

ORDINANCE NO. _____

AN ORDINANCE relating to Land Use Standards; amending SMC 17C.110.200 and setting an effective date.

The City of Spokane does ordain:

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

17C.110.200 Lot Size

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)	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)	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.
Attached Houses						
Minimum Lot Area [2]	7,200 sq. ft.	4,350 sq. ft.	3,000 sq. ft.	1,600 sq. ft.	None	None
Minimum Lot Width	40 ft.	40 ft.	36 ft.	36 ft. or 16 ft. with alley parking and no street curb cut	None	None
Minimum Lot	80 ft.	80 ft.	80 ft.	50 ft.	None	None

Depth						
Minimum Front Lot Line	40 ft.	40 ft.	30 ft.	Same as lot width	None	None
Detached Houses						
Minimum Lot Area [2]	7,200 sq. ft.	4,350 sq. ft.	3,000 sq. ft.	1,800 sq. ft.	None	None
Minimum Lot Width	40 ft.	40 ft.	36 ft.	36 ft.	None	None
Minimum Lot Depth	80 ft.	80 ft.	80 ft.	40 ft.	None	None
Minimum Front Lot Line	40 ft.	40 ft.	30 ft.	30 ft.	None	None
Duplexes						
Minimum Lot Area				4,200 sq. ft.	None	None
Minimum Lot Width				25 ft.	None	None
Minimum Lot Depth				40 ft.	None	None
Minimum Front Lot Line				25 ft.	None	None
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.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	70%	90%
Lots 3,000 - 4,999 sq. ft.	80%					
Lots less than 3,000 sq. ft.	80%					
Building Height						
Maximum Roof Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft. [5]	35 ft. [5]

[4]						
Maximum Wall Height	25 ft.	25 ft.	25 ft.	25 ft.	30 ft. [5]	--
Floor Area Ratio (FAR)						
FAR	0.5	0.5	0.5 [3]	0.5 [3]	--	--
Setbacks						
Front Setback [6, 7]	15 ft.				None	
Side Lot Line Setback – Lot width more than 40 ft.	5 ft.				None	
Side Lot Line Setback – Lot width 40 ft. or less	3 ft.				None	
Street Side Lot Line Setback [6]	5 ft.				None	
Rear Setback [8, 9]	25 ft.	25 ft.	15 ft.	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.	250 sq. ft. 12 ft. x 12 ft.	NONE	NONE
ACCESSORY STRUCTURES						
	RA	RSF	RSF-C	RTF	RMF	RHD
Maximum Roof Height	30 ft.	20 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Maximum Wall Height	30 ft.	15 ft.	15 ft.	15 ft.	35 ft.	35 ft.
Maximum Coverage	20%	15%	15%	15%	See Primary	See Primary

[10]					Structure	Structure
Front Setback	20 ft.				None	
Side Lot Line Setback – Lot width 40 ft. or wider [11]	5 ft.				None	
Side Lot Line Setback – Lot width less than 40 ft. [11]	3 ft.				None	
Street Side Lot Line [12]	20 ft.				None	
Rear [11]	5 ft.				None	
Rear with Alley	0 ft.				None	

Notes:

-- No requirement

[1] Plan district overlay zone or [SMC 17C.110.300](#), Alternative Residential Development, may supersede these standards.

[2] 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\(C\)\(1\)](#).

[3] FAR may be increased to 0.65 for attached housing development only.

[4] No structure located in the rear yard may exceed seventeen feet in height.

[5] Base zone height may be modified according to [SMC 17C.110.215](#), Height.

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

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

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

[9] 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.

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

[11] Setback for a detached 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\(C\)\(5\)\(b\)](#).

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

