaeological resources; and
- aa. If the proposal is located in an irrigation district, the irrigation district name.

C. Review of Preliminary Short Plat

The application shall be reviewed in accordance with the procedures set forth in chapter 17G.060 SMC for a Type II application, except a SEPA-exempt application creating only two lots shall be excluded from the public notice requirements contained in SMC 17G.060.110 through 17G.060.120 and public comment period under SMC 17G.060.130.

D. Public Notice

All public notice of the application shall be given in accordance with the procedures set forth in chapter 17G.060 SMC for a Type II application, except a short plat creating only two lots and exempt from SEPA shall not require a notice of application.

E. Preliminary Short Plat Approval Criteria

Prior to approval of a short plat application, the director shall find the application to be in the public use and interest, conform to applicable land use controls and the comprehensive plan of the City, and the approval criteria set forth in chapter 17G.060 SMC. The director has the authority to approve or disapprove a proposed preliminary short plat under the provisions of this chapter, subject to appeal as provided in chapters 17F.050 and 17G.060 SMC.

F. Final Short Plat Review Procedure

1. The subdivider shall submit to the director for review the following:

- a. A final short plat, prepared by a registered land surveyor licensed in the state of Washington, consistent with the approved preliminary short plat.
 - b. A title report less than thirty days old confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication.
 - c. Covenants, conditions and restrictions, if applicable; and
 - d. Fees pursuant to chapter 8.02 SMC.
2. Within thirty days, unless the applicant has consented to a longer period of time, of receipt of a proposed final short plat, the director shall review the plat for conformance with all conditions of the preliminary short plat approval, the requirements of this chapter and that arrangements have been made to insure the construction of required improvements. If all such conditions are met, the director shall approve the final short plat and authorize the recording of the plat. If all conditions are not met, the director shall provide the applicant in writing a statement of the necessary changes to bring the final short plat into conformance with the conditions.
 - a. If the final short plat is required to be resubmitted, the subdivider is required to provide the following:
 - b. A cover letter addressing the corrections, additions or modifications required.
 - c. Title report no older than thirty days from issuance of a title company conforming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication; and
 - d. The required number of copies of the corrected final short plat map.
3. If the final short plat is approved, the surveyor causes the plat to be signed by the Spokane county treasurer and file of record with the Spokane county auditor. The surveyor is required to file the appropriate number of mylar and bond copies of the recorded short plat with the director.

G. Final Short Plat Map Requirements

The subdivider shall submit to the director a final short plat in the same form and with the same content as the preliminary short plat, as provided in subsections (B)(1) and (2) of this section, with the following exceptions or additional requirements:

1. A final short plat shall contain all the information required of the preliminary plat, except the following:
 - a. Show existing buildings.
 - b. Show existing utility lines and underground structures.
 - c. Show the topographical elevations; or
 - d. Contain the names and addresses of adjoining landowners.

2. The final short plat shall include the following:

a. Surveyor's certificate, stamp, date and signature, as follows:

The following land surveyor's certificate to be shown on each sheet of the plat: "I, _____ registered land surveyor, hereby certify the plat of _____, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.

Signed _____ (Seal)"

b. A certification by the city treasurer, as applicable:

i. "I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer"

ii. "I hereby certify that the land described by this plat, as of the date of this certificate, is not subject to any delinquent local improvement assessment. Future installments, if any, shall remain due and payable and it shall be the responsibility of the owners to initiate the segregation of the LID assessment. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer"

iii. "A preliminary local improvement assessment exists against this property. It shall be the responsibility of the owner's to initiate the segregation of the LID assessment. After this assessment is finalized, it shall be due and payable. Examined and approved this _____ day of _____, 20__.

City of Spokane Treasurer"

c. The certification by the planning director, as follows:

"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's/Planning Director's approval of the preliminary plat # - -PP/SP.

City of Spokane Planning Director"

- d. The certification by the city engineer, as follows:
- “Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 20__.
- _____
City of Spokane Engineer”
- e. The certification by the Spokane county treasurer, as follows:
- “I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved _____ day of _____, 20__.
- _____
Spokane County Treasurer”
- f. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book and page number of the recording of the final mylar.
- g. Signature of every owner certifying that:
- i. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - ii. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - iii. the owners adopt the plan of lots, blocks and streets shown;
 - iv. owner dedicates to the City and the City’s permittees the easements shown for utilities and cable television purposes;
 - v. owner dedicates to the City the streets, alleys and other public places, including slope and construction easements and waives all claims for damages against any governmental authority including, without limitation, the City which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of any public way so dedicated; and
 - vi. owner conveys to the City as general City property the buffer strips adjoining unplatted property.
- h. The drawing shall:
- i. be a legibly drawn, printed or reproduced permanent map;
 - ii. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;
 - iii. have margins that comply with the standards of the Spokane county auditor;

- iv. show in dashed lines the existing plat being replatted, if applicable;
- v. show monuments in accordance with SMC 17G.080.020(H)(1);
- vi. include any other information required by the conditions of approval; and
- vii. include any special statements of approval required from governmental agencies, including those pertaining to flood hazard areas, shorelines, critical areas and connections to adjacent state highways.

H. Filing.

Once the final plat has been reviewed, approved and signed by the applicable departments, the applicant shall file the final short plat with the county auditor within ten days of approval. No permits shall be issued for a proposed lot until the required conformed copies of the short plat have been submitted to the planning services department.

I. Redivision.

No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

DRAFT TEXT

SUBSTITUTE VERSION 17G.2:

Project Types Based on Minor or Standard Engineering Review

Short Plat Notification

Spokane Municipal Code Title 17G Administration and Procedures

17G.060.100 Notice of Application	43
17G.060T.003 Table 17G.060-3 Type of Public Notice Required / Project Permit Review Process.....	43
17G.060.130 Public Comment Period	46
17G.080.040 Short Subdivisions	46

Section __. That SMC section 17G.060.100 is amended to read as follows:

17G.060.100 Notice of Application

Within fourteen days of the issuance of a determination of a complete application, a notice of application shall be provided for Type I, II and III project permit applications in accordance with this section (RCW 36.70B.110.2). except that notice of application is not required for short subdivision applications involving minor engineering review as defined in SMC 17G.080.040(C)(2). The notice of application shall follow the public notice requirements contained in SMC 17G.060.110 through 17G.060.120. The notice of application may be combined with the notice of public hearing, if a hearing has been scheduled by notice of application. The date, time, place and type of hearing, SEPA determination and SEPA appeal deadline (using the optional DNS process) are required to be added to the notice of application if this provision is used (RCW 36.70B.110(2)(f)).

Section __. That SMC section 17G.060T.003 is amended to read as follows:

17G.060T.003 Table 17G.060-3 Type of Public Notice Required / Project Permit Review Process

TABLE 17G.060-3						
TYPE OF PUBLIC NOTICE REQUIRED / PROJECT PERMIT REVIEW PROCESS						
(Click here to view PDF)						
Project Permit Type	Notice of Community Meeting	Notice of Application	Notice of Public Hearing	Review Official	City Council Review	Expiration of Permit [1]
Building and Code Enforcement – Type I Application						
Building Permit	No	No	No	Building Official	No	180 days
Grading Permit	No	No	No	Building Official	No	180 days
Demolition Permit	No	No [5]	No [2]	Building Official	No	180 days
Building Permit with SEPA	No	Posted / Legal	No	Building Official	No	180 days

Grading Permit with SEPA	No	Posted / Legal	No	Building Official	No	180 days
Demolition Permit with SEPA	No	Posted / Legal [5]	No	Building Official	No	180 days
Planning Services – Type I Application						
Floodplain with SEPA	Posted / Individual	Posted / Individual	No	Planning Director	No	180 days
Planning Services – Type II Application						
Binding Site Plan	No	Posted / Individual	No	Planning Director	No	5 years
Certificate of Compliance	No	Posted / Individual	No	Planning Director	No	None
Conditional Use Permit	No [3]	Posted / Individual	No	Planning Director	No	3 years
Plans-in-lieu	No	Posted / Individual	No	Planning Director	No	3 years
Shoreline SDP	No	Posted / Individual	No	Planning Director	No	Must Comply with WAC 173-27-90
Short Plat with SEPA	No	Posted / Individual	No	Planning Director	No	5 years
Short Plat with minor engineering review	<u>No</u>	<u>No</u>	<u>No</u>	<u>Planning Director</u>	<u>No</u>	<u>5 years</u>
Short Plat, with SEPA exemption and standard engineering review	<u>No</u>	<u>Individual</u>	<u>No</u>	<u>Planning Director</u>	<u>No</u>	<u>5 years</u>
Planning Services – Type III Application (Hearing Required)						
Certificate of Compliance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	None
Conditional Use Permit	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years

Floodplain Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years
Long Plat	Posted / Individual	Posted / Individual	Newspaper / Posted / Individual	Hearing Examiner	No	5 years
Plans-in-lieu	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years
PUD	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	5 years [4]
Rezone	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	3 years
Shoreline CUP	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	Must Comply with WAC 173-27-90
Shoreline Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	Must Comply with WAC 173-27-90
Skywalk	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	2 years
Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years

Notes:

[1] Approval expires after the specified time if no permit to develop the project is issued by the City of Spokane or building permit expires without completion of the improvements.

[2] Public Hearing is required if the structure is on the National Historic Register.

[3] Conditional Use Permits required under SMC 17C.110.110, Limited Use Standards for Religious Institutions and Schools, will complete posted/individual notification requirements for a Community Meeting.

[4] If a PUD is approved together with a preliminary plat, the expiration date for the PUD shall be the same as the expiration date of the preliminary plat.

[5] Applications for demolition permits for the demolition of an entire building or structure shall, in addition to any applicable requirements under chapter 43.21C RCW, be subject to a ten day review and comment period. This review and comment period shall run concurrently with any other applicable notice and comment period. Following receipt of such applications, copies shall be forwarded to the individual(s) designated pursuant to SMC 4.27.010(D) to receive written notice on behalf of the neighborhood council in which the building or structure is located, at the address for such neighborhood council designee(s) that is on file with the department. Any comments submitted to the department by the neighborhood council during this review and comment period shall be provided to the applicant prior to issuing the demolition permit.

Section _____. That SMC section 17G.060.130 is amended to read as follows:

17G.060.130 Public Comment Period

- A. The public comment period for Type I, II, and III applications is fifteen days, except short subdivision applications with minor engineering review as provided in SMC 17G.080.040(C)(2) shall have no public comment period.
- B. The public comment period for a shoreline substantial development permit, shoreline conditional use, or shoreline variance shall be thirty days.
- C. The public comment period for a shoreline substantial development permit for limited utility extensions and bulkheads shall be twenty days (WAC 173-27-120).
- D. The longest public comment period shall prevail.

Section _____. That SMC section 17G.080.040 is amended to read as follows:

17G.080.040 Short Subdivisions

- A. Predevelopment Meeting

A predevelopment meeting is required if the proposal is located in the central business district, unless waived by the director, and is recommended for all other proposals prior to submittal of the application. The purpose of a predevelopment meeting is to acquaint the applicant with the applicable provisions of this chapter, minimum submission requirements and other plans or regulations, which may impact the proposal.
- B. Preliminary Short Plat Application and Map Requirements
 - 1. Applications for approval of a preliminary short subdivision shall be filed with the director. All applications shall be submitted on forms provided for such purpose by the department. The director may waive specific submittal requirements determined to be unnecessary for review of the application. The application shall include the following:
 - a. The general application.
 - b. The supplemental application.
 - c. The environmental checklist, if required under chapter 17E.050 SMC.
 - d. Title report no older than thirty days from issuance from the title company.
 - e. The filing fees as required under chapter 8.02 SMC.
 - f. The required number of documents, plans or maps drawn to a minimum scale of one inch equals one hundred feet, on a sheet

twenty-four by thirty-six inches, as set forth in the application checklist.

- g. A written narrative identifying consistency with the applicable policies, regulations and criteria for approval of the permit requested; and
 - h. Additional application information which may be requested by the permitting department and may include, but is not limited to, the following: geotechnical studies, hydrologic studies, critical area studies, noise studies, air quality studies, visual analysis and transportation impact studies.
 - i. One copy of the predevelopment conference notes (if applicable); and
 - j. One copy of the notification district map.
2. Contents of Preliminary Short Plat Map
- The preliminary short plat shall be prepared by a land surveyor and shall show the following:
- a. Plat name and the name of any subdivision to be replatted.
 - b. The name, mailing address and phone number of the owner and the person with whom official contact should be made regarding the application.
 - c. Surveyor's name, mailing address and phone number.
 - d. Legal description.
 - e. Section, township and range.
 - f. Vicinity map.
 - g. North arrow, scale and date.
 - h. Datum plane.
 - i. Acreage.
 - j. Number of lots and proposed density.
 - k. Zoning designation.
 - l. The boundary lines of the proposed subdivision.
 - m. City limits and section lines.
 - n. Park or open space (if proposed).
 - o. Existing topography at two-foot maximum interval.
 - p. The boundaries and approximate dimensions of all blocks and lots, together with the numbers proposed to be assigned each lot and block, and the dimensions, square footage and acreage of all proposed lots and tracts.
 - q. Proposed names of streets.

- r. The location and widths of streets, alleys, rights-of-way, easements (both public and private), turn around and emergency access, parks and open spaces.
- s. Conditions of adjacent property, platted or unplatted, and if platted, giving the name of the subdivision. If the proposed short plat is the subdivision of a portion of an existing plat, the approximate lines of the existing plat are to be shown along with any and all recorded covenants and easements.
- t. The names and address of the record owners and taxpayers of each parcel adjoining the subdivision.
- u. Indicate any street grades in excess of eight percent.
- v. The location and, where ascertainable, sizes of all permanent buildings, wells, wellhead protection areas, sewage disposal systems, water courses, bodies of water, flood zones, culverts, bridges, structures, overhead and underground utilities, railroad lines, and other features existing upon, over or under the land proposed to be subdivided, and identifying any which are to be retained or removed.
- w. Proposed one-foot strips for right-of-way conveyed to the City, in cases where a proposed public street or alley abuts unplatted land.
- x. If a body of water forms the boundary of the plat, the ordinary high water mark as defined in chapter 90.58 RCW.
- y. Critical areas as defined in chapters 17E.020, 17E.030, 17E.070 and 17G.030 SMC.
- z. Significant historic, cultural or archaeological resources; and
- aa. If the proposal is located in an irrigation district, the irrigation district name.

C. Review of Preliminary Short Plat

1. The application shall be reviewed in accordance with the procedures set forth in chapter 17G.060 SMC for a Type II application, except an application that meets the requirements for minor engineering review as provided in subsection (2) of this section shall be excluded from the public notice requirements contained in SMC 17G.060.110 through 17G.060.120 and public comment period under SMC 17G.060.130.
2. Minor Engineering Review.
A preliminary short plat application may qualify for a minor engineering review if it meets all of the following conditions:
 - a. The application is categorically exempt from chapter 43.21C RCW (SEPA);

- b. There is lot frontage on an existing and improved public right-of-way;
- c. No extensions of public water, sewer, or other utility services will be needed;
- d. No public easements for water, sewer, or other utility service exists on the lot;
- e. The lot is not situated in a Special Drainage District as defined in SMC 17D.060.130; and
- f. The subdivision will only result in two lots.

D. Public Notice

All public notice of the application shall be given in accordance with the procedures set forth in chapter 17G.060 SMC for a Type II application, except a short plat that meets the requirements for minor engineering review as provided in subsection (C)(2) of this section shall not require a notice of application.

E. Preliminary Short Plat Approval Criteria

Prior to approval of a short plat application, the director shall find the application to be in the public use and interest, conform to applicable land use controls and the comprehensive plan of the City, and the approval criteria set forth in chapter 17G.060 SMC. The director has the authority to approve or disapprove a proposed preliminary short plat under the provisions of this chapter, subject to appeal as provided in chapters 17F.050 and 17G.060 SMC.

F. Final Short Plat Review Procedure

1. The subdivider shall submit to the director for review the following:
 - a. A final short plat, prepared by a registered land surveyor licensed in the state of Washington, consistent with the approved preliminary short plat.
 - b. A title report less than thirty days old confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication.
 - c. Covenants, conditions and restrictions, if applicable; and
 - d. Fees pursuant to chapter 8.02 SMC.
2. Within thirty days, unless the applicant has consented to a longer period of time, of receipt of a proposed final short plat, the director shall review the plat for conformance with all conditions of the preliminary short plat approval, the requirements of this chapter and that arrangements have been made to insure the construction of required improvements. If all such conditions are met, the director shall approve the final short plat and authorize the recording of the plat. If all conditions are not met, the director

shall provide the applicant in writing a statement of the necessary changes to bring the final short plat into conformance with the conditions.

- a. If the final short plat is required to be resubmitted, the subdivider is required to provide the following:
 - b. A cover letter addressing the corrections, additions or modifications required.
 - c. Title report no older than thirty days from issuance of a title company conforming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication; and
 - d. The required number of copies of the corrected final short plat map.
3. If the final short plat is approved, the surveyor causes the plat to be signed by the Spokane county treasurer and file of record with the Spokane county auditor. The surveyor is required to file the appropriate number of mylar and bond copies of the recorded short plat with the director.

G. Final Short Plat Map Requirements

The subdivider shall submit to the director a final short plat in the same form and with the same content as the preliminary short plat, as provided in subsections (B)(1) and (2) of this section, with the following exceptions or additional requirements:

1. A final short plat shall contain all the information required of the preliminary plat, except the following:
 - a. Show existing buildings.
 - b. Show existing utility lines and underground structures.
 - c. Show the topographical elevations; or
 - d. Contain the names and addresses of adjoining landowners.
2. The final short plat shall include the following:
 - a. Surveyor's certificate, stamp, date and signature, as follows:

The following land surveyor's certificate to be shown on each sheet of the plat: "I, _____ registered land surveyor, hereby certify the plat of _____, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.

Signed _____(Seal)"
 - b. A certification by the city treasurer, as applicable:
 - i. "I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local

improvement assessments. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer”

- ii. “I hereby certify that the land described by this plat, as of the date of this certificate, is not subject to any delinquent local improvement assessment. Future installments, if any, shall remain due and payable and it shall be the responsibility of the owners to initiate the segregation of the LID assessment. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer”

- iii. “A preliminary local improvement assessment exists against this property. It shall be the responsibility of the owner’s to initiate the segregation of the LID assessment. After this assessment is finalized, it shall be due and payable. Examined and approved this _____ day of _____, 20__.

City of Spokane Treasurer”

- c. The certification by the planning director, as follows:
“This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner’s/Planning Director’s approval of the preliminary plat # - -PP/SP.

City of Spokane Planning Director”

- d. The certification by the city engineer, as follows:
“Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 20__.

City of Spokane Engineer”

- e. The certification by the Spokane county treasurer, as follows:
“I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved _____ day of _____, 20__.

Spokane County Treasurer”

- f. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book and page number of the recording of the final mylar.
- g. Signature of every owner certifying that:
 - i. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - ii. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - iii. the owners adopt the plan of lots, blocks and streets shown;
 - iv. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes;
 - v. owner dedicates to the City the streets, alleys and other public places, including slope and construction easements and waives all claims for damages against any governmental authority including, without limitation, the City which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of any public way so dedicated; and
 - vi. owner conveys to the City as general City property the buffer strips adjoining unplatted property.
- h. The drawing shall:
 - i. be a legibly drawn, printed or reproduced permanent map;
 - ii. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;
 - iii. have margins that comply with the standards of the Spokane county auditor;
 - iv. show in dashed lines the existing plat being replatted, if applicable;
 - v. show monuments in accordance with SMC 17G.080.020(H)(1);
 - vi. include any other information required by the conditions of approval; and
 - vii. include any special statements of approval required from governmental agencies, including those pertaining to flood hazard areas, shorelines, critical areas and connections to adjacent state highways.

H. Filing.

Once the final plat has been reviewed, approved and signed by the applicable departments, the applicant shall file the final short plat with the county auditor within ten days of approval. No permits shall be issued for a proposed lot until the

required conformed copies of the short plat have been submitted to the planning services department.

I. Redivision.

No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

DRAFT TEXT

Residential Zone Design Standards, Attached Housing, Duplexes

Chapter 17C.110 Spokane Municipal Code

17C.110.115	Housing Types Allowed	55
17C.110.205	Density.....	63
17C.110.208	Lot Dimension Standards.....	66
17C.110.220	Setbacks	69
17C.110.223	Required Outdoor Areas	72
17C.110.300	((Alternative Residential Development)) <u>Development and Design Standards for Small-Scale Housing Types</u>	73
17C.110.305	Design Standards for Detached and Attached Single-Family and Duplex Development.....	74
17C.110.310	Attached Housing (((, Detached Houses on Lots Less than Forty Feet Wide, and Duplexes))).....	82

DRAFT TEXT

Chapter 17C.110 Residential Zones

17C.110.115 Housing Types Allowed

- A. Purpose.
In the RA through RTF zones, housing types are limited to maintain the overall image and character of the city's residential neighborhoods. However, the standards allow options to increase housing variety and opportunities, and to promote affordable and energy-efficient housing. Other housing types, including multifamily units, are allowed in the higher density zones under the RMF and RHD categories.
- B. The kinds of housing types allowed in the residential zones are stated in [Table 17C.110-2](#).

TABLE 17C.110-2 RESIDENTIAL ZONE HOUSING TYPES ALLOWED (Click here to view PDF)					
P – Permitted N – Not Permitted CU – Conditional Use review required	RA	RSF and RSF-C	RTF	RMF	RHD
Single-family Residence (detached) [1]	P	P	P	P	P
Attached Single-family Residence [1]	P	P	P	P	P
Cottage Housing [1]	CU	CU	CU		
Housing on Transitional Sites [1]	P	P	P		
Zero Lot Line [1]	P	P	P	P	P
Accessory Dwelling Unit (ADU) [2]	P	P	P	P	P
((Detached ADU [2]))	((P))	((P))	((P))	((P))	((P))

Duplexes [1]	N	((N)) P	P	P	P
Manufactured Home [3]	P	P	P	P	P
Mobile Home Parks [3]	CU	CU	N	N	N
Single Room Occupancy (SRO)	N	N	N	P	P
Group Living	See SMC 17C.330.100				
Multidwelling Structure	N	N	N	P	P
Short Term Rentals [4]	P/CU	P/CU	P/CU	P/CU	P/CU
Notes: [1] See SMC 17C.110.300 through 17C.110.360, (Alternative Residential Development Standards) Development and Design Standards for Small-Scale Housing Types . [2] See chapter 17C.300 SMC , Accessory Dwelling Units. [3] See chapter 17C.345 SMC , Manufactured Homes and Mobile Home Parks. [4] See chapter 17C.316 SMC , Short Term Rentals.					

Section __. 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.

1. 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:~~

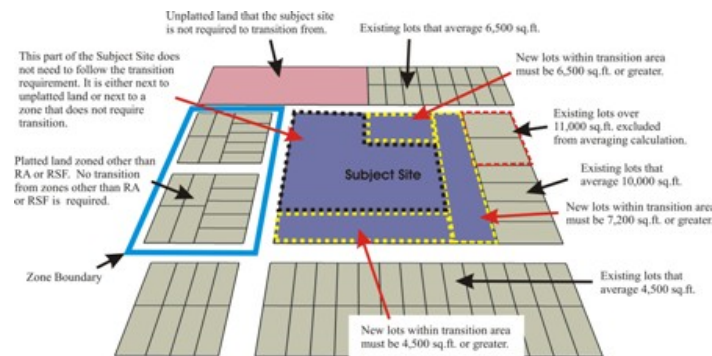
- ~~a. Transitioning is only required of properties adjacent to or across the right-of-way from existing residential development. "Existing residential development" in this section shall mean existing lots created through subdivision or short plat.~~
- ~~b. Lot size in the transition area is based on the average of the existing lot size in subdivisions adjacent to, or across the street from, the~~

Staff note: Subsection 17C.110.200(C)(1) is proposed to be repealed, removing the lot transition requirement following direction from Plan Commission at the February 23 workshop.

The text shown here as deleted matches the proposal for the lot size transition proposal also affecting this section and scheduled for Plan Commission hearing separately on May 11, 2022.

~~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~~



[Note: Delete graphic above.]

- ~~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. [15]	1,600 sq. ft.	1,450 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft. [15]	36 ft. or 16 ft. with alley parking and no street curb cut	Same	Same
Minimum Lot Depth	80 ft.	80 ft. [15]	50 ft.	None	None
Minimum Front Lot Line	40 ft.	40 ft. [15]	Same as lot width	Same as lot width	Same as lot Width
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		8,700 sq. ft. [16]	4,200 sq. ft.	2,900 sq. ft.	None
Minimum Lot Width		40 ft. [16]	25 ft.	25 ft.	25 ft.
Minimum Lot Depth		80 ft. [16]	40 ft.	40 ft.	25 ft.
Minimum Front Lot Line		40 ft. [16]	25 ft.	25 ft.	25 ft.
PRIMARY STRUCTURE					

Maximum Building Coverage					
	RA	RSF & RSF-C	RTF	RMF	RHD
Lots 5,000 sq. ft. or larger, <u>calculated for entire development under SMC 17G.080.065</u>	40%	((2,250)) <u>2,400</u> sq. ft. + ((35%)) <u>40%</u> for portion of lot over 5,000 sq. ft.	((2,250)) <u>2,400</u> sq. ft. + ((35%)) <u>40%</u> for portion of lot over 5,000 sq. ft.	50%	60%
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + ((37.5%)) <u>45%</u> for portion of lot over 3,000 sq. ft.				
Lots less than 3,000 sq. ft.	50%				
Attached housing as defined in SMC 17A.020.010, lots any size	Same as above			Up to 70%	Up to 80%
Building Height					
Maximum Roof Height	35 ft. [5]	35 ft. [5]	35 ft. [5]	35 ft. [6]	35 ft. [6]
Maximum Wall Height	25 ft.	25 ft.	25 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. <u>and duplexes</u> 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
<u>Maximum Coverage with Accessory Dwelling Unit, Lots less than 5,500 sq. ft. [12]</u>	<u>20%</u>			<u>See Primary Structure</u>	<u>See Primary Structure</u>
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-).)) [Deleted.]~~

[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))~~ building coverage for accessory structures is counted as part of the maximum ~~((site))~~ building 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.

[15] Where two of the attached houses are limited in size, only the parent site for those two attached homes are subject to these standards. Where more than two homes are attached, this option only applies to two of the attached homes. See SMC 17C.110.205(B).

[16] Minimum duplex lot size may be 4,350 sq. ft. and other standards as stated in the table, only if both units limited in size under SMC 17C.110.205(B).

Staff note: Edits to Table 17C.110-3, above, address consultant recommendations:

- *R-1 Minimum usable open space standards*
- *R-2 Adjust the maximum building coverage standard*

Section __. That SMC 17C.110.205 is amended to read as follows:

17C.110.205 Density

A. Purpose.

The number of dwellings per unit of land, the density, is controlled so that housing can match the availability of public services. The density standards also allow the housing density to be matched with the carrying capacity of the land. The use of

density minimums ensure that in areas with the highest level of public services, that the service capacity is not wasted and that the City's housing goals are met.

B. Single-dwelling or duplex development.

1. When single-dwelling or duplex development is proposed for some or all of the site, the applicant must show how the proposed lots can meet minimum density and not exceed the maximum density stated in Table 17C.110-3. Site area devoted to streets is subtracted from the total site area in order to calculate minimum and maximum density.

2. Density bonus for small units.

a. Attached housing.

In the RSF and RSF-C zones, on lots larger than the minimum lot size for detached houses stated in Table 17C.110-3 and smaller than eight thousand seven hundred square feet, development of two attached houses where no dwelling unit is larger than one thousand two hundred square feet shall be considered as a single-family dwelling for the purposes of calculating density.

i. Subdivision of land under this calculation must be approved under 17G.080.065 Alternative Residential Subdivisions.

b. Duplexes. In the RSF and RSF-C zones, on lots larger than the minimum lot size for detached houses stated in Table 17C.110-3 and smaller than eight thousand seven hundred square feet, development of each duplex where neither dwelling unit is larger than one thousand two hundred square feet shall be considered as a single-family dwelling for the purposes of calculating density.

Staff note: This text would provide for a different density calculation for attached housing if both units are 1,200 sq. ft. or smaller.

Consultant recommendation

- TH-2. Incentivize small attached units in the RSF & RSF-C zones

Staff note: This text would provide for a different density calculation for duplexes if both units are 1,200 sq. ft. or smaller.

Consultant recommendation

- DUP-1. Allow & incentivize small duplexes in RSF & RSF-C zones (<1,200sf)

C. All other development. When development other than single-dwelling or duplex is proposed, minimum and maximum density must be met at the time of development.

D. Calculating Density.

The calculation of density for a subdivision or residential development is net area, and is based on the total area of the subject property, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities. Land within a critical area (see definitions under chapter 17A.020 SMC) may be subtracted from the calculation of density. When the calculation of density results in a fraction, the density allowed is rounded down to the next whole number. For example, a calculation in which lot area, divided by minimum unit area equals 4.35 units, the number is rounded down to four units.

E. Maximum Density.

The maximum densities for the single-family and multi-dwelling zones are stated in Table 17C.110-3. All new housing built, or converted from other uses, must be on sites large enough to comply with the density standards. The number of units allowed on a site is based on the presumption that all site development standards will be met. Maximum density is based on the zone and size of the site. The following formula is used to determine the maximum number of units allowed on the site:

Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

Divided by maximum density from Table 17C.110-3;

Equals maximum number of units allowed. If this formula results in a decimal fraction, the resulting maximum number of units allowed is rounded up to the next whole number. ~~((Decimal fractions of five tenths or greater are rounded up. Fractions less than five tenths are rounded down.))~~

F. Minimum Density.

The minimum density requirements for the single-family and multi-dwelling zones are stated in Table 17C.110-3. All subdivision is required to comply with the minimum density requirements of the base zone, unless modified by a PUD under SMC 17G.070.030(B)(2). A site that is nonconforming in minimum density may not move further out of conformance with the minimum density standard. Minimum density is based on the zone and size of the site, and whether there are critical areas (see definitions under chapter 17A.020 SMC). Land within a critical area may be subtracted from the calculation of density. The following formula is used to determine the minimum number of lots required on the site.

Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

Divided by minimum density from Table 17C.110-3;

Equals minimum number of units required.

G. Unit/Area.

The maximum units per net lot area are stated in Table 17C.110-3. ~~((These))~~
Except as provided in SMC 17C.110.205(B) above, these provisions allow for one single-family residence per lot in the RA, RSF, and RSF-C zones, one duplex per lot in the RTF and increases in the number units in the multifamily zones based on size of the lot.

H. Transfer of Density.

Density may be transferred from one site to another subject to the provisions of chapter 17G.070 SMC, Planned Unit Developments.

Section __. That SMC 17C.110.208 is amended to read as follows:

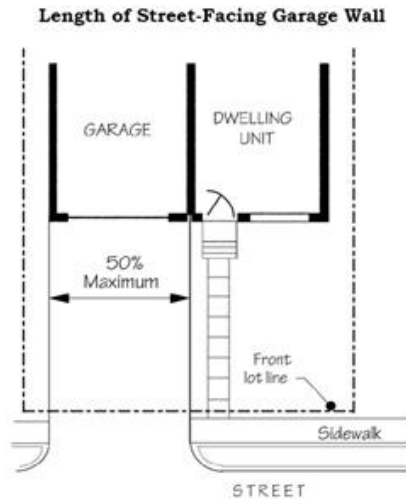
17C.110.208 Lot Dimension Standards

A. Purpose.

These standards ensure that:

1. Each lot has enough room for a reasonably-sized house and garage;
2. Lots are of a size and shape that development on each lot can meet the development standards of the zoning code;
3. Lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future;
4. Each lot has room for at least a small, private outdoor area;
5. Lots are compatible with existing lots;
6. Lots don't narrow to an unbuildable width close to the street;
7. Each lot has adequate access from the street;
8. Each lot has access for utilities and services;
9. Lots are not landlocked;
10. Lots are an appropriate size and shape so that development on each lot can be oriented toward the street as much as possible;
11. The multi-dwelling zones can be developed to full potential;
12. Housing goals for the City are met; and

13. To avoid having the garage door as the dominant feature of the front of a house on narrow lots.
- B. Lot Dimensions.
Minimum lot dimensions are stated in Table 17C.110-3. Minimum lot dimensions for lots that will be developed with residential structures are stated in Table 17C.110-3.
 - C. Minimum Lot Width.
Each lot must meet the minimum lot width standard stated in Table 17C.110-3. Lots that do not meet these regulations may be requested through a planned unit development.
 - D. Lot Access.
If the lot abuts a public alley, then vehicle access shall be from the alley unless this requirement is waived by the planning services director as provided in SMC 17C.110.245(B). This requirement will be imposed as a condition of approval of the subdivision;
 - E. Garage Wall Limitation.
Lots in the RA, RSF, RSF-C and RTF zones must be configured so that development on the site will be able to meet the following garage limitation standards at the time of development:
 1. Application.
Unless exempted by (2) of this subsection, the regulations of this subsection apply to garages on lots accessory to houses, attached houses, manufactured homes, and duplexes in the RA, RSF, RSF-C and RTF zones.
 2. Exemptions.
 - a. Garages that are accessory to development on lots which slope up or down from the street with an average slope of ten percent or more are exempt from the standards of this subsection.



- b. Garages in unexpired and uncompleted phases of subdivisions ~~((and))~~ with PUDs that received preliminary approval prior to November 2, 2012 are exempt from the standards of this subsection.
- c. On corner lots, only one street-facing garage wall must meet the standards of this subsection.

~~((d. The garage wall limitation is not required on lots that are more than thirty six feet wide.))~~

3. Standards.

- a. The length of the garage wall facing the street may be up to fifty percent of the length of the street-facing building façade. For attached houses, this standard applies to the combined length of the street-facing façades of each unit. For all other lots and structures, the standards apply to the street-facing façade of each unit.
- b. Where the street-facing façade of a unit is less than twenty two feet long, an attached garage is not allowed as part of that façade.
- c. Modifications to the standards of this subsection are allowed through a planned unit development.

F. Minimum Front Lot Line.

Each lot must have a front lot line that meets the minimum front lot line standard stated in Table 17C.110-3. Lots that do not meet the minimum front lot line standard may be requested through a planned unit development.

G. Minimum lot depth. Each lot must meet the minimum lot depth standard stated in Table 17C.110-3. Lots that do not meet the minimum lot depth standard may be requested through planned unit development.

17C.110.220 Setbacks

A. Purpose

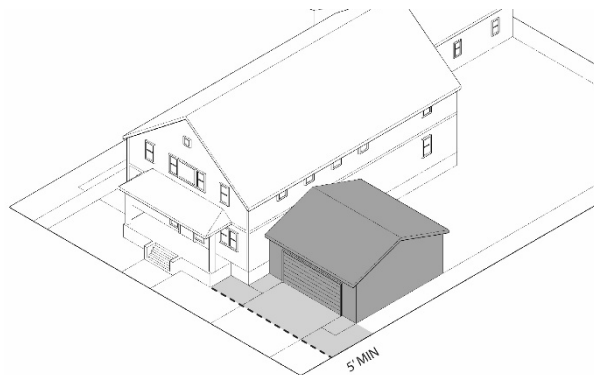
The setback standards for primary and accessory structures serve several purposes. They maintain light, air, separation for fire protection, and access for fire fighting. They reflect the general building scale and placement of houses in the City's neighborhoods. They promote options for privacy for neighboring properties. They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity. They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

B. Required Setbacks

1. The required setbacks for primary and accessory structures are stated in Table 17C.110-3. Other setbacks may apply to specific types of development or situations. Setbacks for parking areas are stated in chapter 17C.230 SMC, Parking and Loading.

2. Setback – Attached Garages.

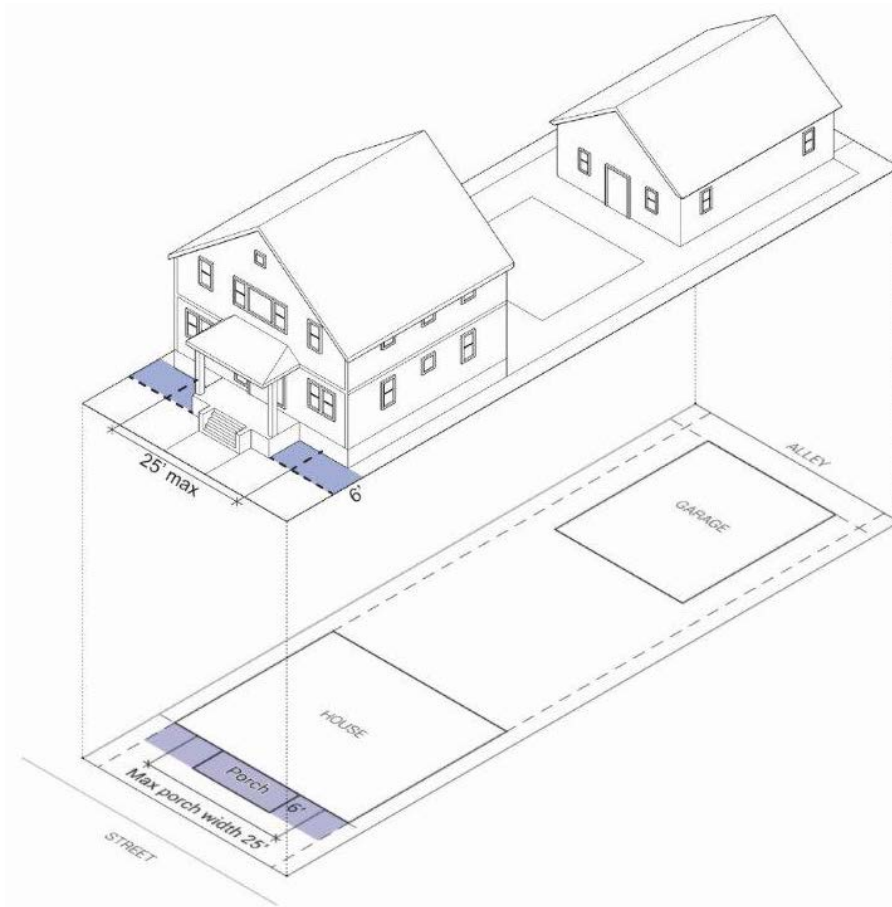
Attached garages must be placed at least five feet behind the front face of the primary structure or front face of a porch or other covered entry. The figure below illustrates how this would work for a single-family residence.



C. Extensions into Required Building Setbacks

1. Minor features of a structure such as eaves, awnings, chimneys, fire escapes, bay windows and uncovered balconies may extend into a required building setback up to twenty-four inches. Bays and bay windows extending into the setback also must meet the following requirements:

- a. Each bay and bay window may be up to twelve feet long, but the total area of all bays and bay windows on a building facade cannot be more than thirty percent of the area of the facade.
 - b. Bays and bay windows must cantilever beyond the foundation of the building; and
 - c. The bay may not include any doors.
2. Accessory Structures. The setback standards for accessory structures are stated in Table 17C.110-3. Fences are addressed in SMC 17C.110.230. Detached accessory dwelling units are addressed in chapter 17C.300 SMC, Accessory Dwelling Units. Signs are addressed in chapter 17C.240 SMC, Signs.
3. Porch Projections. Porches, exterior balconies, or other similar areas not enclosed by walls that are more than forty-two inches in height, for fifty percent or more of their perimeter, may project up to six feet into the front setback, as adjusted for averaging under subsection (D)(1) below, if applicable.

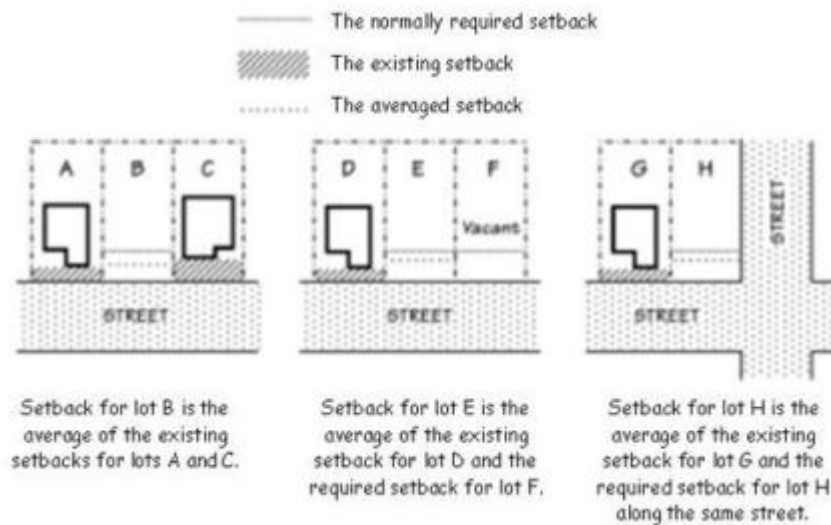


[Note: Insert graphic above.]

D. Exceptions to the Required Setbacks

1. Setback Averaging.

The front building setback is as provided in Table 17C.110-3, unless there exists a residence on both sides of the subject property; or in the case of a corner lot the lot to side in the same block. In this case, the setback is based on the average of the respective setbacks on the two adjoining lots, or one side of a corner lot. If one of the adjoining lots is vacant, the setback for the adjoining vacant lot for purposes of averaging is presumed to be as provided in Table 17C.110-3. The setback based on averaging shall not be greater than twenty feet.



2. The rear yard of a lot established as of May 27, 1929, may be reduced to provide a building depth of thirty feet.

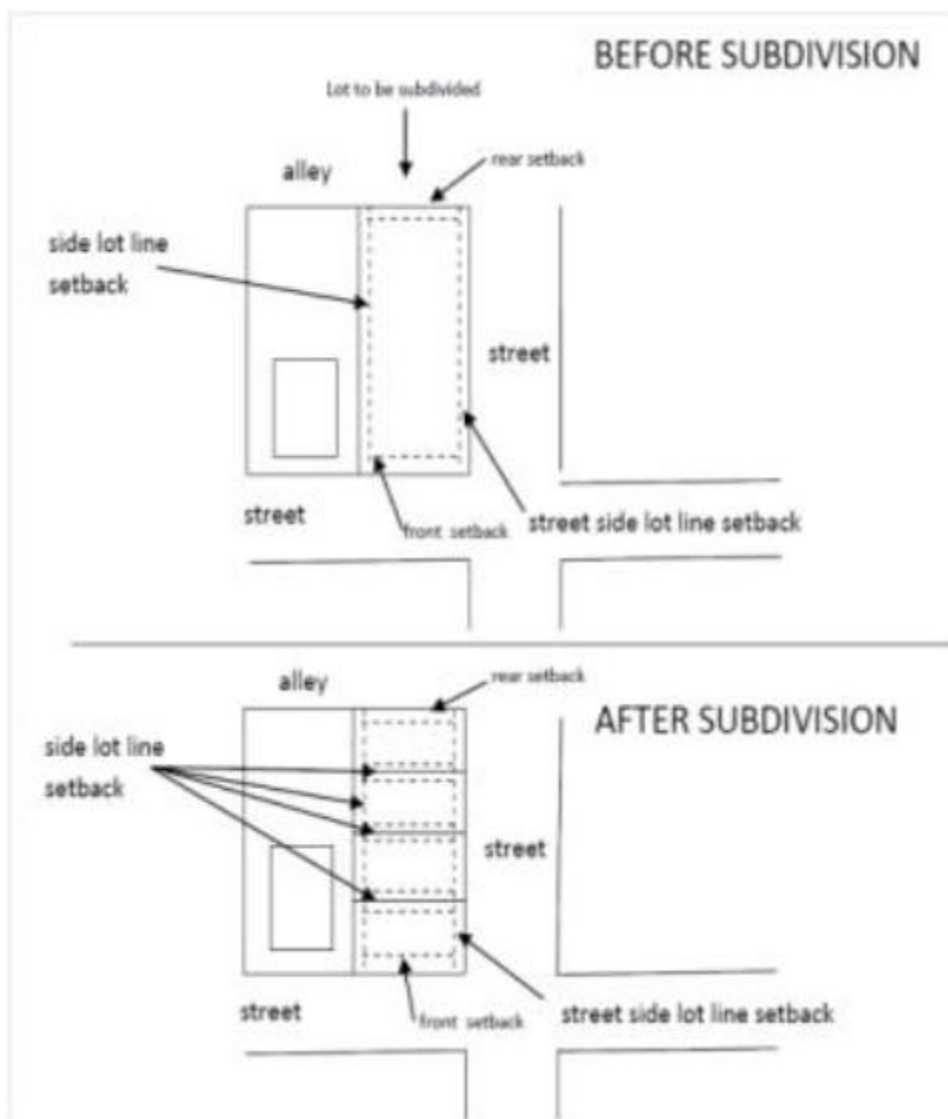
3. Split Zoning.

Where a site is split between more than one zone and a building is proposed that will cross an internal lot line that is also a zoning line, no setbacks are required from that lot line.

4. Setback – Corner Lot Subdivisions.

- a. The planning services director upon an application for a building permit, a subdivision, short subdivision, or a boundary line adjustment determines the building setback requirements for lots resulting from a corner lot subdivision. The determination of required building setbacks is based on:

- i. the purposes of the various setback requirements with respect to neighboring improvements, including setback averaging,
 - ii. the platting pattern in the block, and
 - iii. the designation of front yards on the plat, if any.
- b. In general, the building setbacks for the lots that are created through a subdivision, short subdivision, or a boundary line adjustment shall remain consistent with building setbacks as required prior to the corner lot subdivision. The figures below will be used to guide the planning services director decision.



Section __. That SMC section 17C.110.223 is amended to read as follows:

17C.110.223 Required Outdoor Areas

A. Purpose.

The required outdoor areas standards assure opportunities in the residential zones for outdoor relaxation or recreation. The standards work with the maximum building coverage standards to ensure that some of the land not covered by buildings is of an adequate size and shape to be usable for outdoor recreation or relaxation. The location requirements provide options for private or semiprivate areas. The requirement of a required outdoor area serves in lieu of a large rear setback requirement and is an important aspect in addressing the livability of a residential structure.

B. Required Outdoor Area Sizes.

The minimum sizes of required outdoor areas per dwelling unit are stated in Table 17C.110-3. The shape of the outdoor area must be such that a square of the stated dimension will fit entirely in the outdoor area.

C. Requirements.

1. The required outdoor area must be a contiguous area and may be on the ground or above ground.
2. The area must be surfaced with lawn, pavers, decking, or sport court paving which allows the area to be used for recreational purposes. User amenities, such as tables, benches, trees, planter boxes, garden plots, drinking fountains, spas, or pools may be placed in the outdoor area. It may be covered, such as a covered patio, but it may not be fully enclosed area.
3. Required outdoor area located in the front yard shall be located behind the sidewalk and delineated from the public way by a wall or fence. The wall or fence must have a minimum height of sixteen inches and must meet the requirements of 17C.110.230, Fences.

[Note: Insert graphic with outdoor area dimensions.]

Section __. That SMC 17C.110.300 is amended to read as follows:

17C.110.300 ((Alternative Residential Development)) Development and Design Standards for Small-Scale Housing Types

A. Purpose.

The ~~alternative development options~~ development and design standards and guidelines found in SMC 17C.110.300 through 17C.110.360 allow for variety in housing while maintaining the overall character of a residential neighborhood.

~~((These))~~ Implementation of these standards and guidelines for different housing options offer several public benefits ~~((.They))~~ : they allow greater compatibility and consistent application to development that is more diverse in size and type, allows for more opportunities for affordable housing and efficiency of city services.

B. General Requirements.

The ~~((alternative development options))~~ housing types and flexible development options listed in ~~this section~~ SMC 17C.110.305 through 17C.110.360 are allowed as permitted uses unless specifically stated otherwise. The project must comply with all of the applicable development standards of ~~((this section))~~ SMC 17C.110.300 through 17C.110.360. The project must also conform to all other development standards of the base zone unless those standards are superseded by the standards in this section.

C. Design Standards Implementation.

The design standards and guidelines found in SMC 17C.110.300 through 17C.110.360 follow SMC 17C.110.015, Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. An applicant may seek relief through chapter 17G.030 SMC, Design Departures, for those eligible standards and guidelines contained in the zoning code.

Section __. That there is adopted a new section 17C.110.305 to chapter 17C.110 SMC to read as follows:

17C.110.305 [NEW SECTION.] Design Standards for Detached and Attached Single-Family and Duplex Development

A. Purpose.

1. Enhance the character of the street and neighborhood by providing a comfortable and safe conditions for people walking, biking, or driving;
2. Direct connectivity to the street right-of-way and the neighborhood;
3. **Incorporate** complementary architectural details, and building massing, proportionality, and materials, that characterize single-family neighborhoods in Spokane;
4. **Ensure a** lively and active building street face; and
5. **Address** features that relate to the surrounding urban and natural environment and social interaction in the public realm, which includes public

Staff note: Text in 17C.110.305 is a new section. Some text was relocated here and edited from existing design standards in other sections, and some text is new.

and private places outdoors where people interact with their surroundings and other people outside their own household.

B. Applicability.

Single-family residential buildings (detached), attached housing, and duplexes on sites where development is permitted in the RA, RSF, RSF-C, RTF, RMF, and RHD zones. 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.110.465.

C. Design Standards.

1. Facade Facing the Public or Private Street.

For units adjacent to both a public and private street, these standards apply to the façade facing the public street. For units that front onto an internal walkway or courtyard (where vehicular access is provided by an alley, private street or other means), these standards apply to the façade facing the internal walkway or courtyard.

Staff note: Text addresses recommendation:

- *R-4 Create/update minimum design standards*

- a. Covered entry. All dwelling units must have a covered, primary building entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. For duplexes, one shared covered entrance is permitted. (R)

*Staff note: This is an **existing standard** that would also be applied to single-family houses on lots wider than 40 feet, which currently have no design standards. SMC 17C.110.310(E)(2)(f)(ii)*

- b. Façade modulation – buildings twenty-five to forty feet wide. All buildings must integrate at least one of the following features. For street-facing facades with two or more dwelling unit entrances, the facade must integrate at least two of the following features: (R)

*Staff note: This **modifies an existing standard**: “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.” SMC 17C.110.310(E)(2)(f)(iii)*

- i. Projecting covered, entry-related porch(es) or stoop area(s). Where two features are required, each separated porch may count as an additional feature.

- ii. Building modulation, which steps the building wall back or forward at least four feet, or at least two feet with a siding or material change.

- iii. Roofline modulation, such as a change in orientation of a sloped roof (with a minimum slope of 4:12) or integration of a roof dormer with a window.

- iv. Balconies at least four feet in depth, or cantilevered projections extending at least four feet from the building wall.

New additions in gray text would add more low-cost options, as current options could be expensive. Balconies or cantilevered projections are far less costly than full step backs because they don't require adjustments to the foundation and achieve the same purpose.

- c. Façade modulation – buildings wider than forty feet. All buildings must integrate at least two of the following features. For street-facing facades with two or more dwelling unit entrances, one additional feature must be integrated into the façade design: (R)

*Staff note: This **modifies an existing standard**: "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." SMC 17C.110.310(E)(2)(f)(iii)*

- i. Projecting covered, entry-related porch(es) or stoop area(s). Where two features are required, each separated porch may count as an additional feature.
- ii. Building modulation, which steps the building wall back or forward at least four feet, or at least two feet with a siding or material change.

- iii. Roofline modulation, such as a change in orientation of a sloped roof (with a minimum slope of 4:12) or integration of a roof dormer with a window.

- iv. Balconies at least four feet in depth, or cantilevered projections extending at least four feet from the building wall.

New additions in gray text would add more low-cost options, as current options could be expensive. Balconies or cantilevered projections are far less costly than full step backs because they don't require adjustments to the foundation and achieve the same purpose.

[Note: Insert illustrative graphic with roofline and building modulation.]

- d. 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)

Existing standard in SMC 17C.110.310(E)(2)(e)
would be relocated here.

- e. Window coverage. Windows shall be provided on all facades facing streets, comprising at least fifteen percent of the façade area, which may include any windows on attached garages, including access doors, but not including garage doors. (R)

New standard that is the same as, and uses the language from the multifamily requirement in SMC 17C.110.460.
Meeting the window requirements may be difficult in some cases, especially where a front-loaded garage is necessary. The change clarifies that a front door can be included in the glazing requirement if it incorporates glass.

- f. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade. (R)

Existing standard in SMC 17C.110.310(E)(2)(d)
would be relocated here.

- g. Where windows are not provided on portions of walls with extents greater than twenty-five feet by ten feet facing streets or visible from right-of-way, at least two of the following elements shall be incorporated: (R)

- i. Masonry (but not flat concrete block).
- ii. Concrete or masonry plinth at wall base.

This text would replace the text in the previous version, which was an existing standard and stated "Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows." SMC 17C.110.310(E)(2)(f)(v)

iii. Belt courses of a different texture and color.

iv. Projecting cornice.

v. Projecting metal canopy.

vi. Decorative tilework.

vii. Trellis containing planting.

viii. Medallions.

ix. Opaque or translucent glass windows.

x. Artwork such as sculptures, murals, inlays, mosaics or elements integrated with the project.

xi. Vertical articulation.

xii. Lighting fixtures.

xiii. Recesses.

xiv. An architectural element not listed above, as approved, that meets the intent of this section.

The **new text** here is from treating blank walls in SMC 17C.120.570 but helps achieve the same objective supporting an active street where there are blank walls, using some of the same techniques as the previous version text, such as **belt courses** and **vertical articulation**, while providing additional options.

h. Design details - a minimum of two of the following decorative design details shall be integrated on the facade: (R)

i. Molding/framing details around all ground floor windows and doors.

ii. Building materials using stone, brick, metal, or natural siding materials coordinated with façade modulation.

iii. Decorative entry or porch design, including decorative columns or railings.

iv. Decorative door design including transom or side lights or other distinctive feature.

Staff note: **New standard** provides a “menu approach” and **modifies an existing standard** which reads, “Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows.” SMC 17C.110.310(E)(2)(f)(v).

New shaded text in (h)(v) through (h)(vii) below would provide more options for meeting the two minimum design details.

- v. Bay window, cantilevered projections, or balconies.
- vi. Window design including four-inch window trim or two-inch recess.
- vii. Upgraded window materials using frames of copper/metal, or painted vinyl, except white vinyl shall not qualify as a design detail under this subsection.

- i. Context sensitive design. 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. (C)

Existing standard in SMC
 17C.110.310(E)(2)(f)(iv)
 would be relocated here.

- j. Garages are subject to the following limitations: (R)

- i. The length of the garage wall facing the street may be up to fifty percent of the length of the building façade. For attached houses, this standard applies to the combined length of the façades of each unit.
- ii. Where the façade of a unit is less than twenty two feet long, an attached garage is not allowed as part of the façade.
- iii. Garages that are accessory to development on lots which slope up or down from the street with an average slope of ten percent or more are exempt from the standards of this subsection.
- iv. Modifications to the standards of this subsection are allowed through chapter 17G.030 SMC Design Departures or chapter 17G.070 Planned Unit Development.

Staff note: Text in (j)(i) through (j) iv modifies and restates an existing standard in SMC
 17C.110.310(E)(2)(g)
 that would be relocated here.
 Text addresses recommendation:

- **DUP-3.**
 Deemphasize garages in the design of duplexes

2. Front and Side Yard Landscaping and Design.

- a. All street-facing facades must have landscaping along the building foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)

*Staff note: This is an **existing standard** that would be applied to single-family houses on lots wider than 40 feet, which currently have no design standards. Shaded text clarifies the planting is required for the building, and not along the fence (SMC 17C.110.310(E)(2)(a))*

- 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. As an alternative to full living ground cover, a water-efficient landscape, designed by a certified SpokaneScape professional, may be used. Up to one-third of the required landscaped area may include walkways, play areas, patios, or other features for recreational use, or for use by pedestrians. (R)

*Staff note: This is an **existing standard**, except for single-family houses on lots wider than 40 feet, and additional text in this paragraph would add the ability for an alternative to living ground cover for a low-water landscape. (SMC 17C.110.310(E)(2)(b)). The shaded text clarifies that the “certified SpokaneScape professional” (see list on the [City’s webpage](#); this is not necessarily a Landscape Architect) is only tied to the new water-conserving option, and not to the existing living ground cover option.*

- c. Each house, attached house, or duplex unit shall integrate at least two items from the following list: (R)

- i. A patio with no dimension less than ten feet, and not comprising more than twenty-five percent of the front yard setback, with perimeter landscaping and a low wall separating the patio from the sidewalk and any adjacent driveway or vehicle parking area, with any opening not exceeding four feet.

*Staff note: Provides a new “menu approach” and **modifies an existing standard** which reads, “Use of planting beds and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged ...” (SMC 17C.110.310(E)(2)(c))*

New additions in gray text (v-vi) would add more low-cost options, as some of the listed options are either very expensive (e.g.

- ii. A terraced landscaped front yard along at least sixty percent of the frontage with at least one concrete, masonry, or rock retaining wall at least sixteen inches tall.
- iii. A low fence with space for shrubs in front along at least sixty percent of the frontage.
- iv. A trellis or pergola for vine plants with space for planting in front.
- v. In addition to required street trees, a tree in the front yard and box planter, such as a raised vegetable garden planter or planter bed for a mix of shrubs, grasses, and other perennials.
- vi. Large rock features that add visual interest to the landscape. Rock mulch shall not qualify as a large rock feature under this subsection.

terraces and retaining walls) or lock applicants into specific style choices (e.g. trellis). New text offers additional ideas; the rock feature would allow reuse of rock on the site that is removed during development.

3. Vehicular Access.

Alley access is required where available for all housing types under SMC 17C.110.245 and SMC 17H.010.130. Where alley access is determined not to be available under SMC 17C.110.245, the number and location of curb cuts are regulated to promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities as follows:

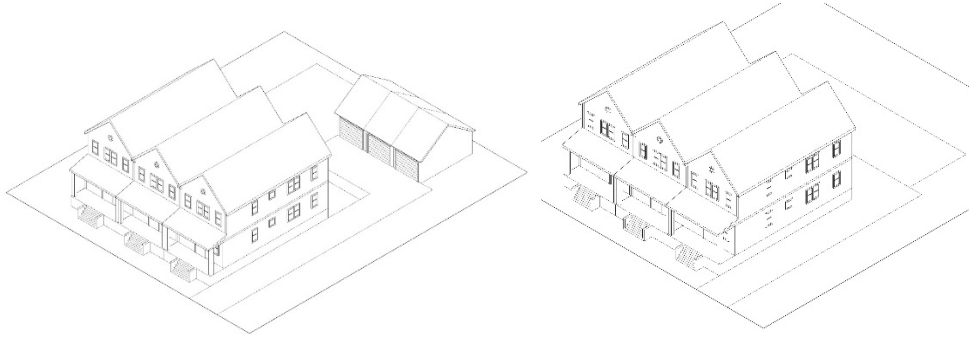
- a. Where off-street parking for three or more attached houses will be developed, the off-street parking and access must be provided on the side or rear setbacks of the parent site and not in the area between the building and the street. (R)

Staff note: Text addresses recommendation:

- *R-3 Require alley access where available*

New standard. *Text and graphics addresses recommendation:*

- *TH-3. Prohibit front-loaded units where at least 3 units are attached*



[Note: Insert graphics above.]

- b. The number and width of curb cuts should be minimized: (P)
 - i. On inside lots as defined in SMC 17A.020.120, only one curb cut is permitted per duplex lot; and
 - ii. Street front vehicular access is limited to no more than one for each nine total attached houses.
- c. 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. (P)
- d. See 17C.230.145, Development Standards for Residential Uses.

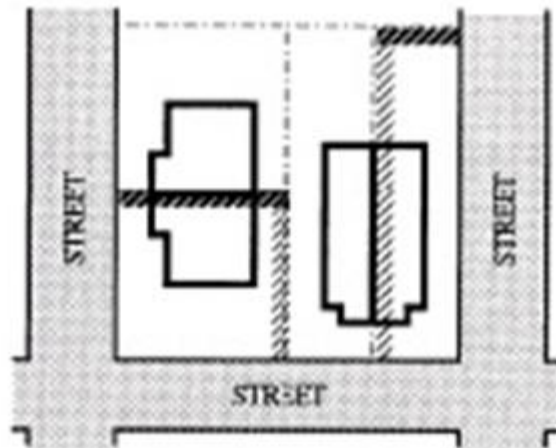
Existing standard in SMC 17C.110.310(E)(2)(h) would be relocated here.

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~~ allows for energy-conserving housing and a more efficient use of land. See definition of attached housing under SMC 17A.020.010.



- B. Qualifying Situations.
Sites located in the 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 or as modified under SMC 17C.110.360 Pocket Residential Development and 17G.080.065 Alternative Residential Subdivisions.
- 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.
 - 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.



On corner lots, either the rear setback or the nonstreet side setback can be reduced to zero. However, the remaining nonstreet setback must comply with the requirements for a standard rear setback.

////// Rear lot line
 ===== Nonstreet side lot line

3. Internal building separation. Where attached housing units are configured across from each other and separated by a private internal street or shared driveway, such buildings shall maintain at least thirty feet of separation, except on side that has no vehicular access to the building.

Staff note: New text would address additional spacing between side-oriented slot homes, that create a "canyon" effect over an internal auto court.

- *TH-4. Create other site & building design standards specific to attached units.
Element: Auto court/internal driveway design*

E. Design Standards.

((This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration.)) Attached housing follows the design standards in 17C.110.305 Detached and Attached Single-Family and Duplex Development.

((1. 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.110.465.

2. For detached houses on lots forty feet or less wide 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. 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. 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))~~ four houses may be with a common wall. Structures made up of ~~((three))~~ five 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.))~~ 2. RTF, RMF and RHD zones.

There is no limit to the number of attached houses that may have common walls.

Note: Increases to the number of houses with a common wall are suggested as follows:

- *Increase the allowed number of attached units on individual lots in RSF, RSF-C and RTF zones outright. Housing Action Plan, Strategy A1.*
- *Increase the number of attached residential units to greater than two... with appropriate and complementary dimensional standards, parking standards, setbacks, site coverage, and frontage requirements in place. Proclamation Addressing Housing Emergency Action Item 2.b.*
- *Consultant recommendation TH-1. Allow more than two attached units in RSF & RSF-C zones*