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May 8, 2014

TO: City Plan Commission  
FROM: Nathan Gwinn, Assistant Planner NG  
RE: Materials for Unit Lot Subdivision Code Amendment Workshop

Please reference the attached documents. These documents contain the draft language proposed for the Unit Lot Subdivision code amendment and a few selected policies from the City's Comprehensive Plan.

The following materials are included for your review prior to the workshop:

- Draft of Proposed Ordinance Text
- City of Spokane Comprehensive Plan Policy for Unit Lot Subdivision

Please contact me if you have any questions at 625-6893 or [ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org).

## DRAFT OF ORDINANCE TEXT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE relating to Subdivisions; adopting a new section 17G.080.065 to chapter 17G.080 and setting an effective date.

Section 1. That there is adopted a new section 17G.080.065 to chapter 17G.080 of the Spokane Municipal Code to read as follows:

17G.080.065 Unit Lot Subdivision.

A. Purpose.

The purpose of these provisions is to allow for the creation of lots for types of attached housing and specified cottage housing projects, while applying only those site development standards applicable to the parent site as a whole, rather than to individual unit lots.

B. Applicability.

The provisions of this section apply exclusively to the subdivision of land that is already developed with residential dwelling units. The types of existing development that may use the unit lot subdivision are:

1. Cottage housing projects previously approved under SMC 17C.110.350 and built prior to January 1, 2014;
2. A similar existing development that consists of multiple dwelling units on a single parcel or site; or
3. An existing townhouse development in zones in which townhouse dwellings are a permitted use.

C. Application Procedure.

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

D. General Regulations.

1. The unit lot subdivision as a whole shall meet development standards applicable to the underlying site development approval and the provisions of

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

2. Unit lot subdivisions shall be subject to all applicable requirements of this section, except as otherwise modified by this section;
3. Unit lot area and width per unit for purposes of subdivision may be as small as the coverage of the individual unit;
4. Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners association comprised of the owners of the individual unit lots located within the parent site;
5. Maximum lot coverage of the aggregate buildings located upon the parent site shall not exceed the maximum lot coverage permitted by the underlying zone;
6. Except for existing nonconforming development, building setbacks shall be as required for the zone as applied to the underlying parent site as a whole. There shall be no setback required from individual unit lot lines which are interior to the perimeter of the parent site; provided, however, that any structure located upon a unit lot created hereunder shall comply with the setbacks applicable to the underlying site development plan;
7. Internal drive aisles providing vehicular access to unit lots shall not be considered public or private streets when utilizing the provisions of this section;
8. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the county auditor's office. Each unit lot subdivision shall make

adequate provisions for ingress, egress and utilities access to and from each unit lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan;

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

# CITY OF SPOKANE COMPREHENSIVE PLAN POLICY FOR UNIT LOT SUBDIVISION

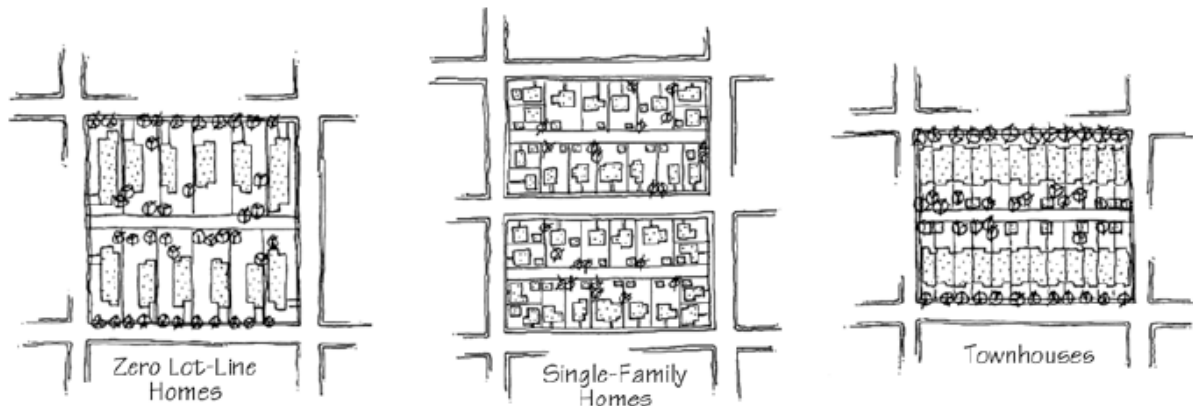
## LAND USE

### LU 3 Efficient Land Use

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

#### LU 3.11 Compact Residential Patterns

*Allow more compact and affordable housing in all neighborhoods, in accordance with neighborhood-based design guidelines.*



**Discussion:** Compact and affordable housing includes such choices as townhouses, accessory dwelling units (granny flats), live-work housing, triplexes, zero-lot line, starter, small-lot, and rowhouses.

## HOUSING

### H 2.1 Distribution of Housing Options

*Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

**Discussion:** A variety of housing types should be available in each neighborhood. The variety of housing types should not concentrate or isolate lower-income and special needs households.



Diversity includes styles, types, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. In many cases, neighborhood-based design guidelines will be available to guide the design of the housing forms. Allowing a wide range of housing types throughout the city provides the opportunity for increased socioeconomic integration.

Housing standards that will be allowed throughout the city include small single-family lot sizes, manufactured housing on single-family lots, townhouses, condominiums, clustering, and other options that increase the supply of affordable home ownership opportunities.

## **URBAN DESIGN AND HISTORIC PRESERVATION**

### **DP 6.2 Access to Housing Choices**

*Encourage building and site design that allows a variety of housing forms while being compatible with the character of the immediate surrounding area, thereby generating community support for development at planned densities.*

**Discussion:** Increasing housing densities and innovative development protects special sites, and enables the efficient use of remaining buildable land, the efficient and cost effective provision of city facilities and services, the provision of affordable housing, and the promotion of increased ridership on mass transit. A variety of housing types, such as townhouses, courtyard buildings, and housing clusters, contributes to housing diversity and interest, and provides more opportunities for prospective residents. Design that is compatible with the surroundings helps make increased densities acceptable to the current residents. Higher residential density in commercial areas can provide additional economic stability for businesses while lessening automobile dependence.